

**NORTH IOWA REGIONAL HOUSING AUTHORITY  
202 First Street SE, Ste. 203, Mason City, IA 50401**

**June 23, 2026, 9:00 AM**

**In person in the conference room or access the conference by calling in to  
617-793-8470 or toll free at 844-855-4444. Access code is 5204446 or accepting TEAMS invite**

**AGENDA**

	<b>Pages</b>
<b>1. Opening of Meeting</b>	
A. Call to Order	
B. Determination of Quorum	
C. Recognition of Visitor	
D. Approval of Agenda and Request for Changes	
<b>2. Open Forum</b>	
Audience Note: If you desire to speak to the board, please read and complete the Open Forum Request form provided at the sign-in table and give it to the Board Secretary.	
<b>3. Consent Agenda</b>	
All items under this section are routine and may be enacted by one motion. Any item may be removed from the Consent Agenda at the request of a commissioner and considered separately.	
A. Executive Director's Report	2-11
B. Approval of Consent Items or Request for Removal and Discussion	
<b>4. Old Business</b>	
A. Minutes	12-13
B. Financial Statements	14-15
C. Bills	16-27
<b>5. New Business</b>	
A. Repositioning Update	28
B. Board Resolution 2026-01 - HCV Utility Allowances effective 08/01/26	29
C. Board Resolution 2026-02 - PH Utility Allowance effective 08/01/26	30
D. Board Resolution 2026-03 - Five Year PHA Plan	31-32
E. Board Resolution 2026-04 - Audit for FYE September 30, 2025	33
F. Board Resolution 2026-05 – SAC Disposition Actions	34-35
<b>6. Adjourn</b>	
Next Scheduled Regular Meeting July 28, 2026.	

**Consent Agenda – Executive Director’s Report**

**a. Public Housing Unit Status**

Unit Turnover					
	Month of June 2026	Total Units at Site	Leased as of May 31, 2026	HUD Removed	Vacant Units
	Algona	14	13	0	1
«	Britt	6	6	0	0
«	Clear Lake	10	10	0	0
«	Forest City	16	16	0	0
	Hampton	27	26	0	1
«	Manly	12	12	0	0
	Northwood	8	5	0	3
«	Osage	10	10	0	0
	Rockford	10	9	0	1
«	Sheffield	8	8	0	0
	<b>Total</b>	<b>121</b>	<b>115</b>	<b>0</b>	<b>6</b>
«	<i><b>indicates that property is full</b></i>				

- b. Met with Aaron Burnett – CAO of the city of Mason City – see e-mail.
- c. Met with Mike Kruger – Superintendent of the Westfork school district to gain his support for our redevelopment efforts.
- d. Met with Mary Amsbaugh with the Floyd County Development Association to update her on our redevelopment efforts. Shared Knight Development PowerPoint presentation with her.
- e. Maintenance team is now wearing OSHA approved work boots.
- f. Trimming ash trees across portfolio.
- g. Issued Request For Proposal (RFP) to find developer counsel to represent NIHRA in all affordable housing transactions. Clickable link: [RFP](#)
- h. Karri to attend two-day HUD sponsor disaster preparation training in KC on August 03 and 04.
- i. Karri is updating all PIH lease paperwork and addendums with legal counsel.
- j. The staff had Narcan training from Prairie Ridge – going forward, the maintenance team will be carrying two boxes in their trucks.
- k. I will be attending Iowa Finance Authority Board meeting on July 01.
- l. I am a member of the Clear Lake BOOST committee to create more housing for all income levels.
- m. Karri and I completed NAHRO training for procurement.
- n. Updated tenant maintenance charge schedule.
- o. We plan on purchasing a \$20.00 radon gas kit and test one unit at each property.

## Rick Toney

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**From:** Aaron Burnett <aburnett@masoncity.net>  
**Sent:** Friday, June 12, 2026 4:08 PM  
**To:** Rick Toney  
**Subject:** RE: Mason City Housing Authority and North Iowa Regional Housing Authority

Hi Rick,

After talking with Mason City Housing Authority, I think we need to hit pause on a project in Mason City. They are not supportive of increasing the number of units because they have available spaces currently. I obviously default to them on these types of projects as they are the experts on low-income housing conditions in the community. I would stay in touch with them with your thoughts on potential developments. Good luck on your other units!

Best,  
Aaron

**Aaron Burnett**  
City Administrator  
City of Mason City  
10 First Street NW  
Mason City, IA 50401  
Phone: (641) 421-2701  
Fax: (641) 424-7189  
Visit Mason City online at [www.masoncity.net](http://www.masoncity.net)



"Darkness cannot drive out darkness, only light can do that. Hate cannot drive out hate, only love can do that."  
Martin Luther King, Jr.

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**From:** Rick Toney <rtoney@nirha.com>  
**Sent:** Wednesday, May 27, 2026 7:47 PM  
**To:** Aaron Burnett <aburnett@masoncity.net>  
**Subject:** RE: Mason City Housing Authority and North Iowa Regional Housing Authority

You don't often get email from [rtoney@nirha.com](mailto:rtoney@nirha.com). [Learn why this is important](#)

I just heard back from the folks who will be joining us.

Are you available at 10:00 am on Thursday?

Thank you!

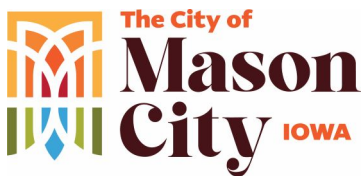
**Rick Toney**  
Executive Director

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**From:** Aaron Burnett <[aburnett@masoncity.net](mailto:aburnett@masoncity.net)>  
**Sent:** Wednesday, May 27, 2026 3:26 PM  
**To:** Rick Toney <[rtoney@nirha.com](mailto:rtoney@nirha.com)>  
**Subject:** RE: Mason City Housing Authority and North Iowa Regional Housing Authority

Happy to jump on a teams meeting. What date/time are you looking at?

**Aaron Burnett**  
City Administrator  
City of Mason City  
10 First Street NW  
Mason City, IA 50401  
Phone: (641) 421-2701  
Fax: (641) 424-7189  
Visit Mason City online at [www.masoncity.net](http://www.masoncity.net)



"Darkness cannot drive out darkness, only light can do that. Hate cannot drive out hate, only love can do that."  
Martin Luther King, Jr.

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**From:** Rick Toney <[rtoney@nirha.com](mailto:rtoney@nirha.com)>  
**Sent:** Wednesday, May 27, 2026 1:52 PM  
**To:** Aaron Burnett <[aburnett@masoncity.net](mailto:aburnett@masoncity.net)>  
**Subject:** Mason City Housing Authority and North Iowa Regional Housing Authority

You don't often get email from [rtoney@nirha.com](mailto:rtoney@nirha.com). [Learn why this is important](#)

Good afternoon – I was referred to you by Randy Nielsen.

I would appreciate a meeting to discuss a few development projects we are analyzing. Probably a Teams meeting might be better so our out-of-state development partner can attend.

What we are trying to determine is whether my housing authority can proceed with these developments within the city limits without violating any aspect of the 28E agreements executed back in the late 1970s. We also want to discuss the MCHA contributing to any new project by issuing project-based vouchers to support vulnerable populations.

As you know, the Mason City Housing Authority does not own any dwelling units. So, developing some sort of framework where the two housing authorities can work together is our goal.

Thank you!



**Rick Toney**  
Executive Director  
North Iowa Regional Housing Authority  
202 First Street SE, Suite 203  
Mason City, Iowa 50401

Telephone: 641.423.0897 X3  
Toll-Free: 888.817.1841 X3  
Fax: 641.423.1624

[Website:](#)

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## Rick Toney

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**From:** Shelley Oltmans <shelley@northiowacorridor.com>  
**Sent:** Wednesday, June 3, 2026 12:25 PM  
**To:** Stacy Doughan; Steve Diers; Mark Ebeling; dtesar@cityofclearlake.org; bethann@cityofclearlake.org; Mark Dodd; Mark Ebeling; Rick Toney; Andy Meyer; idye; Chris Ring; Ellen Pritchard; Myoung@clearlakebank.com; Amy Hogg; Brian Carolan; tony.brownlee@kingland.com  
**Cc:** Chad Schreck; Sacha Wise  
**Subject:** Clear Lake Housing Committee - BOOST Meetings  
**Attachments:** Clear Lake Housing Committee.docx

Welcome to the Clear Lake Housing Committee! This committee is born of a recognition that maintaining and building "Housing for All" in Clear Lake is critical for the success of small businesses, industry, school district and economy of the North Iowa Region.

To give a bit of background on recent community efforts on housing. Clear Lake was designated a Thriving Community by the state of Iowa in 2025. This designation recognized Clear Lake as a community that was prepared for housing development and granted housing developers extra points for housing programs. The city of Clear Lake and Community leaders hosted a dozen developers for a day in the fall of 2025. Community leaders were able to learn from developers what they needed to be successful in housing development in Clear Lake. Developers were able to see properties available for development and learn about the housing needs and city processes. Unfortunately, Clear Lake was unable to capitalize on the extra points to support an affordable housing project funded through Low-Income Housing Tax Credits (LIHTC), however two applications will be submitted to support market rate housing through Workforce Housing Tax Credits (WHTC).

To grow the efforts of the Thriving Committee, the city applied for the BOOST grant in January 2026. The city was awarded the grant to work with a state team of experts and Community Leaders to develop an action plan and strategies to maintain and build "Housing for All" in Clear Lake. Housing for All includes all types of housing from affordable to executive, single family to multifamily, as well as seasonal housing to support tourism industry employees and visitors.

This Housing Committee will be tasked with engaging community leaders and residents to develop and implement a Housing Action Plan to support the maintenance and development of "Housing for All" in Clear Lake.

To begin these efforts, we will host an initial virtual housing committee meeting next Wednesday morning from 9 - 10:30 am. We will make introductions, provide some background, and dedicate a majority of the meeting to discussion and development of a shared vision with some broad goals. My apologies for the short notice. If you are unable to attend, I will provide a worksheet for you to share your input and include in the overall discussion and vision.

Finally, we will host the State BOOST Team Tuesday, June 23rd. The Team will arrive at 10:30, participate in a community tour and meet with community leaders from 11:30 - 2:30 that day. As a Housing Committee member, you are invited to participate for a portion of the visit or in its entirety. We are hosting this meeting as a public meeting, because the city council is invited to participate. During our

Housing Committee meeting will work out the details of the agenda and goals we would like to accomplish during our time together.

Thank you for your commitment to Clear Lake and "Housing for All." Please let me know if you have any questions, concerns, thoughts, and/or would like to meet with me to learn more about housing efforts in the region or how my role assists cities and developers in making projects happen.

I look forward to our work together!

Attachment: Steering Committee Members

**SHELLEY OLTMANS**

*Vice President of Housing & Community Development*

☎ O: 641-423-0315 | C: 612-247-1607

✉ [shelley@northiowacorridor.com](mailto:shelley@northiowacorridor.com)

📍 9 N Federal Ave, Mason City, IA

🌐 [northiowacorridor.com](http://northiowacorridor.com)



**NORTH IOWA  
CORRIDOR**  
Economic Development Corporation

Clear Lake Housing Boost Committee

Name	Title	Organization	Email
Shelley Oltmans (TC)	VP for Housing and Community Development	North Iowa Corridor Economic Development Corporation	Shelley@northiowacorridor.com
Steve Diers (TC)	City Administrator	City of Clear Lake	Sdiers@cityofclearlake.org
Stacy Doughan (TC)	President & CEO	Clear Lake Area Chamber of Commerce	Stacy@clearlakeiowa.com
Mark Ebeling (TC)	Mayor	City of Clear Lake	Mebeling@cityofclearlake.org
Deb Tesar	First Ward Council	City of Clear Lake	Dtesar@cityofclearlake.org
Beth Ann Schumacher	Third Ward Council	City of Clear Lake	Bethann@cityofclearlake.org
Rick Toney	Executive Director	North Iowa Regional Housing Authority	Rtoney@nirha.com
Mark Dodd (TC)	CEO	One Vision	Mdodd@onevision.org
Andy Meyer	Principal/Architect	Bergland + Cram	Andym@berglandandcram.com
Ian Dye	Superintendent	Clear Lake Community School District	Idye@clearlakeschools.org
Chris Ring	Workforce Manager	Dean Snyder Construction	Cring@deansnyder.com
Ellen Pritchard	Director of Retail Operations	Pritchard Family Auto Stores	Ellen.pritchards@pritchards.com
Marc Young	Exec VP Business Banking	Clear Lake Bank and Trust	Myounge@clearlakebank.com
Amy Hogg	Community Bank President	Bank Iowa	Ahogg@bankiowa.bank
Brian Carolan	Regional President	Bank Iowa	Bcarolan@bankiowa.bank
Tony Brownlee	President	Kingland	Tony.Brownlee@Kingland.com

# Tenant Maintenance Charges

Revised: June 1, 2026

The following standard charges for repair or replacement of tenant covered damages are all inclusive – i.e., labor and materials are included in the price, unless otherwise noted.

## Doors and Locks:

Replace metal exterior door	330.00
Replace wood interior door	220.00
Replace aluminum storm door	220.00
Replace storm door closer and spring	38.00
Replace exterior door lock	55.00
Replace interior door lock	27.00
Replacement keys	27.00
Re-keying of exterior locks	55.00
Replace storm door screen	27.00
Replace broken storm door handles	38.00
Replace bifold doors	220.00

## Windows:

Replacing only screen Material	27.00
Rebuilding screens	55.00
Replacing window glass	Cost and Labor
Replace window shades and blinds	27.00

## Interior work:

Carpet cleaning (Hampton and Manly)	Actual Cost
Wall painting (one coat)	Actual Cost
Patching drywall holes	27.00 per hole
Kitchen cabinet drawers Hardware	38.00 each
Kitchen cabinet doors	82.00
Kitchen drawers	82.00

## Bathroom fixtures and accessories:

Replace toilet seat	35.00
Replace toilet	220.00
Replace paper holder	35.00
Replace towel bars	35.00
Replace towel bar brackets	35.00
Unstop tub, toilet, or sink, if tenant caused	Actual Cost
Shower rod	30.00
Toilet paper roll holder	15.00

**Electrical:**

Bedroom light diffuser	44.00
Kitchen light diffuser	55.00
Interior light globes	11.00
Replace exterior light globes	33.00
Replace GFI outlet	27.00
Replace smoke detector	82.00
Bathroom light Fan cover, ceiling	11.00
Switch and outlet plates, if tenant caused	6.00
Exterior outlet cover, if tenant caused	11.00

**Appliances:**

Clean stove	82.00
Clean fridge	82.00
Range or refrigerator interior parts, shelves, etc.	Actual Cost
Replace range or refrigerator	Actual Cost
Replace stove burner pan, large	8.00
Replace stove burner pan, small	6.00
Replace filters for range hood	22.00
Remove old appliances: microwave, washer, dryer, etc.	110.00

**Exterior:**

Pick-up trash, snow removal, etc., after notice to tenant to perform	27.00 per hour
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**Miscellaneous:**

All other cleaning	27.00 per hour/or contracted cost
Floor tile Plank	27.00 each
Clothes rod	25.00 each
Clothes rod brackets	10.00 each
Kitchen basket/sink strainer	6.00
Bi-fold door knob	8.00 each
Other damages	Actual Costs
Landfill	\$55.00 per trip
TV to landfill	\$27.00
Unlock door after hours	\$55.00



Dear real estate professionals in Iowa,

Greetings from the **American Lung Association** – the leading organization working to save lives by improving lung health and preventing lung disease.

Each year, communities across Iowa are burdened by the health impacts of exposure to **radon gas**, the second leading cause of lung cancer in the U.S. Radon is a naturally occurring, colorless, tasteless and odorless radioactive gas that is formed underground and enters homes through cracks in the foundation, floors and other openings. Once indoors, it can build up to dangerous levels in the air that you breathe.

According to the Environmental Protection Agency (EPA), approximately 1 out of every 15 homes across the United States has high levels of radon. The state of Iowa is no exception, with an estimated **5 in 7 homes reporting high levels of radon**. Additionally, the Iowa Cancer Registry 2026 Cancer in Iowa Report estimates **2,600 new lung cancer cases** across the state in 2026.

#### **What is the role of real estate professionals in radon reduction?**

Radon is a local, common issue, but it doesn't need to hinder your sales. As a real estate professional in Iowa, it's critical that you're prepared to address radon during real estate transactions. Home buyers and sellers trust the information they receive from real estate professionals and agents – their trusted messengers. As a trusted messenger, you can help your clients by:

- Providing education and resources to help home buyers and sellers learn more about radon.
- Encouraging clients to test their home during the inspection period or before listing a home on the market.
- Recommending mitigation strategies to reduce radon exposure which can be negotiated during a home sale.

#### **FIND ENCLOSED! Iowa Radon and You Brochure**

The Lung Association, in partnership with the Iowa Department of Health and Human Services, has developed the **Radon and You Brochure** to help educate community members about the risks of radon gas and the importance of radon testing and mitigation in the home. Please use the enclosed brochures in your office or directly with clients to start conversations.

Find more radon reduction resources for healthcare professionals at **Lung.org/ia/radon-in-iowa**.

Sincerely, The Indoor Air Quality and Radon Team



**North Iowa Regional Housing Authority**  
**202 First Street SE, Ste. 203, Mason City, IA 50401**  
Tuesday May 26, 2026, 9:00 A.M.  
Minutes

**1. Opening of Meeting.**

- A. Chairperson Helgeson called the North Iowa Regional Housing Authority regular board meeting to order at 9:00 a.m. via conference call and in office. Public access to the meeting was available via phone and in office.

**Board Members: Present:** Delegates: Bruce Helgeson, Beth Johnson, Gary Gelner, and Jesse Willadsen. **Alternate:** None. **Absent:** Enos Loberg. **By phone:** Dona Nielsen, Kayla Zimmerman, and Yvonne Krukow **Staff:** Rick Toney **Guest:** by Phone Holly Knight.

- B. Determination of Quorum.  
A quorum was determined.
- C. Recognition of Visitor.  
Holly Knight of Knight Development via phone
- D. Approval of Agenda and Request for Changes/Recording of Agenda.  
Gelner moved to approve the agenda as presented. Willadsen seconded the motion. All were in favor; none opposed; and none abstained. The motion carried.

**2. Open Forum.**

**3. Consent Agenda.**

Willadsen moved to approve the consent agenda as presented. Johnson seconded the motion. All were in favor; none opposed; and none abstained. The motion carried.

**4. Old Business.**

- A. Minutes  
Johnson moved to approve the minutes, financial statements, and bills. Gelner seconded the motion. All were in favor; none opposed; and none abstained. The motion carried.
- B. Financial Statements
- C. Bills
- D. Miscellaneous Communication  
None

**5. New Business.**

- A. Resolution No. 2026-01 updating utility allowances for the Section 8 Housing Choice Voucher program effective July 1, 2026, is not ready yet from Zeffert & Associates so will be scheduled for next Board Meeting on June 24,2026.
- B. Resolution No.2026-02 updating the utility allowances for the LIPH program effective July 1, 2026, is not ready yet from Zeffert & Associates will be scheduled for next Board Meeting on June 24,2026.
- C. Annual review of Investment Policy.  
Zimmerman motioned to approve the Annual review of Investment Policy. Nielsen seconded the motion. All were in favor; none opposed; and none abstained. The motion carried.

**6. Adjourn.**

Krukow moved to adjourn. Johnson seconded the motion. All were in favor; none opposed; and none abstained. The motion carried. Meeting adjourned at 10:26 AM. Next Meeting June 24, 2026.

\_\_\_\_\_  
Bruce Helgeson, Chairperson

\_\_\_\_\_  
Date

\_\_\_\_\_  
Rick Toney, Executive Director

\_\_\_\_\_  
Date

**NORTH IOWA REGIONAL HOUSING AUTHORITY - PH**

**BOARD SUMMARY REPORT**

DATE **May 2026**

	<b>Current</b>	<b>Fiscal Year Begin Bal</b>	<b>+/-</b>
<b>Cash &amp; Investments</b>			
1111 Cash General Fund	\$ 419,148.60	\$ 772,040.12	\$ (352,891.52)
1114 Sec Deposit Fund	\$ 35,113.20	\$ 33,635.07	\$ 1,478.13
1117 Petty Cash	\$ 100.00	\$ 100.00	\$ -
1162 CD	\$ 126,321.36	\$ 126,321.36	\$ -
1162.010 CD SD	\$ 27,025.38	\$ 27,025.38	\$ -
<b>Total Cash &amp; Investments</b>	<b>\$ 607,708.54</b>	<b>\$ 959,121.93</b>	<b>\$ (351,413.39)</b>

	<b>YTD Balance</b>	<b>Annual Budget</b>	<b>Percent of Budget</b>
<b>Receipts</b>			
Rental Income	\$ 190,520.41	\$ 188,179.00	101%
Other Operating Revenue	\$ 256,985.92	\$ 747,741.00	34%
<b>Total</b>	<b>\$ 447,506.33</b>	<b>\$ 935,920.00</b>	<b>48%</b>
<b>Expenses</b>			
Admin Expense	\$ 185,102.56	\$ 250,563.00	74%
Utilities Expense	\$ 30,713.66	\$ 59,000.00	52%
Maintenance Expense	\$ 248,477.82	\$ 404,870.00	61%
General Expense	\$ 110,275.57	\$ 87,399.00	126%
Casualty Loss	\$ 14,573.25	\$ -	0%
Leased Amort & Int	\$ 9,406.36	\$ 800.00	0%
Nonroutine Expenses	\$ -	\$ -	0%
Fixed Assets	\$ 63,779.23	\$ -	#DIV/0!
Prior Period (Interest 2025 pay to HUD)	\$ 28,421.68	\$ -	#DIV/0!
<b>Total Operating Expenses</b>	<b>\$ 690,750.13</b>	<b>\$ 802,632.00</b>	<b>86%</b>
<b>Net Income (Loss) from Operations</b>	<b>\$ (243,243.80)</b>	<b>\$ 133,288.00</b>	<b>-182%</b>

<b>Operating Reserve</b>	
<b>Beginning of Year</b>	
2810.510 Admin Unrestricted	\$ 762,294.19
Net Income (Loss) from Operations	\$ (243,243.80)
Equity Transfer Business Activity	\$ -
Current FY Pension Adjustment	\$ -
<b>Operating Reserve, End of Current Period</b>	<b>\$ 519,050.39</b>

**NORTH IOWA REGIONAL HOUSING AUTHORITY - VOUCHER**

**BOARD SUMMARY REPORT**

DATE **May 2026**

	<u>Current</u>	<u>Fiscal Year Begin Bal</u>	<u>+/-</u>
<b>Cash &amp; Investments</b>			
1111 Cash General Fund	\$ 585,472.43	\$ 552,522.95	\$ 32,949.48
<b>Total Cash &amp; Investments</b>	<b>\$ 585,472.43</b>	<b>\$ 552,522.95</b>	<b>\$ 32,949.48</b>

	<u>YTD Balance</u>	<u>Annual Budget</u>	<u>Percent of Budget</u>
<b>Receipts</b>			
HUD Admin Fees	\$ 165,303.00	\$ 285,000.00	58%
Other Operating Revenue	\$ 9,792.53	\$ 10,750.00	91%
<b>Total</b>	<b>\$ 175,095.53</b>	<b>\$ 295,750.00</b>	<b>59%</b>
<b>Expenses</b>			
Admin Expense	\$ 182,142.93	\$ 289,955.00	63%
Utilities Expense	\$ -	\$ -	
Maintenance Expense	\$ 1,682.60	\$ 200.00	841%
General Expense	\$ 8,929.39	\$ 14,816.00	60%
Leased Amort & Int	\$ 9,406.36	\$ 800.00	1176%
<b>Total Operating Expenses</b>	<b>\$ 202,161.28</b>	<b>\$ 305,771.00</b>	<b>66%</b>
<b>Net Income (Loss) from Operations</b>	<b>\$ (27,065.75)</b>	<b>\$ (10,021.00)</b>	<b>270%</b>

<b>Operating Reserve</b>	
<b>Beginning of Year</b>	
2810.002 Admin Reserve	\$ 527,698.62
Net Income (Loss) from Operations	\$ (27,065.75)
Current FY Pension Adjustment	\$ -
<b>Operating Reserve, End of Current Period</b>	<b>\$ 500,632.87</b>

# North Iowa Regional Housing Authority

## Check Register

All Bank Accounts

May 1, 2026 - May 31, 2026

Check Number	Check Date	Payee	Amount
<b>Payroll Direct Deposit</b>			
10493	05/08/26	Boos, Logan J	1,495.22
10494	05/08/26	Carballo, Carmen N	1,777.09
10495	05/08/26	Gansen, Karri S	1,674.70
10496	05/08/26	McBride, Carrie L	1,486.48
10497	05/08/26	Toney, Ricky W	1,981.99
10498	05/08/26	Wright, Gary C	1,585.30
10540	05/22/26	Boos, Logan J	1,457.88
10541	05/22/26	Carballo, Carmen N	1,777.09
10542	05/22/26	Gansen, Karri S	1,730.43
10543	05/22/26	McBride, Carrie L	1,486.51
10544	05/22/26	Toney, Ricky W	1,981.99
10545	05/22/26	Wright, Gary C	1,558.88
<b>Payroll Direct Deposit Total</b>			<b>19,993.56</b>
<b>Vendor Checks</b>			
10499	05/07/26	Access Systems Leasing	11.90
10500	05/07/26	Algona Municipal Utilities 1	95.85
10501	05/07/26	Algona Plumbing & Heating, LLC	1,554.80
10502	05/07/26	Alliant Energy/IPL	301.02
10503	05/07/26	Black Hills Energy	47.20
10504	05/07/26	Brett A Austin	1,922.59
10505	05/07/26	Brothers Ace Mason City	78.53
10506	05/07/26	Caleb White	205.00
10507	05/07/26	City of Forest City	95.28
10508	05/07/26	City of Manly Utility	1,266.26
10509	05/07/26	City of Northwood	63.19
10510	05/07/26	City of Rockford	72.64
10511	05/07/26	Culligan Water	74.10
10512	05/07/26	Finley Law Firm, P.C.	634.50
10513	05/07/26	Gary Gelner	44.95
10514	05/07/26	Gary Wright	173.00
10515	05/07/26	Hampton Hardware	94.14
10516	05/07/26	HDSUPPLY	756.70
10517	05/07/26	Iowa NAHRO C/O Tami McMichael	800.00
10518	05/07/26	Joes Collision & Performance	79.34
10519	05/07/26	Karri Gansen	274.78
10520	05/07/26	LBL Hardware Inc	26.48
10521	05/07/26	Marilyn R. Johanns	105.91
10522	05/07/26	Menards - Mason City	7,871.48
10523	05/07/26	Mid American Energy Company	45.93
10524	05/07/26	Northwood Sanitation, LLC	595.00
10525	05/07/26	Osage Municipal Utilities	33.03
10526	05/07/26	Paymentus	26.00
10527	05/07/26	PHA-Web	250.00
10528	05/07/26	Plumb Supply Company	947.38
10529	05/07/26	Pollard Pest Control & Lawn Care Co.	1,232.00
10530	05/07/26	Reliable1	3,751.40
10531	05/07/26	River City Communications, Inc	59.00
10532	05/07/26	Scharper Services LLC	215.62
10533	05/07/26	SERVPRO of Mason City	2,320.81
10534	05/07/26	Skyblue Solutions	236.33
10535	05/07/26	State of Iowa Department of Inspections & Appeals	502.41
10536	05/07/26	Steven Giles	60.00
10537	05/07/26	Summit Fire Protection	71.75
10538	05/07/26	TQ Technologies	347.70
10539	05/07/26	Zilges Appliance Center	39.95
10546	05/20/26	Access Systems Leasing	369.71
10547	05/20/26	Alliant Energy/IPL	140.66

# North Iowa Regional Housing Authority

## Check Register

All Bank Accounts

May 1, 2026 - May 31, 2026

Check Number	Check Date	Payee	Amount
10548	05/20/26	Black Plumbing & Heating, INC	218.43
10549	05/20/26	BRIC MC LLC	2,842.00
10550	05/20/26	D&L Sanitation	160.00
10551	05/20/26	David Harms	310.00
10552	05/20/26	Eileen Holm	300.00
10553	05/20/26	Gary Sheppard	795.00
10554	05/20/26	Hawkins Ash CPAs	2,104.00
10555	05/20/26	HDSUPPLY	147.90
10556	05/20/26	JJ's Hardware	14.00
10557	05/20/26	Landfill of North Iowa	53.20
10558	05/20/26	NAHRO	723.24
10559	05/20/26	Nuehring's Lawn & Tree Service Inc.	160.00
10560	05/20/26	Paymentus	34.00
10561	05/20/26	Plumb Supply Company	947.38
10562	05/20/26	Reliable1	3,057.44
10563	05/20/26	RICK TONEY	20.00
10564	05/20/26	Spahn & Rose Lumber Co	6,591.59
10565	05/20/26	Summit Fire Protection	356.20
10566	05/20/26	TCM Bank NA	11,136.76
EFT	05/07/26	Aflac	150.44
EFT	05/07/26	City of Hampton	1,508.78
EFT	05/07/26	Clear Lake Sanitary District	25.86
EFT	05/07/26	Clear Lake Sanitary District	24.90
EFT	05/07/26	Clear Lake Sanitary District	29.06
EFT	05/07/26	Clear Lake Sanitary District	31.94
EFT	05/07/26	Clear Lake Sanitary District	31.30
EFT	05/07/26	Clear Lake Sanitary District	31.94
EFT	05/07/26	Clear Lake Sanitary District	25.22
EFT	05/07/26	Clear Lake Sanitary District	25.86
EFT	05/07/26	Clear Lake Sanitary District	29.06
EFT	05/07/26	Clear Lake Sanitary District	25.54
EFT	05/07/26	Online Information Services Inc	149.50
EFT	05/07/26	Principal Life Insurance Company	177.11
EFT	05/07/26	Verizon	272.79
EFT	05/07/26	Wellmark	350.91
EFT	05/19/26	HealthPartners	4,810.60
EFT	05/19/26	Mid American Energy Company	977.67
EFT	05/19/26	Wellmark	233.94
<b>Vendor Check Total</b>			<b>66,777.88</b>
<b>Check List Total</b>			<b>86,771.44</b>

Check count = 93

**North Iowa Regional Housing Authority  
Purchases Journal - Condensed**

May 1, 2026 - May 31, 2026

Account	Account Description	Amount
<b>2986996640</b>	<b>Alliant Energy/IPL</b>	
4320.060	Electricity - Manly	144.81
4320.070	Electricity - Northwood	114.85
4330.020	Gas - Britt	25.12
4330.060	Gas - Manly	109.18
4330.070	Gas - Northwood	47.72
	<b>Total for Alliant Energy/IPL</b>	<u>441.68</u>
<b>ACCESS</b>	<b>Access Systems Leasing</b>	
1295.002	Inter-Program with Voucher	190.80
4190.10	OFFICE EXPENSES	184.86
4190.90	ADMIN SERVICE CONTRACT	5.95
	<b>Total for Access Systems Leasing</b>	<u>381.61</u>
<b>Algona Plum</b>	<b>Algona Plumbing &amp; Heating, LLC</b>	
4430.70	PLUMBING CONTRACT	1,554.80
	<b>Total for Algona Plumbing &amp; Heating, LLC</b>	<u>1,554.80</u>
<b>AMU</b>	<b>Algona Municipal Utilities 1</b>	
4310.010	Water - Algona	26.95
4320.010	Electricity - Algona	25.96
4390.010	Sewer - Algona	42.94
	<b>Total for Algona Municipal Utilities 1</b>	<u>95.85</u>
<b>Austin, Bre</b>	<b>Brett A Austin</b>	
4430.70	PLUMBING CONTRACT	1,922.59
	<b>Total for Brett A Austin</b>	<u>1,922.59</u>
<b>Black Plumb</b>	<b>Black Plumbing &amp; Heating, INC</b>	
4430.70	PLUMBING CONTRACT	218.43
	<b>Total for Black Plumbing &amp; Heating, INC</b>	<u>218.43</u>
<b>BLACKHILL</b>	<b>Black Hills Energy</b>	
4330.040	Gas - Forest City	47.20
	<b>Total for Black Hills Energy</b>	<u>47.20</u>
<b>BRIC MC LLC</b>	<b>BRIC MC LLC</b>	
1295.002	Inter-Program with Voucher	1,421.00
4180.00	OFFICE RENT EXPENSE	1,421.00
	<b>Total for BRIC MC LLC</b>	<u>2,842.00</u>
<b>BROthers Ac</b>	<b>Brothers Ace Mason City</b>	
4420.00	MAINTENANCE MATERIALS	78.53
	<b>Total for Brothers Ace Mason City</b>	<u>78.53</u>
<b>CAleb Whirt</b>	<b>Caleb White</b>	
4430.40	LANDSCAPE & GROUNDS CONTRACT	205.00
	<b>Total for Caleb White</b>	<u>205.00</u>
<b>CITYOFFOR</b>	<b>City of Forest City</b>	
4320.040	Electricity - Forest City	33.68
4390.040	Sewer - Forest City	16.60
4431.00	GARBAGE & TRASH REMOVAL	45.00
	<b>Total for City of Forest City</b>	<u>95.28</u>
<b>CITYOFMAN</b>	<b>City of Manly Utility</b>	
4310.060	Water - Manly	402.50
4390.060	Sewer - Manly	695.76
4431.00	GARBAGE & TRASH REMOVAL	168.00

**North Iowa Regional Housing Authority  
Purchases Journal - Condensed**

May 1, 2026 - May 31, 2026

Account	Account Description	Amount
	<b>Total for City of Manly Utility</b>	<u>1,266.26</u>
<b>CITYOFNOR</b>	<b>City of Northwood</b>	
4310.070	Water - Northwood	13.78
4390.070	Sewer - Northwood	17.00
4431.00	GARBAGE & TRASH REMOVAL	32.41
	<b>Total for City of Northwood</b>	<u>63.19</u>
<b>CITYOFROCK</b>	<b>City of Rockford</b>	
4310.090	Water - Rockford	4.70
4320.090	Electricity - Rockford	41.21
4390.090	Sewer - Rockford	26.73
	<b>Total for City of Rockford</b>	<u>72.64</u>
<b>Culligan Wa</b>	<b>Culligan Water</b>	
4420.00	MAINTENANCE MATERIALS	74.10
	<b>Total for Culligan Water</b>	<u>74.10</u>
<b>D&amp;L</b>	<b>D&amp;L Sanitation</b>	
4431.00	GARBAGE & TRASH REMOVAL	160.00
	<b>Total for D&amp;L Sanitation</b>	<u>160.00</u>
<b>DAVIDHARMS</b>	<b>David Harms</b>	
4430.20	SNOW REMOVAL CONTRACT	310.00
	<b>Total for David Harms</b>	<u>310.00</u>
<b>EILEENHOLM</b>	<b>Eileen Holm</b>	
4430.90	JANITORIAL CONTRACT	300.00
	<b>Total for Eileen Holm</b>	<u>300.00</u>
<b>FINLEYLAW</b>	<b>Finley Law Firm, P.C.</b>	
1295.002	Inter-Program with Voucher	317.25
4130.00	LEGAL EXPENSE	317.25
	<b>Total for Finley Law Firm, P.C.</b>	<u>634.50</u>
<b>GARYGEIner</b>	<b>Gary Gelner</b>	
1295.002	Inter-Program with Voucher	22.47
4150.00	TRAVEL	22.48
	<b>Total for Gary Gelner</b>	<u>44.95</u>
<b>GARYSHEP</b>	<b>Gary Sheppard</b>	
4430.00	CONTRACT COSTS-MISC MAINT	795.00
	<b>Total for Gary Sheppard</b>	<u>795.00</u>
<b>GaryWright</b>	<b>Gary Wright</b>	
1295.002	Inter-Program with Voucher	86.50
4150.00	TRAVEL	86.50
	<b>Total for Gary Wright</b>	<u>173.00</u>
<b>HAMPTONHARD</b>	<b>Hampton Hardware</b>	
4420.00	MAINTENANCE MATERIALS	94.14
	<b>Total for Hampton Hardware</b>	<u>94.14</u>
<b>HAWKINS</b>	<b>Hawkins Ash CPAs</b>	
1295.002	Inter-Program with Voucher	1,031.50
4170.00	FEE ACCOUNTANT	1,072.50
	<b>Total for Hawkins Ash CPAs</b>	<u>2,104.00</u>
<b>HDSUPPLY</b>	<b>HDSUPPLY</b>	

**North Iowa Regional Housing Authority  
Purchases Journal - Condensed**

May 1, 2026 - May 31, 2026

<b>Account</b>	<b>Account Description</b>	<b>Amount</b>
4420.00	MAINTENANCE MATERIALS	904.60
	<b>Total for HDSUPPLY</b>	<u>904.60</u>
<b>IOWANAHRO</b>	<b>Iowa NAHRO C/O Tami McMichael</b>	
1295.002	Inter-Program with Voucher	450.00
4140.00	STAFF TRAINING	350.00
	<b>Total for Iowa NAHRO C/O Tami McMichael</b>	<u>800.00</u>
<b>JJ's Hardwa</b>	<b>JJ's Hardware</b>	
4420.00	MAINTENANCE MATERIALS	14.00
	<b>Total for JJ's Hardware</b>	<u>14.00</u>
<b>JOESCOLLISTI</b>	<b>Joes Collision &amp; Performance</b>	
4430.29	CONTRACT COST-VEHICLE	79.34
	<b>Total for Joes Collision &amp; Performance</b>	<u>79.34</u>
<b>KARRIGANSEN</b>	<b>Karri Gansen</b>	
4150.00	TRAVEL	274.78
	<b>Total for Karri Gansen</b>	<u>274.78</u>
<b>LANDFILLOFN</b>	<b>Landfill of North Iowa</b>	
4431.00	GARBAGE & TRASH REMOVAL	53.20
	<b>Total for Landfill of North Iowa</b>	<u>53.20</u>
<b>LARSON'S</b>	<b>LBL Hardware Inc</b>	
4420.00	MAINTENANCE MATERIALS	26.48
	<b>Total for LBL Hardware Inc</b>	<u>26.48</u>
<b>Marilyn R.</b>	<b>Marilyn R. Johanns</b>	
4190.00	SUNDRY-OTHER ADMIN EXPENSE	105.91
	<b>Total for Marilyn R. Johanns</b>	<u>105.91</u>
<b>MENARDS</b>	<b>Menards - Mason City</b>	
4420.00	MAINTENANCE MATERIALS	7,871.48
	<b>Total for Menards - Mason City</b>	<u>7,871.48</u>
<b>MIDAMERICAN</b>	<b>Mid American Energy Company</b>	
4330.01	Gas - Algona	45.93
	<b>Total for Mid American Energy Company</b>	<u>45.93</u>
<b>National As</b>	<b>NAHRO</b>	
1210.000	Prepaid Expense	361.62
1295.002	Inter-Program with Voucher	361.62
	<b>Total for NAHRO</b>	<u>723.24</u>
<b>NORTHWOOD</b>	<b>Northwood Sanitation, LLC</b>	
4431.00	GARBAGE & TRASH REMOVAL	595.00
	<b>Total for Northwood Sanitation, LLC</b>	<u>595.00</u>
<b>NUEHRINGS</b>	<b>Nuehring's Lawn &amp; Tree Service Inc.</b>	
4430.40	LANDSCAPE & GROUNDS CONTRACT	160.00
	<b>Total for Nuehring's Lawn &amp; Tree Service Inc.</b>	<u>160.00</u>
<b>OSAGEMUNICI</b>	<b>Osage Municipal Utilities</b>	
4310.080	Water - Osage	2.47
4320.080	Electricity - Osage	14.57
4330.080	Gas - Osage	8.52
4390.080	Sewer - Osage	2.80
4431.00	GARBAGE & TRASH REMOVAL	4.67

**North Iowa Regional Housing Authority  
Purchases Journal - Condensed**

May 1, 2026 - May 31, 2026

Account	Account Description	Amount
	<b>Total for Osage Municipal Utilities</b>	<u>33.03</u>
<b>Paymentus</b>	<b>Paymentus</b>	
1295.002	Inter-Program with Voucher	30.00
4190.00	SUNDRY-OTHER ADMIN EXPENSE	30.00
	<b>Total for Paymentus</b>	<u>60.00</u>
<b>Pha-web</b>	<b>PHA-Web</b>	
1295.002	Inter-Program with Voucher	125.00
4160	Software	125.00
	<b>Total for PHA-Web</b>	<u>250.00</u>
<b>PLUMBSUPPLY</b>	<b>Plumb Supply Company</b>	
4420.00	MAINTENANCE MATERIALS	947.38
4430.70	PLUMBING CONTRACT	947.38
	<b>Total for Plumb Supply Company</b>	<u>1,894.76</u>
<b>POLLARD</b>	<b>Pollard Pest Control &amp; Lawn Care Co.</b>	
4430.80	EXTERMINATION CONTRACT	1,232.00
	<b>Total for Pollard Pest Control &amp; Lawn Care Co.</b>	<u>1,232.00</u>
<b>Reliable</b>	<b>Reliable1</b>	
1400.075	Fixed Assets - Building Improvements	3,057.44
4430.10	HEATING & COOLING CONTRACT	2,430.02
4430.70	PLUMBING CONTRACT	1,321.38
	<b>Total for Reliable1</b>	<u>6,808.84</u>
<b>RICK TONEY</b>	<b>RICK TONEY</b>	
1295.002	Inter-Program with Voucher	10.00
4150.00	TRAVEL	10.00
	<b>Total for RICK TONEY</b>	<u>20.00</u>
<b>RIVERCITY</b>	<b>River City Communications, Inc</b>	
4430.00	CONTRACT COSTS-MISC MAINT	59.00
	<b>Total for River City Communications, Inc</b>	<u>59.00</u>
<b>SCHARPER</b>	<b>Scharper Services LLC</b>	
4430.60	ELECTRICAL CONTRACT	215.62
	<b>Total for Scharper Services LLC</b>	<u>215.62</u>
<b>ServPro of</b>	<b>SERVPRO of Mason City</b>	
4620.030		2,320.81
	<b>Total for SERVPRO of Mason City</b>	<u>2,320.81</u>
<b>SkyBlue by</b>	<b>Skyblue Solutions</b>	
1295.002	Inter-Program with Voucher	118.16
4191.00	Telephone	118.17
	<b>Total for Skyblue Solutions</b>	<u>236.33</u>
<b>SPAHN</b>	<b>Spahn &amp; Rose Lumber Co</b>	
1400.075	Fixed Assets - Building Improvements	6,591.59
	<b>Total for Spahn &amp; Rose Lumber Co</b>	<u>6,591.59</u>
<b>STATEOFIOWA</b>	<b>State of Iowa Department of Inspections &amp; Appeals</b>	
4190.00	SUNDRY-OTHER ADMIN EXPENSE	502.41
	<b>Total for State of Iowa Department of Inspections &amp; Appeals</b>	<u>502.41</u>
<b>STEVEN Gile</b>	<b>Steven Giles</b>	
4430.40	LANDSCAPE & GROUNDS CONTRACT	60.00

**North Iowa Regional Housing Authority  
Purchases Journal - Condensed**

May 1, 2026 - May 31, 2026

Account	Account Description	Amount
	<b>Total for Steven Giles</b>	<u>60.00</u>
<b>SUmmit Fire</b>	<b>Summit Fire Protection</b>	
4430.00	CONTRACT COSTS-MISC MAINT	427.95
	<b>Total for Summit Fire Protection</b>	<u>427.95</u>
<b>TCM Bank NA</b>	<b>TCM Bank NA</b>	
1295.002	Inter-Program with Voucher	4,328.96
4140.00	STAFF TRAINING	403.50
4150.00	TRAVEL	2,725.90
4190.10	OFFICE EXPENSES	256.61
4420.00	MAINTENANCE MATERIALS	443.57
4420.010	Maint Materials - Gas & Oil	1,071.72
4590.00	OTHER GENERAL EXPENSE	1,906.50
	<b>Total for TCM Bank NA</b>	<u>11,136.76</u>
<b>TQ TECH</b>	<b>TQ Technologies</b>	
1295.002	Inter-Program with Voucher	173.85
4160	Software	173.85
	<b>Total for TQ Technologies</b>	<u>347.70</u>
<b>Zilges Appl</b>	<b>Zilges Appliance Center</b>	
4420.00	MAINTENANCE MATERIALS	39.95
	<b>Total for Zilges Appliance Center</b>	<u>39.95</u>
	<b>Total Purchases</b>	<u>57,865.46</u>

**North Iowa Regional Housing Authority  
Payable and Payment List - Condensed**

May 1, 2026 - May 31, 2026

Date	Due Date	Discount Exp Date	Reference	Gross Amount	Discount Amount	Net Amount	Discount Taken	Paid Amount	Open Amount
<b>2986996640 Alliant Energy/IPL</b>									
05/07/26	05/07/26		2986996640	47.03	0.00	47.03	0.00	(47.03)	0.00
05/07/26	05/07/26		8345746994	25.89	0.00	25.89	0.00	(25.89)	0.00
05/07/26	05/07/26		6155941000	228.10	0.00	228.10	0.00	(228.10)	0.00
05/19/26	05/19/26		2986996640	115.54	0.00	115.54	0.00	(115.54)	0.00
05/19/26	05/19/26		7222231000	25.12	0.00	25.12	0.00	(25.12)	0.00
			<b>Totals for Alliant Energy/IPL</b>	<u>441.68</u>	<u>0.00</u>	<u>441.68</u>	<u>0.00</u>	<u>(441.68)</u>	<u>0.00</u>
<b>ACCESS Access Systems Leasing</b>									
05/07/26	05/07/26		INV1977529	11.90	0.00	11.90	0.00	(11.90)	0.00
05/19/26	05/19/26		41972046	369.71	0.00	369.71	0.00	(369.71)	0.00
			<b>Totals for Access Systems Leasing</b>	<u>381.61</u>	<u>0.00</u>	<u>381.61</u>	<u>0.00</u>	<u>(381.61)</u>	<u>0.00</u>
<b>Algona Plum Algona Plumbing &amp; Heating, LLC</b>									
05/07/26	05/07/26		41656	195.00	0.00	195.00	0.00	(195.00)	0.00
05/07/26	05/07/26		41683	1,359.80	0.00	1,359.80	0.00	(1,359.80)	0.00
			<b>Totals for Algona Plumbing &amp; Heating, LLC</b>	<u>1,554.80</u>	<u>0.00</u>	<u>1,554.80</u>	<u>0.00</u>	<u>(1,554.80)</u>	<u>0.00</u>
<b>AMU Algona Municipal Utilities 1</b>									
05/07/26	05/07/26		51498024	95.85	0.00	95.85	0.00	(95.85)	0.00
			<b>Totals for Algona Municipal Utilities 1</b>	<u>95.85</u>	<u>0.00</u>	<u>95.85</u>	<u>0.00</u>	<u>(95.85)</u>	<u>0.00</u>
<b>Austin, Bre Brett A Austin</b>									
05/07/26	05/07/26		780907	160.00	0.00	160.00	0.00	(160.00)	0.00
05/07/26	05/07/26		780910	821.80	0.00	821.80	0.00	(821.80)	0.00
05/07/26	05/07/26		780911	300.00	0.00	300.00	0.00	(300.00)	0.00
05/07/26	05/07/26		881111	330.00	0.00	330.00	0.00	(330.00)	0.00
05/07/26	05/07/26		881113	310.79	0.00	310.79	0.00	(310.79)	0.00
			<b>Totals for Brett A Austin</b>	<u>1,922.59</u>	<u>0.00</u>	<u>1,922.59</u>	<u>0.00</u>	<u>(1,922.59)</u>	<u>0.00</u>
<b>Black Plumb Black Plumbing &amp; Heating, INC</b>									
05/19/26	05/19/26		34544	218.43	0.00	218.43	0.00	(218.43)	0.00
			<b>Totals for Black Plumbing &amp; Heating, INC</b>	<u>218.43</u>	<u>0.00</u>	<u>218.43</u>	<u>0.00</u>	<u>(218.43)</u>	<u>0.00</u>
<b>BLACKHILL Black Hills Energy</b>									
05/07/26	05/07/26		3226702141	47.20	0.00	47.20	0.00	(47.20)	0.00
			<b>Totals for Black Hills Energy</b>	<u>47.20</u>	<u>0.00</u>	<u>47.20</u>	<u>0.00</u>	<u>(47.20)</u>	<u>0.00</u>
<b>BRIC MC LLC BRIC MC LLC</b>									
05/19/26	05/19/26			2,842.00	0.00	2,842.00	0.00	(2,842.00)	0.00
			<b>Totals for BRIC MC LLC</b>	<u>2,842.00</u>	<u>0.00</u>	<u>2,842.00</u>	<u>0.00</u>	<u>(2,842.00)</u>	<u>0.00</u>
<b>BROthers Ac Brothers Ace Mason City</b>									
05/07/26	05/07/26		2434	78.53	0.00	78.53	0.00	(78.53)	0.00
			<b>Totals for Brothers Ace Mason City</b>	<u>78.53</u>	<u>0.00</u>	<u>78.53</u>	<u>0.00</u>	<u>(78.53)</u>	<u>0.00</u>
<b>CAleb Whirt Caleb White</b>									
05/07/26	05/07/26		27	205.00	0.00	205.00	0.00	(205.00)	0.00
			<b>Totals for Caleb White</b>	<u>205.00</u>	<u>0.00</u>	<u>205.00</u>	<u>0.00</u>	<u>(205.00)</u>	<u>0.00</u>
<b>CITYOFFOR City of Forest City</b>									
05/07/26	05/07/26		17021	45.00	0.00	45.00	0.00	(45.00)	0.00
05/07/26	05/07/26		11452900-1	31.19	0.00	31.19	0.00	(31.19)	0.00
05/07/26	05/07/26		11451600-1	19.09	0.00	19.09	0.00	(19.09)	0.00
			<b>Totals for City of Forest City</b>	<u>95.28</u>	<u>0.00</u>	<u>95.28</u>	<u>0.00</u>	<u>(95.28)</u>	<u>0.00</u>
<b>CITYOFMAN City of Manly Utility</b>									
05/07/26	05/07/26		4560000	1,266.26	0.00	1,266.26	0.00	(1,266.26)	0.00

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Date	Due Date	Discount Exp Date	Reference	Gross Amount	Discount Amount	Net Amount	Discount Taken	Paid Amount	Open Amount
			<b>Totals for City of Manly Utility</b>	<u>1,266.26</u>	<u>0.00</u>	<u>1,266.26</u>	<u>0.00</u>	<u>(1,266.26)</u>	<u>0.00</u>
<b>CITYOFNOR</b>			<b>City of Northwood</b>						
05/07/26	05/07/26		210292713	63.19	0.00	63.19	0.00	(63.19)	0.00
			<b>Totals for City of Northwood</b>	<u>63.19</u>	<u>0.00</u>	<u>63.19</u>	<u>0.00</u>	<u>(63.19)</u>	<u>0.00</u>
<b>CITYOFFROCK</b>			<b>City of Rockford</b>						
05/07/26	05/07/26		9800001	26.65	0.00	26.65	0.00	(26.65)	0.00
05/07/26	05/07/26		98100000	45.99	0.00	45.99	0.00	(45.99)	0.00
			<b>Totals for City of Rockford</b>	<u>72.64</u>	<u>0.00</u>	<u>72.64</u>	<u>0.00</u>	<u>(72.64)</u>	<u>0.00</u>
<b>Culligan Wa</b>			<b>Culligan Water</b>						
05/07/26	05/07/26		393-09970781-1	74.10	0.00	74.10	0.00	(74.10)	0.00
			<b>Totals for Culligan Water</b>	<u>74.10</u>	<u>0.00</u>	<u>74.10</u>	<u>0.00</u>	<u>(74.10)</u>	<u>0.00</u>
<b>D&amp;L</b>			<b>D&amp;L Sanitation</b>						
05/19/26	05/19/26			160.00	0.00	160.00	0.00	(160.00)	0.00
			<b>Totals for D&amp;L Sanitation</b>	<u>160.00</u>	<u>0.00</u>	<u>160.00</u>	<u>0.00</u>	<u>(160.00)</u>	<u>0.00</u>
<b>DAVIDHARMS</b>			<b>David Harms</b>						
05/19/26	05/19/26			310.00	0.00	310.00	0.00	(310.00)	0.00
			<b>Totals for David Harms</b>	<u>310.00</u>	<u>0.00</u>	<u>310.00</u>	<u>0.00</u>	<u>(310.00)</u>	<u>0.00</u>
<b>EILEENHOLM</b>			<b>Eileen Holm</b>						
05/19/26	05/19/26			300.00	0.00	300.00	0.00	(300.00)	0.00
			<b>Totals for Eileen Holm</b>	<u>300.00</u>	<u>0.00</u>	<u>300.00</u>	<u>0.00</u>	<u>(300.00)</u>	<u>0.00</u>
<b>FINLEYLAW</b>			<b>Finley Law Firm, P.C.</b>						
05/07/26	05/07/26		526490	634.50	0.00	634.50	0.00	(634.50)	0.00
			<b>Totals for Finley Law Firm, P.C.</b>	<u>634.50</u>	<u>0.00</u>	<u>634.50</u>	<u>0.00</u>	<u>(634.50)</u>	<u>0.00</u>
<b>GARYGEIner</b>			<b>Gary Gelner</b>						
05/07/26	05/07/26			44.95	0.00	44.95	0.00	(44.95)	0.00
			<b>Totals for Gary Gelner</b>	<u>44.95</u>	<u>0.00</u>	<u>44.95</u>	<u>0.00</u>	<u>(44.95)</u>	<u>0.00</u>
<b>GARYSHEP</b>			<b>Gary Sheppard</b>						
05/19/26	05/19/26		200802	795.00	0.00	795.00	0.00	(795.00)	0.00
			<b>Totals for Gary Sheppard</b>	<u>795.00</u>	<u>0.00</u>	<u>795.00</u>	<u>0.00</u>	<u>(795.00)</u>	<u>0.00</u>
<b>GaryWright</b>			<b>Gary Wright</b>						
05/07/26	05/07/26			173.00	0.00	173.00	0.00	(173.00)	0.00
			<b>Totals for Gary Wright</b>	<u>173.00</u>	<u>0.00</u>	<u>173.00</u>	<u>0.00</u>	<u>(173.00)</u>	<u>0.00</u>
<b>HAMPTONHARD</b>			<b>Hampton Hardware</b>						
05/07/26	05/07/26		1841	94.14	0.00	94.14	0.00	(94.14)	0.00
			<b>Totals for Hampton Hardware</b>	<u>94.14</u>	<u>0.00</u>	<u>94.14</u>	<u>0.00</u>	<u>(94.14)</u>	<u>0.00</u>
<b>HAWKINS</b>			<b>Hawkins Ash CPAs</b>						
05/19/26	05/19/26		3259402	965.00	0.00	965.00	0.00	(965.00)	0.00
05/19/26	05/19/26		3259401	584.00	0.00	584.00	0.00	(584.00)	0.00
05/19/26	05/19/26		3259638	555.00	0.00	555.00	0.00	(555.00)	0.00
			<b>Totals for Hawkins Ash CPAs</b>	<u>2,104.00</u>	<u>0.00</u>	<u>2,104.00</u>	<u>0.00</u>	<u>(2,104.00)</u>	<u>0.00</u>
<b>HDSUPPLY</b>			<b>HDSUPPLY</b>						
05/07/26	05/07/26		9248057506	756.70	0.00	756.70	0.00	(756.70)	0.00
05/19/26	05/19/26		9249097842	147.90	0.00	147.90	0.00	(147.90)	0.00
			<b>Totals for HDSUPPLY</b>	<u>904.60</u>	<u>0.00</u>	<u>904.60</u>	<u>0.00</u>	<u>(904.60)</u>	<u>0.00</u>

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Date	Due Date	Discount Exp Date	Reference	Gross Amount	Discount Amount	Net Amount	Discount Taken	Paid Amount	Open Amount
<b>IOWANAHR0</b>									
<b>Iowa NAHRO C/O Tami McMichael</b>									
05/07/26	05/07/26			200.00	0.00	200.00	0.00	(200.00)	0.00
05/07/26	05/07/26			200.00	0.00	200.00	0.00	(200.00)	0.00
05/07/26	05/07/26			200.00	0.00	200.00	0.00	(200.00)	0.00
05/07/26	05/07/26			200.00	0.00	200.00	0.00	(200.00)	0.00
<b>Totals for Iowa NAHRO C/O Tami McMichael</b>				<u>800.00</u>	<u>0.00</u>	<u>800.00</u>	<u>0.00</u>	<u>(800.00)</u>	<u>0.00</u>
<b>JJ's Hardwa</b>									
<b>JJ's Hardware</b>									
05/19/26	05/19/26		NIRHA	14.00	0.00	14.00	0.00	(14.00)	0.00
<b>Totals for JJ's Hardware</b>				<u>14.00</u>	<u>0.00</u>	<u>14.00</u>	<u>0.00</u>	<u>(14.00)</u>	<u>0.00</u>
<b>JOESCOLLISI</b>									
<b>Joels Collision &amp; Performance</b>									
05/07/26	05/07/26		002512	79.34	0.00	79.34	0.00	(79.34)	0.00
<b>Totals for Joels Collision &amp; Performance</b>				<u>79.34</u>	<u>0.00</u>	<u>79.34</u>	<u>0.00</u>	<u>(79.34)</u>	<u>0.00</u>
<b>KARRIGANSEN</b>									
<b>Karri Gansen</b>									
05/07/26	05/07/26			274.78	0.00	274.78	0.00	(274.78)	0.00
<b>Totals for Karri Gansen</b>				<u>274.78</u>	<u>0.00</u>	<u>274.78</u>	<u>0.00</u>	<u>(274.78)</u>	<u>0.00</u>
<b>LANDFILLOFN</b>									
<b>Landfill of North Iowa</b>									
05/19/26	05/19/26		4138	53.20	0.00	53.20	0.00	(53.20)	0.00
<b>Totals for Landfill of North Iowa</b>				<u>53.20</u>	<u>0.00</u>	<u>53.20</u>	<u>0.00</u>	<u>(53.20)</u>	<u>0.00</u>
<b>LARSON'S</b>									
<b>LBL Hardware Inc</b>									
05/07/26	05/07/26		230897	26.48	0.00	26.48	0.00	(26.48)	0.00
<b>Totals for LBL Hardware Inc</b>				<u>26.48</u>	<u>0.00</u>	<u>26.48</u>	<u>0.00</u>	<u>(26.48)</u>	<u>0.00</u>
<b>Marilyn R.</b>									
<b>Marilyn R. Johanns</b>									
05/07/26	05/07/26			40.94	0.00	40.94	0.00	(40.94)	0.00
05/07/26	05/07/26			64.97	0.00	64.97	0.00	(64.97)	0.00
<b>Totals for Marilyn R. Johanns</b>				<u>105.91</u>	<u>0.00</u>	<u>105.91</u>	<u>0.00</u>	<u>(105.91)</u>	<u>0.00</u>
<b>MENARDS</b>									
<b>Menards - Mason City</b>									
05/07/26	05/07/26		30940398	7,871.48	0.00	7,871.48	0.00	(7,871.48)	0.00
<b>Totals for Menards - Mason City</b>				<u>7,871.48</u>	<u>0.00</u>	<u>7,871.48</u>	<u>0.00</u>	<u>(7,871.48)</u>	<u>0.00</u>
<b>MIDAMERICAN</b>									
<b>Mid American Energy Company</b>									
05/07/26	05/07/26			28.54	0.00	28.54	0.00	(28.54)	0.00
05/07/26	05/07/26			17.39	0.00	17.39	0.00	(17.39)	0.00
<b>Totals for Mid American Energy Company</b>				<u>45.93</u>	<u>0.00</u>	<u>45.93</u>	<u>0.00</u>	<u>(45.93)</u>	<u>0.00</u>
<b>National As</b>									
<b>NAHRO</b>									
05/19/26	05/19/26			723.24	0.00	723.24	0.00	(723.24)	0.00
<b>Totals for NAHRO</b>				<u>723.24</u>	<u>0.00</u>	<u>723.24</u>	<u>0.00</u>	<u>(723.24)</u>	<u>0.00</u>
<b>NORTHWOOD</b>									
<b>Northwood Sanitation, LLC</b>									
05/07/26	05/07/26		30154	110.00	0.00	110.00	0.00	(110.00)	0.00
05/07/26	05/07/26		30155	280.00	0.00	280.00	0.00	(280.00)	0.00
05/07/26	05/07/26		30153	110.00	0.00	110.00	0.00	(110.00)	0.00
05/07/26	05/07/26		30180	55.00	0.00	55.00	0.00	(55.00)	0.00
05/07/26	05/07/26			40.00	0.00	40.00	0.00	(40.00)	0.00
<b>Totals for Northwood Sanitation, LLC</b>				<u>595.00</u>	<u>0.00</u>	<u>595.00</u>	<u>0.00</u>	<u>(595.00)</u>	<u>0.00</u>
<b>NUEHRINGS</b>									
<b>Nuehring's Lawn &amp; Tree Service Inc.</b>									
05/19/26	05/19/26		166641	160.00	0.00	160.00	0.00	(160.00)	0.00
<b>Totals for Nuehring's Lawn &amp; Tree Service Inc.</b>				<u>160.00</u>	<u>0.00</u>	<u>160.00</u>	<u>0.00</u>	<u>(160.00)</u>	<u>0.00</u>
<b>OSAGEMUNICI</b>									
<b>Osage Municipal Utilities</b>									

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05/07/26	05/07/26		13529001	6.50	0.00	6.50	0.00	(6.50)	0.00
05/07/26	05/07/26		13529009	26.53	0.00	26.53	0.00	(26.53)	0.00
<b>Totals for Osage Municipal Utilities</b>				<u>33.03</u>	<u>0.00</u>	<u>33.03</u>	<u>0.00</u>	<u>(33.03)</u>	<u>0.00</u>
<b>Paymentus</b>		<b>Paymentus</b>							
05/07/26	05/07/26		15-177990	26.00	0.00	26.00	0.00	(26.00)	0.00
05/19/26	05/19/26		INV-15-179327	34.00	0.00	34.00	0.00	(34.00)	0.00
<b>Totals for Paymentus</b>				<u>60.00</u>	<u>0.00</u>	<u>60.00</u>	<u>0.00</u>	<u>(60.00)</u>	<u>0.00</u>
<b>Pha-web</b>		<b>PHA-Web</b>							
05/07/26	05/07/26		March 2026	250.00	0.00	250.00	0.00	(250.00)	0.00
<b>Totals for PHA-Web</b>				<u>250.00</u>	<u>0.00</u>	<u>250.00</u>	<u>0.00</u>	<u>(250.00)</u>	<u>0.00</u>
<b>PLUMBSUPPLY</b>		<b>Plumb Supply Company</b>							
05/07/26	05/07/26		1798	947.38	0.00	947.38	0.00	(947.38)	0.00
05/19/26	05/19/26		1798	947.38	0.00	947.38	0.00	(947.38)	0.00
<b>Totals for Plumb Supply Company</b>				<u>1,894.76</u>	<u>0.00</u>	<u>1,894.76</u>	<u>0.00</u>	<u>(1,894.76)</u>	<u>0.00</u>
<b>POLLARD</b>		<b>Pollard Pest Control &amp; Lawn Care Co.</b>							
05/07/26	05/07/26		2219415	1,232.00	0.00	1,232.00	0.00	(1,232.00)	0.00
<b>Totals for Pollard Pest Control &amp; Lawn Care Co.</b>				<u>1,232.00</u>	<u>0.00</u>	<u>1,232.00</u>	<u>0.00</u>	<u>(1,232.00)</u>	<u>0.00</u>
<b>Reliable</b>		<b>Reliable1</b>							
05/07/26	05/07/26		74143601	1,321.38	0.00	1,321.38	0.00	(1,321.38)	0.00
05/07/26	05/07/26		74131570	612.17	0.00	612.17	0.00	(612.17)	0.00
05/07/26	05/07/26			387.83	0.00	387.83	0.00	(387.83)	0.00
05/07/26	05/07/26			954.12	0.00	954.12	0.00	(954.12)	0.00
05/07/26	05/07/26			475.90	0.00	475.90	0.00	(475.90)	0.00
05/19/26	05/19/26		74463886	3,057.44	0.00	3,057.44	0.00	(3,057.44)	0.00
<b>Totals for Reliable1</b>				<u>6,808.84</u>	<u>0.00</u>	<u>6,808.84</u>	<u>0.00</u>	<u>(6,808.84)</u>	<u>0.00</u>
<b>RICK TONEY</b>		<b>RICK TONEY</b>							
05/19/26	05/19/26			20.00	0.00	20.00	0.00	(20.00)	0.00
<b>Totals for RICK TONEY</b>				<u>20.00</u>	<u>0.00</u>	<u>20.00</u>	<u>0.00</u>	<u>(20.00)</u>	<u>0.00</u>
<b>RIVERCITY</b>		<b>River City Communications, Inc</b>							
05/07/26	05/07/26		81	59.00	0.00	59.00	0.00	(59.00)	0.00
<b>Totals for River City Communications, Inc</b>				<u>59.00</u>	<u>0.00</u>	<u>59.00</u>	<u>0.00</u>	<u>(59.00)</u>	<u>0.00</u>
<b>SCHARPER</b>		<b>Scharper Services LLC</b>							
05/07/26	05/07/26		26-0226	215.62	0.00	215.62	0.00	(215.62)	0.00
<b>Totals for Scharper Services LLC</b>				<u>215.62</u>	<u>0.00</u>	<u>215.62</u>	<u>0.00</u>	<u>(215.62)</u>	<u>0.00</u>
<b>ServPro of</b>		<b>SERVPRO of Mason City</b>							
05/07/26	05/07/26		468449	2,320.81	0.00	2,320.81	0.00	(2,320.81)	0.00
<b>Totals for SERVPRO of Mason City</b>				<u>2,320.81</u>	<u>0.00</u>	<u>2,320.81</u>	<u>0.00</u>	<u>(2,320.81)</u>	<u>0.00</u>
<b>SkyBlue by</b>		<b>Skyblue Solutions</b>							
05/07/26	05/07/26			236.33	0.00	236.33	0.00	(236.33)	0.00
<b>Totals for Skyblue Solutions</b>				<u>236.33</u>	<u>0.00</u>	<u>236.33</u>	<u>0.00</u>	<u>(236.33)</u>	<u>0.00</u>
<b>SPAHN</b>		<b>Spahn &amp; Rose Lumber Co</b>							
05/19/26	05/19/26		12N21	6,591.59	0.00	6,591.59	0.00	(6,591.59)	0.00
<b>Totals for Spahn &amp; Rose Lumber Co</b>				<u>6,591.59</u>	<u>0.00</u>	<u>6,591.59</u>	<u>0.00</u>	<u>(6,591.59)</u>	<u>0.00</u>
<b>STATEOFIOWA</b>		<b>State of Iowa Department of Inspections &amp; Appeals</b>							
05/07/26	05/07/26			502.41	0.00	502.41	0.00	(502.41)	0.00

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<b>Totals for State of Iowa Department of Inspections &amp; Appeals</b>				<u>502.41</u>	<u>0.00</u>	<u>502.41</u>	<u>0.00</u>	<u>(502.41)</u>	<u>0.00</u>
<b>STEVEN Gile</b>			<b>Steven Giles</b>						
05/07/26	05/07/26			60.00	0.00	60.00	0.00	(60.00)	0.00
<b>Totals for Steven Giles</b>				<u>60.00</u>	<u>0.00</u>	<u>60.00</u>	<u>0.00</u>	<u>(60.00)</u>	<u>0.00</u>
<b>SUMmit Fire</b>			<b>Summit Fire Protection</b>						
05/07/26	05/07/26		4058760	71.75	0.00	71.75	0.00	(71.75)	0.00
05/19/26	05/19/26		4096344	356.20	0.00	356.20	0.00	(356.20)	0.00
<b>Totals for Summit Fire Protection</b>				<u>427.95</u>	<u>0.00</u>	<u>427.95</u>	<u>0.00</u>	<u>(427.95)</u>	<u>0.00</u>
<b>TCM Bank NA</b>			<b>TCM Bank NA</b>						
05/19/26	05/19/26			9,476.96	0.00	9,476.96	0.00	(9,476.96)	0.00
05/19/26	05/19/26			977.26	0.00	977.26	0.00	(977.26)	0.00
05/19/26	05/19/26			682.54	0.00	682.54	0.00	(682.54)	0.00
<b>Totals for TCM Bank NA</b>				<u>11,136.76</u>	<u>0.00</u>	<u>11,136.76</u>	<u>0.00</u>	<u>(11,136.76)</u>	<u>0.00</u>
<b>TQ TECH</b>			<b>TQ Technologies</b>						
05/07/26	05/07/26		TQTINV23634	122.00	0.00	122.00	0.00	(122.00)	0.00
05/07/26	05/07/26			225.70	0.00	225.70	0.00	(225.70)	0.00
<b>Totals for TQ Technologies</b>				<u>347.70</u>	<u>0.00</u>	<u>347.70</u>	<u>0.00</u>	<u>(347.70)</u>	<u>0.00</u>
<b>Zilges Appl</b>			<b>Zilges Appliance Center</b>						
05/07/26	05/07/26			39.95	0.00	39.95	0.00	(39.95)	0.00
<b>Totals for Zilges Appliance Center</b>				<u>39.95</u>	<u>0.00</u>	<u>39.95</u>	<u>0.00</u>	<u>(39.95)</u>	<u>0.00</u>
<b>Company Totals</b>				<u>57,865.46</u>	<u>0.00</u>	<u>57,865.46</u>	<u>0.00</u>	<u>(57,865.46)</u>	<u>0.00</u>

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**DATE:** June 23, 2026

**RE:** Repositioning Update

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**REQUESTED ACTION:** Discuss and update the board on repositioning status.

**COMMENTS:** This item was added to keep the board updated on developments regarding repositioning.

The following document is an update from Knight Development.

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**DATE:** June 23, 2026

**RE:** HCV Utility Allowance Schedule

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**REQUESTED ACTION:** Consider approval of Resolution No. 2026-01 updating utility allowances for the Section 8 Housing Choice Voucher program effective August 1, 2026.

**COMMENTS:** The utility allowance requirements for the Section 8 Housing Choice Voucher (HCV) program are essentially the same as the Public Housing program. The same rate and consumption data used for the Public Housing utility allowances was also applied to the Housing Choice Voucher program. Unlike the Public Housing program, NIRHA is not required to provide a 30-day comment period to Voucher program participants.

NIRHA engaged Zeffert & Associates to provide utility allowance services. Zeffert has optimized our utility allowances by implementing a unified utility schedule for our region, enhancing both efficiency and accuracy. Previously, we maintained separate utility allowances for each county, which proved challenging to communicate to program participants and increased the risk of administrative errors.

Data is compiled for the Voucher program using utility rates and consumption data for the counties within NIRHA jurisdiction.

The board is being asked to approve Housing Choice Voucher utility allowance changes for the entire NIRHA jurisdiction.

Due to the large volume of computations and paper, we have elected not to print copies for the board members unless requested. Copies of the schedules and supporting documentation will be sent by email to the commissioners.

These new allowances will also be posted on our agency website.

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**DATE:** June 23, 2026

**RE:** LIPH Utility Allowance Schedule

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**REQUESTED ACTION:** Consider approval of Resolution No. 2026-02 updating utility allowances for the Low Income Public Housing (LIPH) program effective August 1, 2026.

**COMMENTS:** Residents who are required to pay for utilities receive a monthly utility allowance that reflects a reasonable amount for utilities based on specific unit size and unit type occupied by the resident. This amount is then deducted from the total tenant payment (TTP = 30% of monthly adjusted income) to determine the amount of rent actually paid to NIRHA.

The amount of the utility allowance is equal to the estimate of the monthly cost of the reasonable consumption of utilities and other services for the unit.

Utility allowance amounts will vary by the rates in effect (water, sewer, trash, gas, electric), size and consumption (one, two, three or four bedrooms) and type of unit (duplex, row, town home), climatic location, type of construction, energy efficiency of the dwelling unit, and other factors related to the physical condition of the unit.

As required by program regulations, housing agencies are required to review utility allowances annually to determine fairness and reasonableness for program participants. NIRHA contracted with Zeffert & Associates for this service.

Following are the proposed Public Housing utility allowances to be effective August 1, 2026 and will be posted on the agency website.

<b>Proposed Effective August 1, 2026</b>	<b>1BR</b>	<b>2BR</b>	<b>3BR</b>	<b>4BR</b>
Algona - Maplewood Apts.		230	284	338
Britt - Courtyard Square		235	291	
Clear Lake - Fieldstone Circle		230	284	
Forest City - Southview Plaza & Apts.		235	291	
Manly - Friendship Village	99	120		
Northwood - Schoolside Apts.			291	
Osage - Park Plaza Apts.		230		
Rockford - East Court Apts.	187	230	284	
Sheffield - Oakwood East Apts.		230		

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**DATE:** June 23, 2026

**RE:** Public Hearing – Approval of Annual and 5-Year PHA Plan – Resolution 2026-04

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**REQUESTED ACTION:** Consider approval of Resolution 2026-04 accepting the presented Agency Plan.

**COMMENTS:** The Annual and 5-Year PHA Plan is a guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. The plan was announced for a public hearing at this meeting. As of the writing of the agenda, no public comments had been received.

Copies of the required certifications will be available at the meeting for your review.

**North Iowa Regional Housing Authority**

**RESOLUTION NO. 2026-03**

**RESOLUTION APPROVING THE FIVE-YEAR AGENCY PLAN AND AUTHORIZING THE SUBMITTAL OF THE PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, the North Iowa Regional Housing Authority (Authority) provides affordable housing for low income families funded primarily through agreements with the Department of Housing and Urban Development (HUD); and

WHEREAS, HUD requirements mandate all political subdivisions to prepare and submit a Five-Year Agency Plan identifying policies, programs, operations, and strategies for meeting local housing needs and goals; and

WHEREAS, HUD requires all programs be carried out in conformity with the title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disability Act of 1990, and

WHEREAS, the Agency Plan must be reviewed and approved by the Authority's Board of Commissioners;

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the North Iowa Regional Housing Authority:

THAT, on this 23rd, day of June, 2026, the Board of Commissioners of the North Iowa Regional Housing Authority hereby approves the Annual Agency Plan for Fiscal Year beginning October 1, 2026;

THAT, the Chairperson of the Board is authorized to sign the Five-Year Agency Plan on behalf of the Board of Commissioners; and

THAT, the Executive Director is authorized to sign and submit said Agency Plan for HUD approval and implementation.

\_\_\_\_\_  
Bruce Helgeson, Chairperson

\_\_\_\_\_  
Date

\_\_\_\_\_  
Rick Toney, Executive Director

\_\_\_\_\_  
Date

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**DATE:** June 23, 2026

**RE:** Audit for FYE September 20, 2025  
– Board Resolution 2026-04

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**REQUESTED ACTION:** Consider acceptance of the audit for FYE September 30, 2025 by approving Board Resolution 2026-04.

**COMMENTS:** John Olson from the accounting firm of Kronlage and Olson, P.C. will review the results of the audit for fiscal year ending September 30, 2025. A printed copy of the audit will be provided at the meeting.

**RESOLUTION NO. 2026-05**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE **NORTH IOWA REGIONAL HOUSING AUTHORITY** AUTHORIZING THE EXECUTIVE DIRECTOR TO PURSUE CONVERSION OF PUBLIC HOUSING UNITS THROUGH HUD'S RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM AND TO SUBMIT AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) SPECIAL APPLICATIONS CENTER (SAC) FOR DISPOSITION OF PUBLIC HOUSING PROPERTY

WHEREAS, the North Iowa Regional Housing Authority (the "Authority") owns and operates public housing developments for the benefit of low-income residents within its jurisdiction; and

WHEREAS, the Board of Commissioners recognizes the need to preserve and improve affordable housing assets and to ensure the long-term financial and physical sustainability of the Authority's housing portfolio; and

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") has established the Rental Assistance Demonstration ("RAD") Program, which allows public housing agencies to convert public housing assistance to long-term Section 8 assistance contracts in order to leverage funding for capital improvements and preserve affordable housing; and

WHEREAS, the Authority desires to evaluate and pursue the conversion of one or more public housing developments through the RAD Program as may be determined to be in the best interests of the Authority and its residents; and

WHEREAS, the Authority has identified certain public housing property that may qualify for disposition; and

WHEREAS, the Board finds that pursuing a disposition application may further the Authority's mission by allowing the redevelopment, replacement, preservation, or repositioning of housing resources in a manner that better serves current and future residents; and

WHEREAS, HUD requires authorization from the Board of Commissioners prior to the submission of applications under the RAD Program and disposition requests through HUD's Special Applications Center ("SAC"); and

WHEREAS, The Board of commissioners recognizes that the sale of certain public housing properties may be necessary to further the Authority's goal of preserving affordable housing, repositioning assets, improving operational efficiency, and generating resources to support replacement housing, redevelopment activities, and other affordable housing initiatives;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE NORTH IOWA REGIONAL HOUSING AUTHORITY THAT:

**RAD Authorization.** The Board hereby authorizes the Executive Director, or his/her designee, to pursue and submit all applications, certifications, plans, amendments, and related documentation necessary to participate in HUD's Rental Assistance Demonstration (RAD) Program for one or more public housing developments owned and operated by the Authority.

**SAC Disposition Authorization.** The Board hereby authorizes the Executive Director, or his/her designee, to prepare and submit an application to HUD's Special Applications Center (SAC) requesting disposition approval for any public housing property determined to meet the requirements of that regulation.

**Execution of Documents.** The Executive Director is authorized to execute all documents, certifications, agreements, notices, resident consultation materials, financing documents, and other instruments necessary or appropriate to carry out the intent of this Resolution and to comply with HUD requirements.

Further Action. The Executive Director is authorized to take all actions necessary to implement the purposes of this Resolution, including but not limited to the submission of the RAD applications, SAC Disposition applications, negotiation of development agreements, purchase and sale agreements, financing documents, redevelopment plans, and all other documents required to facilitate the conversion, disposition, sale, redevelopment, or replacement of Authority-owned properties.

Resident and HUD Compliance. The Authority shall conduct all resident consultations, relocation planning, right-to-return protections, environmental reviews, and other activities required by HUD regulations, notices, and guidance applicable to RAD conversions and SAC disposition actions.

Further Actions. The Board authorizes the Executive Director and Authority staff to take any additional actions necessary to implement the purposes of this Resolution, subject to applicable federal, state, and local laws and regulations.

Ratification. Any actions previously taken by the Executive Director, staff, consultants, or legal counsel in furtherance of evaluating or preparing for a RAD conversion or SAC disposition application are hereby ratified and approved.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its adoption.

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**CERTIFICATION**

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the Board of Commissioners of the North Iowa Regional Housing Authority at a meeting held on the June 23, 2026, at which a quorum was present and acting throughout.

ADOPTED THIS 23 DAY OF JUNE, 2026.

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**NORTH IOWA REGIONAL HOUSING AUTHORITY**

By: \_\_\_\_\_  
Chairperson, Board of Commissioners

Attest:

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Secretary, Board of Commissioners  
(SEAL)