



CITY OF IOWA CITY COUNCIL ACTION REPORT

April 7, 2026

Resolution amending the Iowa City Housing Authority Housing Choice Voucher Program Administrative Plan to allow for conversion of Emergency Housing Vouchers.

Prepared By: Rachel Carter, Housing Authority Executive Director
Reviewed By: Tracy Hightshoe, Director, Neighborhood and Development Services
Susan Dulek, First Ass't. City Attorney
Fiscal Impact: No fiscal impact anticipated.
Staff Recommendation: Approval
Commission Recommendations: The Housing and Community Development Commission recommended approval at their March 23, 2026, meeting.
Attachments: [EHV Conversion Addition to HCVP Admin Plan](#)
[HCDC 3.23.26 draft minutes](#)
[Resolution](#)

Executive Summary:

The Iowa City Housing Authority (ICHA) proposes adding language to its Housing Choice Voucher Program (HCVP) Administrative Plan to establish a process for transitioning households currently assisted through the Emergency Housing Voucher (EHV) program to the regular Housing Choice Voucher program. The EHV program was created through the American Rescue Plan Act of 2021 as a temporary initiative. HUD has advised available funding is likely sufficient to support currently assisted families only through approximately calendar year 2026. This policy allows currently assisted EHV households to be placed on the HCV waiting list without reopening the waiting list to the public. This is intended to ensure continuity of housing assistance for households served through the EHV program and to reduce the likelihood that these households experience a return to homelessness as EHV funding is exhausted.

Background / Analysis:

The EHV program was created through the American Rescue Plan Act of 2021, which appropriated \$5 billion to fund approximately 70,000 emergency housing vouchers nationwide to assist households experiencing or at risk of homelessness during the COVID-19 pandemic. HUD issued PIH Notice 2021-15 outlining program requirements and allocating EHV's to eligible public housing authorities, including ICHA.

ICHA has administered these vouchers in partnership with Shelter House. Through this partnership, the program has served 86 households experiencing homelessness in the Iowa City area. As families have exited the program or moved to other jurisdictions over time, 53

households currently remain assisted through EHV. ICHA's goal is to ensure these households maintain housing stability and do not experience a return to homelessness as the federal EHV program sunsets.

The program was designed as a temporary initiative. Federal law prohibits PHAs from reissuing EHV assistance after September 30, 2023, meaning the program gradually sunsets as participating families exit assistance. More recently, HUD issued PIH Notice 2025-07, directing PHAs to stop issuing EHV's beginning April 9, 2025. While statutory authority allows EHV funding to remain available through 2030, HUD has advised PHAs that due to rising rental costs and higher per-unit subsidy levels, available funding is likely sufficient to support currently assisted families only through approximately calendar year 2026.

In response to the approaching end of the program, HUD issued PIH Notice 2025-19, which encourages PHAs to develop policies allowing eligible EHV households to transition to the regular HCV program when possible in order to maintain housing stability.

To implement this guidance, ICHA recommends adding Section 5.2.3: Emergency Housing Voucher Conversion Preference (attached) to its Administrative Plan. This policy allows currently assisted EHV households to be placed on the HCV waiting list without reopening the waiting list to the public. HUD has granted ICHA a waiver of the 24 CFR 982.204(f) single waiting list requirement to facilitate this transition. Under the proposed policy:

- EHV families in good standing who request to transition to the regular HCV program will receive a waiting list preference.
- Families will be placed at the top of the waiting list in order of their EHV admission date or when they request conversion.
- Families will not be required to submit a new pre-application; the PHA will utilize documentation already contained in the EHV participant file.
- Households must still meet regular HCV income eligibility requirements and verification requirements for Social Security numbers and citizenship status.

This amendment is intended to ensure continuity of housing assistance for households served through the EHV program and to reduce the likelihood that these households experience a return to homelessness as EHV funding is exhausted.