

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 09/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.								
A.1	PHA Name: Fort Dodge Municipal Housing Agency PHA Code: IA107 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 Plan Submission Type ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. How the public can access this PHA Plan: 1) By coming to the FDHA Administrative office, 700 South 17th Street, Fort Dodge, IA 50501 2) By calling (515) 573-7751 for a copies to be mailed or e-mailed. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) <table><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th></tr></table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
		PH	HCV						
B.	Plan Elements. Required for all PHAs completing this form.								
B.1	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 for the next five years. The Fort Dodge Housing Agency is dedicated to providing and ensuring quality affordable housing. We are committed to being an innovative leader by establishing public and private partnerships to benefit the entire community and improve the quality of life for those we serve.								
B.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years. See Attachment "B.2".								
B.3	Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See Attachment "B".								
B.4	Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.								

	The FDHA will continue to serve the needs of victims of domestic violence, dating violence, sexual assault, or stalking through the implementation of our VAWA policy as described in Chapters 12 and 16 of the Section 8 Administrative Plan and Chapter 16 of the Public Housing Admissions and Continued Occupancy Policy. These policies indicate that the FDHA follows all legal requirements of VAWA; ensure the physical safety of victims or actual or threatened domestic violence, dating violence, sexual assault or stalking who are assisted by the FDHA; and provide needed emergency transfers to such victims. In addition, FDHA will continue their partnership with the Domestic Sexual Assault Outreach Center (DSAOC) to assist victims with housing. The FDHA also gives preference to victims of domestic violence, dating violence, sexual assault, or stalking to applicants in its Transitional Housing program. FDHA's Admissions and Continued Occupancy Policy, Lease, and Administrative Plan comply with VAWA requirements. Public Housing new admissions and Section 8 Voucher holders receive the VAWA information at move-in/lease-up.
C.	Other Document and/or Certification Requirements.
C.1	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. The FDHA defines substantial deviations/modifications or significant amendments to include any discretionary changes in the plan or policies of the Housing Agency that fundamentally change the mission, goals, objectives, or plans of the Agency and which have a profound effect on the applicants or tenants and require formal approval of the Board of Commissioners. Substantial deviations/modifications or significant amendments would include the following: • Changes to rent or admission policies or organization of the waiting list; and • Change regarding demolition or disposition, designation, homeownership programs or conversion activities
C.2	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y ☒ N ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. See Attachment "A".
C.3	Certification by State or Local Officials. Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y ☐ N ☒ (b) If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.) Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: IA107-Fort Dodge Municipal Housing Agency form HUD-50075-5Y (Form ID - 2693) printed by Wendy Stephan in HUD Secure Systems/Public Housing Portal at 08/11/2026 05:07PM EST

ATTACHMENT “B.2”

Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

Expand Assisted Housing Opportunities

- Actively review FMR’s and two-year tool to provide highest Payment Standard allowable to allow voucher holders greater flexibility in the use of their vouchers and reduce rent burden.
- Leverage affordable housing resources in the community through public/private partnerships for the creation of mixed use and mixed income housing.

Improve Quality of Assisted Housing

- Utilize Capital Fund grant to upgrade the 135 Public Housing units in accordance with a physical needs assessment and/or modernization.
- Set an example in the community for quality, affordable/assisted housing.

Attract, Retain and Develop Qualified Staff

- Offer opportunities and benefits that successfully compete with the private and public sector.
- Foster a workplace environment where employees feel supported and encouraged to pursue on-going professional development.
- Provide access to training programs for all employees.

Increase Public Awareness of Agency and Affordable Housing

- Promote housing programs through local landlord meetings.
- Host an Iowa Landlord Tenant Law training.
- Promote initiatives through comprehensive communication.
- Pursue opportunities for collaboration and partnership with local organizations.

Excellence in the Administration of Programs

- Increase occupancy/utilization rate for the Housing Choice Voucher program.
- Earn a High Performer designation through the Public Housing Assessment System (PHAS) and the Section 8 Management Assessment Program (SEMAP).
- Effectively implement programmatic changes required by the Housing Opportunities Through Modernization Act (HOTMA).
- Provide education and outreach to landlords and property managers as we implement National Standards for the Physical Inspection of Real Estate (NSPIRE).

Promote Self-Sufficiency and Asset Development of Families and Individuals

- Increase enrollments in the Family Self-Sufficiency and Homeownership programs.
 - Partner with a local realtor to provide a first-time homebuyer class.
 - Establish and maintain relationships with community partners for educational, childcare, health care, homeownership, financial literacy/management, budgeting, and other services for opportunities to promote self-sufficiency.
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ATTACHMENT “B”

Progress Report.

OVERALL AGENCY GOALS

PHA Goal: Expand the supply of assisted housing and increase assisted housing choices.

- FDHA purchased a 50-unit, 1-bedroom apartment complex for persons 50 and older or disabled that accepts housing assistance.
- Staff attends Fort Dodge Area Landlords Association meetings to promote the Section 8 Housing Choice Voucher program to new landlords.
- Support developers and syndicators on sustainable initiatives for rental units. Fort Dodge was named an Iowa Thriving Community and will be awarded tax credits in the 2025 funding.
- FDHA worked with the Greater Growth Alliance’s Housing Subcommittee in the creation of a housing study by the Next Move Group.

PHA Goal: Improve the quality of assisted housing.

- FDHA continues to use its Capital Fund to update/modernize its Public Housing units.
- FDHA continues to update/modernize its low-income housing tax credit program units.
- FHDA properties set a standard in the community for having quality affordable housing.

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

- Expanded the Family Self-Sufficiency program to include Public Housing to work with more families at enhancing economic prosperity.

PHA Goal: Work with other agencies to ensure the most in need are being reached.

- Staff attends monthly meetings with service providers in a six-county area promoting programs and services to reach those persons in need.

PUBLIC HOUSING

PHA Goal: Increase/maintain High Performer PHAS score.

- FYE 6/30/20 & 6/30/21 – COVID Waivers
- FYE 6/30/22 -PHAS Score of 90 – High Performer
- FYE 6/30/23 & 6/30/24 – Small PHA Deregulation – No PHAS score given

PHA Goal: Continue to update and upgrade Public Housing units.

- In the past five years, the following improvements have been completed in Public Housing: siding, windows, flooring, fence replacement, storm doors, appliances (stove/refrigerator), elevator modernization, central A/C units, tuckpointing, concrete repairs, CO2/smoke detectors, and plumbing improvements.

PHA Goal: Shorten length of time units are vacant.

- See chart below for average number of days from empty to lease-up:

	Deercreek	Scattered Sites
2020	26	22
2021	35	41
2022	27	33
2023	40	43
2024	68	47

- As you can see from reviewing this chart, we were unable to reduce the length of time units are vacant. Delays also occurred due to the difficulty in renting efficiency apartments, the condition of the units at move out, and tenants having to give a 30-day notice to current landlord before moving in.

HOUSING CHOICE VOUCHER

PHA Goal: Continue to manage the Agency's HCV program in an efficient and effective manner thereby qualifying as a High Performer under SEMAP.

- High Performer status was maintained for all five years.

PHA Goal: Increase to a voucher utilization rate of at least 98%.

- For the past five years, the FDHA has averaged a utilization rate of 87.41%. Participants have expressed difficulty in leasing up due to the lack of affordable housing units. The average HAP paid per unit continues to increase each year by \$20-\$30. At the current average of \$366.50 per unit per month. HUD does not fully fund the 1,072 vouchers. FDHA maintains the payment standard at 100%. We are closely watching our numbers so that we stay out of shortfall.

PHA Goal: Use technology to be an efficient and effective Housing Choice Voucher program that maximizes available resources to provide quality, affordable housing assistance.

- FDHA has a website where applicants apply for assistance. Applicants can transmit documents electronically. The entire application process can be completed via the Internet. Applications can also be updated online if an applicant's information changes.

FAMILY SELF-SUFFICIENCY

PHA Goal: Maintain appropriate FSS enrollment and escrow accounts to maintain High Performer designation in SEMAP.

- FSS enrollment was maintained for all five years to maintain Higher Performer designation in SEMAP.

PHA Goal: Network with other agencies to provide workshops to encourage self-sufficiency.

- Due to the COVID pandemic, no workshops were scheduled.

PHA Goal: Increase participation in workshops.

- Due to the COVID pandemic, no workshops were scheduled.

MAINTENANCE

PHA Goal: Improve the current Preventive Maintenance Plan.

- All maintenance staff are training in the basic Preventive Maintenance Plan.
- The Preventive Maintenance Plan evolves and adjusts to new HUD standards, the City inspection protocol, and new technology.

PHA Goal: Strive for 24-hour turnaround time on all tenant generated work orders.

- Work Orders are electronically generated and sent to the maintenance technician's phone.
- Maintenance vehicles are stocked with commonly used materials for repairs.
- There is a maintenance technician dedicated to completing work orders.

PHA Goal: Strive to increase annual HUD inspection at 100% on the Physical Assessment Section of the PHAS scoring.

- All maintenance staff have attended training to prepare for HUD inspections.
- Due to COVID and deregulation, FDHA only received a PHAS score for 2022.
- Maintenance completes pre-inspections of all units prior to the HUD inspection.

PHA Goal: Strive to increase quality and timeliness of Capital Fund projects.

- FDHA works with contractors to keep projects on track to complete them on time.
- FDHA insists on the best quality materials and workmanship in all capital projects.

ATTACHMENT “A”

RESIDENT ADVISORY BOARD COMMENTS

FEBRUARY 19, 2025

- **Could Deercreek Apartments get a dog park where residents let their dogs run free?**
RESPONSE: Agency needs to check with insurance to see if this is allowable, survey pet owners to see if there is a need and determine cost to fence in an area.
- **Two residents at Deercreek would like to have a standard stove/oven.** RESPONSE:
Residents would be allowed to purchase their own stove and install.
- **Residents would like a metal guard rail installed front the front of Deercreek to the circle driveway to ease in walking during inclement weather.** RESPONSE: Agency will determine cost to purchase and install.

No other questions or comments were noted.

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 09/30/2027
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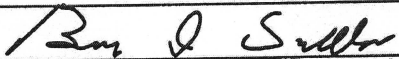
**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Brian Sullivan, the Chief Programs Officer certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the IA107 - Fort Dodge Municipal Housing Agency is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the State of Iowa pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The PHA Plan is consistent with the State of Iowa Consolidated Plan by further enhancing the need to meet the underserved population, maintain affordable housing, and removing barriers to affordable housing.

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

Name of Authorized Official:	Brian Sullivan Title: Chief Programs Officer
Signature: 	Date: 03/20/2025

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

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