

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: 03/31/2024

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: <u>Muscatine Municipal Housing Agency</u>		PHA Code: <u>IA049</u>																																		
	PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2025</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2025-2029</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission																																				
	<p>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 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.</p>																																				
	<p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <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> </thead> <tbody> <tr> <td>Lead PHA: N/A</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA: N/A																							
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B.	Plan Elements. Required for <u>all</u> PHAs completing this form.
B.1	<p>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.</p> <p>The MMHA mission is to promote personal, economic and social upward mobility for extremely low and very low-income families through the provision of affordable, safe, decent, and sanitary housing and appropriate services.</p>
B.2	<p>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.</p> <p><u>2025-2029 Goals</u></p> <p><u>Public Housing</u></p> <ol style="list-style-type: none"> 1. Maintain 97% annual occupancy rate for public housing. 2. Consistently collect a minimum of 98% of all rents due in public housing. 3. Continue to support the Resident Advisory Board and tenant group, using their input and feedback to evaluate and improve processes and services. 4. Maintain an average Public Housing work order turnaround time of not more than 48 hours. 5. Modernize common areas and implement efficiency measures as the budget allows. 6. Evaluate opportunities to improve the quality of life for tenants and collaborate with external agencies to initiate programming. <p><u>Housing Choice Voucher</u></p> <ol style="list-style-type: none"> 1. Monitor inspection results to identify any resulting decline in Section 8-unit quality or safety. Identify opportunities to modify the processes to ensure unit quality and safety. 2. Identify and implement methods to improve landlord participation. 3. Evaluate opportunities to improve the quality of life for clients and continue to collaborate with external agencies to initiate programming. 4. Assist households that are motivated to become self-sufficient and/or homeowners. 5. Achieve High Performer status on SEMAP.

B.3	<p>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. <u>2020-2024 Progress Report</u></p> <p>Goal: Improve the quality of assisted housing while managing resources efficiently.</p> <ul style="list-style-type: none"> ➤ Maintained 94% annual occupancy rate for Public Housing throughout the course of this plan. Units were taken off line for foundation repair and units needed modernization after extensive wear and tear from tenants who live in their units. ➤ Achieved 100% utilization of awarded Section 8 program HAP annually in the last year of the 2020 Plan. ➤ The average Public Housing work order turnaround time was 1.1 days, less than the target of not more than 48 hours. ➤ Online application process was implemented for both Public Housing and Housing Choice Voucher programs. <p>Goal: Use Assisted Housing as a platform for improving self-sufficiency and quality of life.</p> <ul style="list-style-type: none"> ➤ The last 5 years we have expanded our outreach services to include collaborations that provide job training, food assistance and financial/payee services. Partners include Muscatine Community College, United Way, Align Impact Muscatine, Family Resources, Muscatine Center for Social Action, Muscatine County Community Services, Community Action, Muscatine Community School District, and the Community Foundation, to improve family outcomes. These programs and services have been offered to households at no charge. ➤ Under the 2020-2024 plan we were able to assist one voucher client become a first-time homebuyer and this continues to be a focus for MMHA. ➤ Since opening the FSS program to public housing residents, overall participation has not increased as we had hoped. We are now focusing on how to engage more public housing tenants and actively recruiting with emails and newsletters. New tenants are being given the opportunity to learn about the program prior to their move in. ➤ Discussions are ongoing as to how to get more public housing clients involved in the FSS program and increase overall enrollment. <p>Goal: Adapt programs to Muscatine County's changing housing environment, and to drive employment, education, and social service opportunities for tenants.</p> <ul style="list-style-type: none"> ➤ Staff has participated in a wide range of discussions regarding housing needs in the community with a variety of stakeholders. Staff recently attended the first Muscatine Community Summit, which focused on housing in our community and the goals of building additional housing units, including affordable housing. ➤ Muscatine's Landlord Association is no longer active. Before the HUD cancellation, MMHA was scheduled to host a viewing of the HUD NSPIRE webinar broadcast at our library with all landlords invited. ➤ Staff is brainstorming how to get pertinent information to landlords in an efficient manner. ➤ Two tax credit properties opened targeting near elderly households. A multi-family property opened during this time as well. In total, MMHA has 47 project-based vouchers in these projects. ➤ Voucher housing inspections are completed by the City's inspector to insure consistency in standards between market and assisted housing, and partially eliminating a barrier to participation in the HCV Program. ➤ MMHA has also partnered with Muscatine Center for Social Action using project-based vouchers to create permanent supportive housing for families experiencing homelessness. Ten (10) vouchers, plus 5 stability vouchers that were authorized in 2023, are allocated to rehousing families and individuals experiencing homelessness referred by MCSA, who provides on-going supportive services until the household is stabilized.
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B.4	<p>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. MMHA's goal, in accordance with the requirements of VAWA, is to serve the needs of applicants, participants and tenants for VAWA protections as victims of domestic violence, dating violence, sexual assault or stalking. The objective is to provide the VAWA materials to all applicants, tenants and participants and be sure to explain the protections. MMHA can give additional resources to the victims, including referring to law enforcement and social service agencies who have more expertise in domestic violence, dating violence and stalking. MMHA has an emergency transfer plan. MMHA will also ensure that victims are not denied assistance, evicted or terminated from housing for being victims of VAWA.</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. Programming is focused on improving family self-sufficiency and overall family outcomes. The effective HOTMA regulations that are being used to determine income and assets. NSPIRE standards will also be used in accordance with the federal regulation.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(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.</p>
C.3	<p>Certification by State or Local Officials.</p> <p><i>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>

D.1	<p>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.)</p> <p>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.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">Fair Housing Goal: Promote access to fair housing</td> </tr> <tr> <td style="padding: 5px;"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Ensure that the public knows where to apply for housing assistance. We will have links on social media, websites as well as giving information to community service agencies.</p> </td> </tr> <tr> <td style="padding: 5px;">Fair Housing Goal: Create inclusive communities</td> </tr> <tr> <td style="padding: 5px;"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Housing staff will present at least monthly to any of the service agencies that we collaborate with. Housing staff will look for other opportunities to present the housing assistance opportunities. (job fairs, health fairs, etc)</p> </td> </tr> <tr> <td style="padding: 5px;">Fair Housing Goal: Lower barriers to expand housing opportunities through inclusive strategies</td> </tr> <tr> <td style="padding: 5px;"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Provide rental registry landlords with information on how to become an HCV landlord to expand program participation in coordination with the Community Development Department.</p> </td> </tr> </table>	Fair Housing Goal: Promote access to fair housing	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Ensure that the public knows where to apply for housing assistance. We will have links on social media, websites as well as giving information to community service agencies.</p>	Fair Housing Goal: Create inclusive communities	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Housing staff will present at least monthly to any of the service agencies that we collaborate with. Housing staff will look for other opportunities to present the housing assistance opportunities. (job fairs, health fairs, etc)</p>	Fair Housing Goal: Lower barriers to expand housing opportunities through inclusive strategies	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>Provide rental registry landlords with information on how to become an HCV landlord to expand program participation in coordination with the Community Development Department.</p>
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Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

- A. **PHA Information.** All PHAs must complete this section. (24 CFR § 903.4)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning (MM/YYYY)**, **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

- 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. ([24 CFR § 903.6\(a\)\(1\)](#))
- 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. ([24 CFR § 903.6\(b\)\(1\)](#))
- 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. ([24 CFR § 903.6\(b\)\(2\)](#))
- 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. ([24 CFR § 903.6\(a\)\(3\)](#)).

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. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR § 903.17\(b\)](#), [24 CFR § 903.19](#))

C.3 Certification by State or Local Officials.

Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. 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.)

- D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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.