

**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 2/29/2016

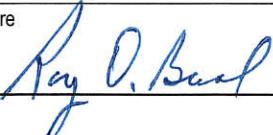
**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Roy D. Buol, the Mayor of the City of Dubuque, Iowa certify that the 5-Year PHA Plan and/or Annual PHA Plan of the City of Dubuque Housing & Community Development Department is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of Impediments (AI) to Fair Housing Choice of the City of Dubuque pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

Action items from the Analysis of Impediments to Fair Housing became goals for the PHA in the 5-year plan. Additionally, the Consolidated Plan for the City of Dubuque Chapter 10 provides Recommended actions for creating affordable housing that were used as goals in the PHA 5-year Plan to provide consistency in goals and priorities to further fair 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 Roy D. Buol	Title Mayor
Signature 	Date March 23, 2020

RESOLUTION NO. 94-20

A RESOLUTION APPROVING THE PUBLIC HOUSING AUTHORITY 5-YEAR PLAN (2020-2024); AUTHORIZING THE MAYOR TO EXECUTE SAID PLAN AND ALL NECESSARY CERTIFICATIONS; DESIGNATING THE HOUSING & COMMUNITY DEVELOPMENT DIRECTOR AS THE AUTHORIZED CHIEF EXECUTIVE OFFICER FOR THE PLAN; AND DIRECTING SAID PLAN BE SUBMITTED TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

Whereas, the City of Dubuque has prepared a proposed Public Housing Authority 5-Year Plan (2020-2024), including an Analysis of Impediments to Fair Housing; and

Whereas, the City of Dubuque must adopt a Public Housing Authority 5-Year Plan for submission to the U.S. Department of Housing and Urban Development on or before April 15th, 2020; and

Whereas, through a series of public meetings and hearing, finalized a Public Housing Authority 5-Year Plan (2020-2024) addressing both rental assistance housing and non-housing needs in the community; and

Whereas, copies of the draft FY 2020-2024 Plan have been available for public comment 30 days prior to City Council action; and

Whereas, the Housing Commission has held a public hearing on the PHA 5-year Plan on February 25, 2020 and received no comment on the plan; and

Whereas, the Housing Commission has reviewed the Public Housing Authority (PHA) 5-Year Plan, its consistency with the goals in the City of Dubuque Consolidated Plan and the Analysis of Impediments to Fair Housing, and recommends adoption of the plan with additional language that includes a goal to adopt a source of income ordinance; and

Whereas, the City Council has held a public hearing on the PHA 5-year Plan on March 23, 2020.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA THAT:

Section 1. The City of Dubuque Public Housing Authority 5-Year Plan (2020-2024) is hereby approved and adopted without the Housing Commission recommended goal of passing a source of income ordinance.

Section 2. The City Council authorizes the Mayor to sign the document on behalf of the City of Dubuque, Iowa; directs the Mayor to provide all the necessary certifications required by the U.S. Department of Housing and Urban Development; designates the Housing & Community Development Director as the authorized Chief Executive Officer for said Plan; and further directs the Housing & Community Development Director to

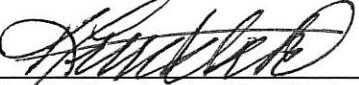
submit said Consolidated Plan to the U.S. Department of Housing and Urban Development.

Passed, approved and adopted this 23rd day of March, 2020.



Roy D. Buol, Mayor

Attest:



Kevin S. Firnstahl, City Clerk

STATE OF IOWA
DUBUQUE COUNTY

{SS:

CERTIFICATION OF PUBLICATION

I, Suzanne Pike, a Billing Clerk for Woodward Communications, Inc., an Iowa corporation, publisher of the Telegraph Herald, a newspaper of general circulation published in the City of Dubuque, County of Dubuque and State of Iowa; hereby certify that the attached notice was published in said newspaper on the following dates:

March 06, 2020,

and for which the charge is \$20.77

Suzanne Pike

Subscribed to before me, a Notary Public in and for Dubuque County, Iowa,

this 10 day of March, 2020.

Janet K. Pape

Notary Public in and for Dubuque County, Iowa.



**CITY OF DUBUQUE,
IOWA**

OFFICIAL NOTICE

PUBLIC NOTICE is hereby given that the City Council of the City of Dubuque, Iowa, will hold a public hearing on the 23rd day of March 2020 at 6:00 p.m. in the Historic Federal Building, 350 W. 6th Street, 2nd floor, Dubuque, Iowa, at which meeting the City Council proposes to approve the Public Housing Authority 5-Year Plan (2020-2024).

At the meeting, the City Council will receive oral and written comments from any resident or property owner of said City to the above action. Written comments regarding the above public hearing may be submitted to the Housing & Community Development Department, 350 W 6th Street, Suite 312, on or before said time of public hearing.

Copies of supporting documents for the public hearings are on file in the City Clerk's Office, the Carnegie Stout Library and the Housing & Community Development Department and may be viewed during normal working hours.

Individuals with limited English proficiency, vision, hearing or speech impairments or requiring special assistance should contact the City Clerk's Office at (563) 589-4100, TDD/TTY (563) 690-6678, cyclerk@cityofdubuque.org as soon as feasible. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.

Dated this 21st day of February 2020.

Kevin S. Firnstahl,
CMC, City Clerk

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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: 02/29/2016

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

A.	PHA Information.																		
A.1	<p>PHA Name: <u>City of Dubuque Housing & Community Development Department</u> PHA Code: <u>IA087</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2020</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <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>The City of Dubuque Housing & Community Development Department PHA Plan, Plan Elements, and PHA Policies are available for review online at https://www.cityofdubuque.org/726/Rental-Assistance as well as in person at the following locations; Housing & Community Development Department 350 W 6th Street, Suite 312, Dubuque, IA 52001; City Hall 50 W 13th Street, Dubuque, IA 52001; Carnegie Stout Library 360 W 11th street, Dubuque, IA 52001.</p> <p>A 30-day public comment period was published on February 17th, 2020 and ended on March 23rd, 2020 with the following comments received:</p> <p>A Public Hearing was held on February 25th, 2020 at 4:00pm by the Housing Commission. Minutes of that hearing can be accessed at the above listed places online and in person.</p> <p>A second Public Hearing was published February 17th, 2020 and held on March 23rd, 2020 by the City Council. Minutes of that hearing can be accessed at the above listed places online and in person.</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:</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:					
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Lead PHA:																			

B.	5-Year Plan. Required for <u>all</u> 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 City of Dubuque Housing & Community Development Department's mission is to provide decent, safe, and affordable rental housing and to provide opportunities that promote self-sufficiency, economic independence and homeownership opportunities for eligible Housing Choice Voucher participants.
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. Please see attached.
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. Please see attached.
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. Please see attached.
B.5	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For the duration of the Voluntary Compliance Agreement between the City of Dubuque Housing and Community Development Department and HUD (until March 31, 2021), all changes to admissions policies, waiting list organization, additional programs; changes to interim rent policies and interim determinations affecting applicants and participants will be reported to HUD prior to implementation. After March 31, 2021; A substantial deviation or significant amendment or modification is defined as discretionary changes in the plans or policies of the Housing Authority that fundamentally change the mission, goals, objectives, or plans of the agency which has a profound effect on the applicants or tenants and require formal approval of the City Council.
B.6	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the 5-Year PHA Plan? Y N ☒ <input type="checkbox"/> (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. Please see meeting minutes attached for comments received and decisions made on these recommendations.
B.7	Certification by State or Local Officials. <u>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u> , must be submitted by the PHA as an electronic attachment to the PHA Plan.

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.

PHA Goal: Meet the need for quality, affordable rental homes

Sub Goal: Support affordable housing developments outside areas of concentrated poverty to ensure equitable access to quality housing throughout the City.

- Continue to use Housing Tax Increment Financing to provide direct housing support to low income families
- Provide City support to developers seeking Low Income Housing Tax Credits for the creation of new affordable rental units.

Sub Goal: Preserve, rehabilitate and promote quality affordable housing.

- Partner with Community Housing Development Organizations/non-profits to revitalize affordable rental units
- Continue efforts to affirmatively further fair housing through licensing and tiered inspections process

PHA Goal: Increase the Acceptance of Housing Choice Vouchers by Housing Providers

Sub Goal: Reduce negative community perceptions of poverty that impacts fair housing and access to opportunity for low-income residents

- Complete an Equitable Poverty Prevention Plan and implement recommendations
- Continue efforts of re-branding the HCV Program adopted by City Council as an alternative to a Source of Income Ordinance
- Implement communication and trust-building activities for landlords and HCV program participants

Sub Goal: Streamline processes that create barriers for housing providers to accept vouchers.

- Produce online briefing to increase awareness of tenant responsibility
- Review Administrative Plan to reduce the amount of days that are unable to be prorated at the end of a month for new lease-ups
- Update Voucher Payment Standards and review exception rent areas to maximize payments to match the market

PHA Goal: Implement local government policies that encourage equity and decrease disparate impacts

Sub goal: Conduct audits to decrease disparate impacts

- Audit background check process from local ordinance requirements
- Conduct a Fair Housing Test

Sub Goal: Analyze data to increase equity

- Implement quarterly review of eviction data for disparate impacts

- Evaluate disparities in arrest rates by race and detail metric and take action to decrease racially disproportionate arrest rates.

PHA Goal: Increase access to opportunity and the building of social capital

Sub Goal: Provide a central location for residents to receive assistance

- Partner with non-profits to be able to serve all residents needs in one location
- Access the need for public transit routes to Community College Programs in Peosta

Sub Goal: Evaluate barriers that still exist, preventing residents from earning a livable wage, and address

- Join the Childcare Initiative to find ways to fund/provide childcare without 2 year waiting periods
- Address food deserts and find ways to provide healthy, affordable food to lower income residents
- Work with the business community to promote higher wages and efforts to close the gender wage gap

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.

PHA Goal: Ensure equal opportunity in housing for all eligible households and affirmatively further fair housing

Progress: The City of Dubuque Housing & Community Development Department effectively removed all preference points in 2014, that was causing a disparate impact on African Americans. Since this time the Housing Authority has reviewed documentation that is required and submitted for determining eligibility and made applications easier to complete. Additionally, the applications have been translated into Spanish, and the Housing Authority has access to an interpreter for Pacific Islanders.

Additional efforts involve annual trainings on fair housing practices, monthly equity team meetings for the Housing Authority, as well as weekly equity trainings for staff. An annual equity plan is submitted to the Human Rights Department and reviewed for progress each year.

PHA Goals: Preserve and maintain existing affordable housing/expand the supply of assisted housing, Improve the quality of assisted housing, Increase Assisted Housing Choices, Increase public awareness and support of family & assisted housing programs and offerings.

Progress: The Housing Authority has been streamlining procedures to make it easier for housing providers to accept housing choice vouchers. These include efforts to shorten HQS timelines, remove duplicative forms, and increase the understanding of a caseworker as a liaison. Additionally, money has been allocated to re-brand the housing choice voucher program through education of housing providers and renters.

In 2016, the Housing Authority adopted the International Property Maintenance Code for all rental units to standardize safety requirements. In 2018 the Housing Authority adopted a tiered inspection program that focuses inspectors' enforcement efforts on buildings that are not well maintained. This has started to help increase the quality affordable housing that is available in the City of Dubuque.

PHA Goal: Provide an improved living environment

Progress: The Housing Authority now meets quarterly with neighborhood associations to help spearhead living environment issues such as trash, deteriorated homes, and abandoned vehicles. Additionally, the Housing Authority offers small grants to neighborhood organizations for community building activities through CDBG funds.

The City of Dubuque has also spent over \$50 million improving stormwater infrastructure to reduce flooding in homes and on streets. With this effort, a large linear-park was created by day-lighting a creek, providing new recreation opportunities in a low-income neighborhood. In 2020, the City of Dubuque is rebuilding a large city park, in a low-income neighborhood, to create amenities that will be utilized to bring neighbors together.

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

Progress: The Housing Authority continues to provide a Family Self-Sufficiency Program, but teams this with Getting Ahead in the Workplace programming to maximize skill building and social capital building opportunities. Additionally, the Housing Authority created a program called Gaining Opportunities that integrates assisted households with non-assisted households whom want to build opportunities for themselves in six main areas: Education, Money Management, Employment, Access to Services, Basic Needs, and Social Connections. This is additional one-on-one case management type services with monthly skill building/social connection gatherings. Volunteers connect with participants to help further their goals.

PHA Goal: Increase Outreach to limited English proficiency persons

Progress: Applications and materials have been translated into Spanish, and the Housing Authority has access to an interpreter for Pacific Islanders. The Housing Authority has partnered with the Pacific Islander project, Fountain of Youth, Dream Center, Multicultural Family Center and the Project Lantern to maximize community outreach to populations that were traditionally underserved.

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.

Policies: The City of Dubuque Housing & Community Development Department Administrative Plan illustrates the commitment the Housing Authority has to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking. All of these terms are

defined in the plan, so they are understandable to participants and to staff implementing the policy. The Housing Authority has posted a summary of rights and protections regarding VAWA on its website and has them readily available for those who request them. Confidentiality is of utmost importance and is strictly adhered to per the administrative plan guidelines. Additionally, to note, the Housing Authority uses the discretion allowed in 24 CFR 5.2007(d) to require no formal documentation and can provide benefits based solely on the individual's statement or other corroborating evidence.

Goals: the PHA Goal of implementing local government policies that encourage equity and decrease disparate impacts will help the PHA serve VAWA protected residents by reviewing policies that may create barriers for reporting. Additionally, the review of policies inherently includes the review of the PHA policies in the Administrative Plan that may cause inequities or make it harder for residents affected to report and bifurcate the lease.
