

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
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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	<div><div><div>PHA Name: City of Dubuque</div><div>PHA Code: IA087</div></div><div>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2025</div><div>The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029</div><div>Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</div></div> <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 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.</p> <p>How the public can access this PHA Plan: The City of Dubuque Housing & Community Development Department 5-year PHA Plan, Plan Elements, and PHA Policies are available for review online at https://www.cityofdubuque.org/1484/Administrative-Plans as well as in person at the following location: Housing & Community Development Department 350 W 6th Street, Suite 312, Dubuque, IA 52001; and City Hall 50 W 13th Street, Dubuque, IA 52001. A public comment period was published on February 19th, 2025, and ended on April 7, 2025, with the following comments received. A Public Hearing was published February 19th, 2025, and held on April 7, 2025, by the City Council. Minutes of that hearing can be accessed at the above listed places online and in person.</p> <div><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</div> <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><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></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						
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B.	Plan Elements. Required for all 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 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.</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>Increase homeownership program participation: Educate, inform and assist those on the HCV program, helping to prepare to become homeowners. Promote self-sufficiency, financial education, and tenant education to assist in taking the next steps to homeownership. Increase participation numbers in the Next Level Savings Program (FSS Program) by HCV participants. Support childcare initiatives in the community: Help to identify barriers for parents to find childcare that fits their needs. Work with community organizations to address those barriers. Increase childcare availability and choice. Address the needs for 2nd & 3rd shift care for children – increase childcare availability for these slots of care. De-concentration of poverty: Identify transportation gaps throughout the city for those that may not own their own vehicles. Increase the types of transportation available throughout the community. Provide regular review of the Voucher Payment Standards (VPS) that the HCV Program is allowed to pay and make sure that the VPS can be competitive in all areas of the city – allowing for opportunity in all areas. Evaluate the use of small area FMRs. Evaluate the use of the 120% above FMR for VPS waiver. Increase the number of units available for low-income, very low-income, and extremely low-income individuals and families. Increase the number of landlords willing to accept the HCV voucher as a form of payment. Update the Landlord Education video. Enhanced training and education for landlords through the Successful Property Maintenance Course.</p>														
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.</p> <p>PHA Goal: Meet the need for quality, affordable rental homes: The City of Dubuque has worked with Greater Dubuque Development Corporation to identify the specific housing needs in the Community. The City has been working with developers to address the housing needs and find ways to use</p>														

	<p>Housing Tax Increment Financing as well as other possible revenue streams to help support and incentivize housing development in the City. The City of Dubuque PHA has also adopted the International Property Maintenance Code for building inspection compliance. PHA also increased HCV Voucher Payment Standards (VPS) to 120% of Fair Market Rent (FMR). PHA Goal: Increase the Acceptance of Housing Choice Vouchers by Housing Providers: The City of Dubuque has increased landlord education about the HCV program as well as created a landlord education video to be shared among that specific group in hopes to dispel some of the HCV rumors while also providing information as to why/how HCV benefits the entire community. PHA also implemented new, easier to use software that aids owners and tenants in communication and document transmittal. The voucher payments standards are reviewed yearly and updated to reflect market changes and demand. A waiver was attained from HUD to set VPS for the PHA at 120% of FMR. PHA Goal: Implement local government policies that encourage equity and decrease disparate impacts: The PHA hired a consultant to create the Plan to Reduce Poverty and has continued efforts over the years to implement recommendations. The Office of Shared Prosperity was created as a new department in the City of Dubuque Organization focusing on equity and inclusion. Heavy utilization of HUD's Budget Tool and monthly review with PHA Portfolio Manager to forecast, plan and enhance utilization. PHA refined the Successful Property Maintenance Course that all property owners are required to attend, enhancing education and training for them. Finally, information for participants has been reviewed and revised through the revision of the PHA briefing, simplification of information given through those briefings, with an emphasis on addressing common questions and issues that arise for tenants utilizing the HCV voucher. Documents have been translated into Spanish and Marshallese, and the readability of documents was also assessed and revised so that all documents were adapted to a 6-7th grade reading level. The background check process was audited, and arrest records were removed from the landlord background checks that are provided by the PHA to landlords. PHA Goal: Increase access to opportunity and the building of social capital: The Childcare Initiative has been working hard to identify needs and barriers to the community's workforce. One outcome is the opening of a new childcare facility that can address the childcare needs in the community and therefore, allowing working parents more opportunity and workforce advancement potential. The new childcare facility opened in January 2024. PHA created an intern position over the summer to research and address food desert issues in specific areas of the city. The PHA was also awarded a USDA grant to increase food access by partnering with non-profits in the community to address food deserts and make healthy, affordable food more accessible to all citizens.</p>
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.</p> <p>Goal: Non-Discrimination based on status: The PHA will not discriminate against applicants, tenants, or participants based on their status as victims of domestic violence, dating violence, sexual assault, stalking, or human trafficking. No person will be denied admission or evicted solely due to being a victim of these crimes. Goal: Participant Confidentiality: Information related to an individual's status as a victim of violence will be kept confidential and will only be shared as required by law or with the consent of the individual. We understand the importance of privacy and safety and will take appropriate measures to protect any sensitive information. Goal: Provide ample opportunity to request protection: Victims of domestic violence, dating violence, sexual assault, or stalking may request reasonable accommodations or assistance under VAWA. These accommodations may include the transfer to a different unit or other safety-related changes to the living situation. Goal: Provide all participants with their Notice of Rights: All applicants and participants in our housing programs will be provided with written notice of their rights under VAWA, including information about protections, how to request assistance, and available resources. All participants are provided with a VAWA notice when termination is proposed as well. Our notices also include local resources for help. Goal: Provide Resources for Supportive Services: We encourage individuals who are victims of violence to reach out to local support services and law enforcement agencies for assistance. The PHA will work in partnership with these agencies to support victims in accessing resources and ensuring their safety. Our notices also include local resources for help. Goal: Provide sufficient staff training to deliver quality service: Staff members will receive regular training on VAWA protections and the appropriate steps to take when responding to incidents of domestic violence, dating violence, sexual assault, stalking, or human trafficking. Our goal is to provide a supportive, informed, and empathetic environment for those affected by these issues. It is through this method of notification, documentation, and confidentiality that we as a PHA can best serve those that may be child and/or adult victims of domestic violence, dating violence, sexual assault, stalking, or human trafficking.</p>
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.
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <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>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.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	Affirmatively Furthering Fair Housing (AFFH).
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)</p>

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.

Fair Housing Goal: PHA Goal #1: Advance equity with fair housing advocacy, education, and enforcement.

Describe fair housing strategies and actions to achieve the goal

Continue working with landlords in Dubuque to educate them on the benefits & importance of HCV to expand the program throughout Dubuque. Create additional educational opportunities for first time homebuyers & renters on topics like financial literacy & home maintenance. Enhance education & training for landlords through the Successful Property Maintenance course that the PHA presents regarding the HCV Program.

Fair Housing Goal: PHA Goal #2: Implement local government policies that encourage equity & decrease disparate impacts.

Describe fair housing strategies and actions to achieve the goal

Research partnerships with area schools or other organizations to provide enhanced public activities, amenities & programs to children in underserved parts of Dubuque.

Fair Housing Goal: PHA Goal #3: Increase & promote safe, affordable housing.

Describe fair housing strategies and actions to achieve the goal

Implement policies to protect, maintain, & grow current affordable housing stock, including working with homeowners, landlords and tenants. Ensure translations are available for all important documents and applications. Make them easily accessible both online & in physical form.

Fair Housing Goal: PHA Goal #4: Increase access to opportunity & the building of social capital.

Describe fair housing strategies and actions to achieve the goal

Use assessments from the Plan to Reduce Poverty, the Analysis of Impediments to Fair Housing & any other relevant plans regarding the nonprofit services array to identify gaps & make necessary improvements that increase access to opportunity & coordinated entry. Identify transportation gaps throughout Dubuque for those that may not have their own vehicles and rely on walking, biking, or public transportation.

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.

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