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| **A.**  | **PHA Information.**  |
| **A.1****D****R****A****F****T****s****a****m****p****l****e** | **PHA Name**: \_\_\_\_ **Sioux Center Low Rent Housing Agency** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ PHA **Code**: \_\_ **IA011000001**\_\_\_\_\_\_\_\_\_\_\_\_\_**PHA Plan for Fiscal Year Beginning**: (MM/YYYY): \_\_**03/31/2020**\_\_\_\_\_\_\_\_\_\_\_\_**PHA Plan Submission Type:** [x]  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 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.**Main administrative office of the PHA:** **Sioux Center Low Rent Housing Agency (New Homestead)****510 N. Meadow Drive** **Sioux Center, IA 51250****PHA Website:** [**https://scnewhomestead.com**](https://scnewhomestead.com)[ ]  PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

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| **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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| **B.** | **5-Year Plan.** 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. **Dedicated to Assisting Families with Affordable Housing.** |
| **B.2****D****R****A****F****T****s****a****m****p****l****e** | **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. 1. **Increase Public Awareness of Agency and Affordable Housing:**
	* Hold an open house on an annual basis and invite community to attend by advertising in local newspaper.
	* Distribute informational brochures regarding affordable housing at community held events.
	* Hang informational flyers at local businesses including gas stations and restaurants.
	* Maintain website and actively update social media with current housing information and pictures.
	* Mail brochures annually to supportive agencies which encounter individuals/families that may benefit from affordable housing.
2. **Expand the Supply of Affordable, Suitable Assisted Housing:**
	* Locate additional funding opportunities through private and public funds and other revenue partner resources to work toward the acquisition, improvement, and/or development of additional housing opportunities.
	* Attempt to assist qualifying families to voluntarily move from assisted public housing to unassisted housing, homeownership, and becoming self-sufficient.
	* Continue to explore future use and/or renovation plans of the North Community Room and Non-HUD homes.
	* Strive to improve or maintain occupancy rates.
3. **Excellence in Management of Public Housing Program:**
	* Continue to ensure equal opportunity and affirmatively further fair housing for all applicants and program participants.
	* Maintain High Performer Status in Public Housing Assessment System.
	* Financial stability, reduce inspection deficiencies, achieve and sustain 97% or better occupancy rate, make sound management decisions with the limited resources available.
	* Provide highly quality customer service to applicants and tenants through open communication.
	* Monitor customer satisfaction by continued use of a customer satisfaction survey.
	* Continue to work closely with Resident Advisory Board and encourage open communication regarding goals, challenges, and concerns of the families/residents.
	* Actively pursue and apply for local and federal grant money.
4. **Promote Self-Sufficiency of Assisted Households**
	* Advise residents upon move-in and annually of community programs and supportive service options to increase independence for the elderly/disabled households (Homemaker Health, Lifeline, Dept. of Human Services, etc.).
	* Increase Self-Sufficiency training to gain further knowledge and skills to better serve residents and the community.
5. **Ensure Equal Opportunity and Affirmatively Further Fair Housing:**
	* Take on affirmative measures to promote Fair Housing and to provide a suitable living environment, regardless of race, color, sexual orientation, gender identity, religion, marital status, age, disability, national or ethnic origin, or familial status.
	* Operate the PHA in full compliance with all Equal Opportunity laws and federal regulations
	* Educate residents and the public on issues regarding Fair Housing and Equal Opportunity by partnering with local community advocates to ensure non-discrimination in PHA programs and to affirmatively further Fair Housing objectives.
	* Ensure equal treatment of all applicants, residents, employees, and vendors.
	* All staff will participate in a fair housing training on an annual basis.

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| **B.3****D****R****A****F****T****s****a****m****p****l****e** | **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. **Goal #1: Improve the quality of assisted housing:** We monitor customer satisfaction by reviewing tenant move-out surveys. The information provided on the survey assists our housing agency in growing by identifying areas that are being excelled in and those that need improvement. Cooperation continues with our Resident Advisory Board as we continue to communicate goals and challenges. Our units/dwellings are continuously being updated with improvements to increase our rental market for qualified families and individuals. **Goal #2: Expand the supply of affordable, suitable assisted housing:** The Board of Commissioners and Staff continue to table ideas regarding future expansion of apartments, family homes and possible new developments. The Executive Director met with an architect to review possibilities of renovating the Housing Agency Senior Center and laundry room.**Goal #3: Management in a manner resulting in full compliance with applicable statutes and regulations:** Our agency continues to maintain “high-performer” status in the Public Housing Assessment System. Our office monitors length of time to complete maintenance requests to ensure all requests are completed within an appropriate amount of time and requests are being resolved. The Housing Agency’s office was recently updated by renovating a separate office area that allows additional privacy during the application intake process &/or meeting with tenants.**Goal #4: Promote Self-Sufficiency of assisted households:** Tenants, per their request, are provided with a list of local resources that assist individuals/families with goal setting, budgeting skills, job/skill training and other economic and equal opportunities. Staff also assist tenants in contacting local resources if needed. **Goal #5: Ensure Equal Opportunity and affirmatively further Fair Housing:** Our Housing Agency maintains full compliance with all Equal Opportunity laws and federal regulations to ensure all applicants and tenants treated equally and fairly. Staff follow affirmative measure to promote Fair Housing and to provide a suitable living environment to all.**Goal #6: Enhance marketability and image of the PHA to be affordable housing:** We have redesigned our website to include important and beneficial information regarding our public housing including the most commonly asked questions regarding housing. Pictures of our homes and apartments have also been included on the website to market the meticulous care we provide our homes/apartments. We also created informational brochures to distribute to those who do not have access to internet but want to learn more about our PHA. **Goal #7: To Fully Comply with the Violence Against Women’s Act:** Our Housing Agency follows all procedures in place to ensure all applicants and tenants are aware of their rights under the Violence Against Women’s Act. In addition, the Housing Agency fully complies with all guidelines, regulations and requirements of the Violence Against Women’s Act. |
| **B.4****D****R****A****F****T****s****a****m****p****l****e** | **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. A goal of the Sioux Center Low Rent Housing Agency is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can. The Sioux Center Low Rent Housing Agency has adopted a VAWA policy to implement applicable provisions of the Violence Against Act.  The Sioux Center Low Rent Housing Agency provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.**The Agency will work and promote area service providers as follows; but not limited to:** **1) Family Crisis Center of NW Iowa @ 1-800-382-5603** **P.O. Box 295, Sioux Center, IA 51250** **2) Atlas of Sioux Center @ 712-722-4900**  **315 1st Avenue NE, Sioux Center, IA 51250** **3) Mid-Sioux Opportunity, Inc. @ 712-722-3157** **313 N. Main Avenue, Sioux Center, IA 51250**1. **Various church organizations and ministry outreach groups in the community**

**5) Local police, County Sheriff, and other law personnel** The Sioux Center Housing Agency provides or offers the following activities, services, or programs that help child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.**The Agency will not deny access or evict victims of domestic violence from the housing program related to their being abused but work toward the goal to increase victim confidentiality. Consideration of the unique needs of victims of domestic violence will be given through the above stated organizations and make referrals accordingly.**The Sioux Center Low Rent Housing Agency provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.**The Agency will try to recognize and accommodate the victims to experience a safe living environment. It will be our goal to maintain confidentiality of certifications of an individual who is a victim of domestic violence, etc. All personal identifying information including the name, address, and social security number will not be disclosed,** **but remain as confidential information within their file. It will not be entered into any shared database nor provided to any related entity except when the disclosure is: consented to by the individual in writing, required for use in eviction proceedings, or otherwise required by law.**The Sioux Center Low Rent Housing Agency has the following procedures in place to assure applicants and residents are aware of their rights under the Violence Against Women Act. 1. **Applicants are given upon admission of occupancy a pamphlet entitled “Violence Against Women Act” which defines the rights and obligations of VAWA and are required to sign a Notification of VAWA document verifying receipt of a summary of the principal provisions of VAWA**.
2. **Current tenants are reminded of their rights under VAWA by receiving the pamphlet entitled “Violence Against Women Act” in the event of a termination or start of an eviction proceeding. Tenants may pick up the appropriate certification forms at the office. To avoid placing the victim at risk, delivery of the certification forms will not be done via mail.**
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| **D****R****A****F****T****s****a****m****p****l****e** | **Significant Amendment or Modification**. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. ***Discretionary additions in the stated work items of the CFP 5-Year Action Plan that were not previously listed within the 5 Year Action Plan. Such additions will require:***1. ***a public notice involving the revised CFP 5-Year Action Plan;***
2. ***making the revised CFP 5-Year Action Plan available for review;***
3. ***conducting a public hearing and (if applicable) a resident advisory board consultation in accordance with 24 CFR 905.300 (b)(3), and***
4. ***formal approval of the Board of Commissioners.***

**Proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposals are considered by HUD to be significant amendments to the CFP 5 Year Action Plan**.**A substantial deviation/modification does not include any change in HUD rules and regulations which require or prohibit changes to activities listed in the Capital Fund Program. The PHA will utilize the practice of fungibility which permits the re-scheduling of approved capital improvements to any fiscal year covered by the Capital Improvement Plan (five-year timetable) without the need to amend the CFP 5-Year Action Plan.** |
| **B.6** | **Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) provide comments to the 5-Year PHA Plan? Y N [ ]  [x]  (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.A Resident Advisory Board (RAB) meeting was held on October 21, 2019, and a tenant meeting was held on October 22, 2019, to receive comments regarding the development of the Five-Year & Annual PHA Plan. The residents in attendance were all in agreement of the propose FY2020 Annual PHA Plan & FY2020-2024 Five-Year Plan and 2020 – 2024 Capital Fund proposed expenditures. All current RAB members were present but two. No comments were made at this time.  |
| **B.7** | **Certification by State or Local Officials.**[Form HUD 50077-SL](http://www.hud.gov/offices/adm/hudclips/forms/files/50077sl.doc), *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. |

**Instructions for Preparation of Form HUD-50075-5Y**

**5-Year PHA Plan for All PHAs**

**A. PHA Information** [24 CFR §903.23(4)(e)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=13734845220744370804c20da2294a03&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.14)

**A.1** Include the full **PHA Name**, **PHA Code**, , **PHA Fiscal Year Beginning** (MM/YYYY), **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. 5-Year Plan.**

**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)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=13734845220744370804c20da2294a03&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.4))

**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)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=13734845220744370804c20da2294a03&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.4)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA’s 5-Year Plan.

**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)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=13734845220744370804c20da2294a03&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.4))

**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)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=13734845220744370804c20da2294a03&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.4))

**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.

**B.6 Resident Advisory Board (RAB) comments**.

1. Did the public or RAB provide comments?
2. 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(a)](file:///C%3A%5CDocuments%20and%20Settings%5Ch18613%5CLocal%20Settings%5CTemporary%20Internet%20Files%5CContent.Outlook%5CApplication%20Data%5CMicrosoft%5C24%20CFR%20903.17%28a%29.htm), c

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 .76 hours 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.

**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.