Status: Created

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

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.

PHA Name: Upper Explorerland Regional Housing Authority **PHA Code:** IA130
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.

A.1 **How the public can access this PHA Plan:** The public was invited to a public hearing to review and comment on the plan. The plan is always printed for public viewing within the agency office as well. The plan is also listed on the agency website, www.uerpc.org for viewing during public comment period and again once approved.

☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

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 mission of the Upper Explorerland RHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination.

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.

•Offer online applications for better efficiency and quicker turn around * Utilize paperless software - electronic correspondence for efficiency * Further offer assistance to applicants and participants for reasonable accommodations and others of in-office computer stations and staff assistance. * Continue outreach efforts to landlords by promoting iowahousingsearch.org through a website put together by Iowa Finance Authority. This site offers landlords an opportunity to list properties and prospective renters a broad range of units statewide in which to find available housing. • Continue to ensure equal opportunity and affirmatively further fair housing. RHA staff has taken an Essentials of Fair Housing and The AFHMP eLearning course on March 9th, 2021; attend upcoming training. * Complete discrimination and inclusion training each year. • Try to maintain lease rates at a maximum that the budget authority allows; in 2024 UERHA increased to 120% payment standards; completed extension letter to HUD in December 2024 for 2025. • Language Services or Translation Services are provided to those needing assistance. This service was provided as of 6/01/2015 and continues. • Continue to facilitate Foster Youth Initiative Program to prevent homelessness among youth with a current or prior history of child welfare involvement. • Strive to achieve a High Performer Status with SEMAP scoring, 2024's score is 92. • Offer yearly training to staff to encourage appropriate knowledge of the job.

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.

• Upper Explorerland has received a High Performer Status within the agency's SEMAP process. * Complete updates on Two-Year-Tool monthly. * Completed trainings for HOTMA and NSPIRE. • Housing Voucher Homeownership program continues to support one family. We will develop new ways to promote the homeownership program within our community. • The agency continues to ensure equal opportunity and affirmatively further fair housing. RHA staff attended Essentials of Fair Housing and The AFHMP eLearning course in March 2021. * UERHA increased the payment standards

	to 120% to more effectively assist our tenants in 2024 and completed an extension as of December 2024 for 2025. * Increased rental units by educating more landlords.
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. **• Provide a safe environment for all HCV families. • Referrals: Refer victims of domestic violence, dating violence, sexual assault or stalking to : Helping Services 1-800-383-2988; Friends of the Family 1-319-352-0037; Great Rivers 211 or 1-800-362-8255 Resource Center, Waypoint Services- 800-208-0388. UERHA will maintain partnerships with the same goals to keep families free from violence. Activities: • Brochures will be provided to all landlords and tenants making them aware of the Violence Against Women Act (VAWA) • Information about organizations will be provided in briefing packets. • Procedures for handling claims of victims of domestic violence status by participants explained at briefing and annually. • Act expeditiously in assisting participants reporting domestic violence. • Provide a written statement on all termination and denial letters informing families to contact our office if they are in a domestic violence situation • Provide HUD forms 5380 and 5382 to all families receiving termination or denial letters. • VAWA information posted in office**
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. **• If it is determined that a specific preference needs to be added to address local housing needs, our agency would act accordingly to implement those preference. • As new partnerships are created with local agencies, our agency will work to connect participants to these local agencies to assist specific needs.**
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 **There were two comments at the RAB meeting. One comment came from the Chair of the UERHA, Jason Passmore. Passmore stated to all attendees that UERHA staff were always available for assistance. A resident member, asked about how many vouchers there are currently. Staff member, Guese explained that UERHA has 498 vouchers to work with and currently have 435 active vouchers.**
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.** (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.**

Fair Housing Goal: UERHA addresses the housing needs of the low-income and very low-income, elderly and disabled.

Describe fair housing strategies and actions to achieve the goal

Work with agencies such as Northeast Iowa Behavioral Health, Northeast Iowa Community Action, Friends of Cedar Valley, etc, to locate these families.

Fair Housing Goal: Offer a grievance policy for all residents within the program

Describe fair housing strategies and actions to achieve the goal

Within UERHA's admin plan section 16.111.B. - Informal reviews

Fair Housing Goal: UERHA has a commitment to ethnicities and services.
Describe fair housing strategies and actions to achieve the goal   **Within UERHA's admin plan 1-I.E. -• Promote fair housing and the equal opportunity for very low-income families of all ethnic backgrounds to experience freedom of housing choice; Provide 211 Language services.**

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