

1.0	PHA Information PHA Name: <u>Fort Dodge Housing Agency</u> PHA Code: <u>IA107</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>135</u> Number of HCV units: <u>627</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	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: Fort Dodge Housing Agency is dedicated to providing and ensuring quality affordable housing. We are committed to being an innovative leader by establishing public and private partnerships to benefit the entire community and improve the quality of life for those we serve.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <p style="text-align: center;">AGENCY 5-YEAR PLAN</p> <p>OVERALL AGENCY GOALS</p> <p>PHA Goal: Expand the supply of assisted housing. Improve the quality of assisted housing. Increase assisted housing choices. Promote self-sufficiency and asset development of assisted households.</p> <p>PUBLIC HOUSING</p> <p>PHA Goal: Increase number of tenants who pay rent on time. Maintain high occupancy rate and decrease occupancy turnover rate. Improve unit turnaround times (vacancy to lease up) from 20 days to 10 days. Increase/Maintain PHAS score.</p> <p>SECTION 8</p> <p>PHA Goal: Continue to manage the Agency's Section 8 Program in an efficient and effective manner thereby qualifying as a High Performer under SEMAP. Maintain a voucher utilization rate of 100%. Maintain an exceptionally efficient and effective Section 8 Program that maximizes available resources to provide quality and affordable housing assistance.</p> <p>FAMILY SELF-SUFFICIENCY PROGRAM</p> <p>PHA Goal: Maintain appropriate FSS enrollment and escrow accounts to maintain High Performer designation in SEMAP. Provide classes to encourage Self-Sufficiency with training assistance and funding provided by program coordinating committee and other community collaborations. Increase communication with FSS participants.</p>				

MAINTENANCE

PHA Goal: Improve and implement an enhanced Preventive Maintenance Plan.
 Strive for a 24 hour turnaround time on all tenant generated work orders.
 Strive to increase annual HUD inspection to 100% on the Physical Assessment Section of the PHAS scoring system.
 Strive to increase quality and timeliness of Capital Funding Projects.

Section 5.2 Goals and Objectives – Progress on previous 5-year plan**OVERALL AGENCY GOALS****PHA Goal: Expand the supply of assisted housing:**

- 1) Increased Section 8 rental vouchers from 617 to 627.
- 2) Operated 20 units of Tenant Based Rental Assistance from the Iowa Department of Economic Development (24 month program, 2007 to 2009).
- 3) Purchased a 77-unit tax credit apartment complex.
- 4) Applied for and received renewal funding for 20 units of Shelter Plus Care rental assistance.
- 5) Purchased five-bedroom handicapped accessible home to be used in a group setting. Services are provided by Northwoods Living.
- 6) Rehabbed and sold 3 houses in NW Fort Dodge to individuals on the Agency's Homeownership program.
- 7) Wrote a grant for the City of Fort Dodge for a \$1,000,000 Neighborhood Stabilization Program grant to help revitalize the Lincoln Neighborhood. The Agency is the general contractor for the construction of 6 new affordable housing units under this grant.

PHA Goal: Improve the quality of assisted housing:

- 1) Improve Public Housing management: (PHAS score) Strive to be a high performer by HUD standards. The Agency's 2007 score was 96%.
- 2) Renovate or modernize public housing units:
Deercreek (high rise) – replace flooring, windows, install high efficiency toilets, replace window A/C's, replace refrigerators, kitchen modernization, create beauty shop.
Scattered Sites – replace flooring, doors (storm, entrance, and garage), improve landscaping, install new windows and additional attic insulation, replace refrigerator and stoves, and update bathrooms. New roofs on Site J.
- 3) Purchased five-bedroom handicapped accessible home (new construction) to be used in a group home setting. Services are provided by Northwoods Living.

PHA Goal: Increase assisted housing choices:

- 1) Conducted outreach efforts to potential new Section 8 landlords.
- 2) Worked with current voucher landlords to improve our relationship through better communication.
- 3) Worked with the local landlord's association
- 4) Implemented voucher homeownership program.

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

The number of families enrolled in the Family Self-Sufficiency program increased from 40 (in January, 2005) to 72 (in January, 2010). This is an increase of 46%.

PUBLIC HOUSING**PHA Goal: Increase Number of Tenants Who Pay Rent on Time**

- 1) Strive for 100% rent collection. Current rate of 97% on-time rent collection.
- 2) Provided tenant surveys regarding barriers.
- 3) On-going communication with residents and networking with other agencies.

PHA Goal: High Occupancy Rate and Decrease Occupancy Turnover Rate

- 1) Provide questionnaire to tenants to evaluate and analyze tenant concerns.
- 2) Conduct home-visits and promote friendly customer service.
- 3) On-going communication with residents.
- 4) Create opportunities that give residents access to skills and resources.
- 5) Provide continued education training and employment partnerships.

PHA Goal: Increase/Maintain PHAS Score

- 1) Manage and enforce standards and maintain high performer of 90% or higher.
- 2) Enforce policies related to occupancy and admissions, and HUD regulations.
- 3) Evaluate annual performance reviews to ensure continued success in each category.
- 4) Preventive maintenance.

SECTION 8

PHA Goal: Continue to Manage the Agency’s Section 8 Program in an Efficient and Effective Manner Thereby Qualifying as a Higher Performer under SEMAP

- 1) Enforce policies and HUD regulations.
- 2) Evaluate annual performance reviews to ensure the most possible points on each indicator.

PHA Goal: Maintain Utilization Rate of 100%

- 1) Expand the range and quality of housing choices available to participants in the Agency’s Section 8 Program.
- 2) Continue to monitor the waiting list and the number of current tenants being assisted.
- 3) Proactively work to retain current tenants that are on the program.

PHA Goal: Maintain an Exceptionally Efficient and Effective Section 8 Program that Maximizes Available Resources to Provide Quality and Affordable Housing Assistance

- 1) The Agency will conduct outreach efforts to potential landlords.
- 2) The Agency will educate their residents on the Section 8 Program so they may increase their understanding of HUD tenant participation rules.

FAMILY SELF-SUFFICIENCY PROGRAM

PHA Goal: Maintain Appropriate FSS Enrollment and Escrow Accounts to Continue High Performance Designation in SEMAP

- 1) Actively recruit Section 8 tenants to maintain at least 95% of FSS slots filled that are approved in FSS Section Plan.
- 2) Provide information and referral for FSS participants to maintain active escrow accounts.

5.2

PHA Goal: Provide Classes to Encourage Self-Sufficiency with Training Assistance and Funding Provided by Program Coordinating Committee and Other Community Collaborations

- 1) Provide information on how to be a good tenant to assist tenants with positive image to encourage landlord approval.
- 2) Provide “First Time Homeownership” classes to tenants to encourage self-sufficiency and future success.
- 3) Provide information on budgeting/bill payment to tenants to increase opportunities for tenants to achieve self-sufficiency and increase positive image of tenants in the community.

PHA Goal: Increase Communication with FSS Participants

- 1) Complete home visits to FSS participants’ homes at least annually.
- 2) Require monthly contact by phone, mail, or in person.

MAINTENANCE

PHA Goal: Improve and Implement an Enhanced Preventive Maintenance Plan

Decreased delivery time to provide a higher quality of maintenance services to all residents of the units owned and managed by the Agency.

PHA Goal: Strive to Increase Annual HUD Inspection to 100% on the Physical Assessment Section of the PHAS Scoring System

Target Preventive Maintenance Plan to correspond with Annual inspection to decrease workload and increase the physical inspection score in order to deliver timely service in a quality manner.

PHA Goal: Strive to Increase the Capital Funding Projects

Improve the targeted completion date on projects in a timely manner in order to improve the capital investment and enhance curb appeal for all units owned and managed by the Agency.

	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p><u>Section 8 Administrative Plan</u></p> <p>Portability Supplement to Application for Federally Assisted Housing (Form HUD-92006) Social Security Documentation Income Upfront Income Verification Review of Documents Cost Savings Possibilities</p> <p><u>Admissions & Continued Occupancy Policy for Public Housing</u></p> <p>6.0 Eligibility Organization of the Waiting List Assignment of Bedroom Sizes Security Deposits Formula Method – Rent Calculation Families Nearing Top of the Waiting List Exclusions from Income Acceptable Methods of Verification Verification of Social Security Numbers Community Service and Continued Occupancy Non-Smoking</p> <p><u>Procurement Policy</u></p> <p>Special Provisions Associated with the American Recovery and Reinvestment Act of 2009</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>The public may obtain copies of the 5-Year and Annual PHA Plan at the Fort Dodge Housing Agency located at 700 South 17th Street, Fort Dodge, IA 50501.</p>
	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p><u>Homeownership</u></p> <p>7.0 The Section 8 Homeownership Program is offered to eligible Section 8 participants. The program allows first-time homeowners to use their Section 8 rental subsidy to meet their monthly home ownership expenses (i.e. mortgage payments, utilities, maintenance and up-keep of the property). Section 8 clients who wish to join the program must meet certain eligibility requirements. Once Section 8 clients have been deemed eligible to participate, they will be required to participate in a homeownership education course in order to prepare for homeownership. In addition, they will be required to meet with the Homeownership Coordinator for first-time home ownership counseling. The program has 13 current homeowners. Four homeownership classes and one post-homeownership class will be held in 2010. The public is also invited to attend these classes.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Included for 2010 and 2009.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Included.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The City of Fort Dodge has an abundance of rental housing but many of the houses that are on the Section 8 program barely pass the HQS inspections. Increasing the quality of the existing housing for the Program is the most pressing need. Fort Dodge has a need for one bedroom apartments and properties that provide more amenities for their tenants.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The Fort Dodge Housing Agency intends to begin an aggressive marketing campaign to expand the number and quality of landlords on the Section 8 program to provide greater choice and overall higher quality housing for assisted households. The Housing Agency is working with a developer that has applied for tax credits to rehabilitate a downtown historic building adding 15 new one bedroom apartments. The Housing Agency continuously looks for opportunities to add quality housing or to partner with other non-profit or for-profit companies that have the same goals.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The Fort Dodge Housing Agency has maintained a High Performer status in both Public Housing and Section 8 for the last five years. As listed in Section 5.2, the Agency has consistently met or exceeded its goals and objectives.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>A significant amendment or modification to the 5-Year and Annual Plan is any fundamental alteration of the Agency’s Mission or Goals and Objectives or change in strategic direction as determined by the Board of Directors. Any such change will be subject to review and approval requirements as the original Agency Plan as per HUD regulations. The Agency does not consider amendments to its policies and procedures and the Capital Fund Program a significant amendment or modification.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

Part I: Summary	
PHA Name: Fort Dodge Housing Agency	Grant Type and Number Capital Fund Program Grant No: IA05P107050110 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2010 FFY of Grant Approval: 2010	

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no: _____)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	25,000.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	12,750.00			
10	1460 Dwelling Structures	99,080.00			
11	1465.1 Dwelling Equipment—Nonexpendable	9,381.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	32,306.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Fort Dodge Housing Agency	Grant Type and Number Capital Fund Program Grant No: IA05P107050110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2010 FFY of Grant Approval: 2010			
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	178,517.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 4/09/10		Signature of Public Housing Director	
				Date 4/09/10	

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⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Fort Dodge Housing Agency			Grant Type and Number Capital Fund Program Grant No: IA05P107050110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
107-1	Operations	1406		25,000.00				
107-2	Office Equipment	1475		2,000.00				
107-3	Maintenance Equipment	1475	2	30,306.00				
107-2-01	Carpet/Flooring Replacement DC	1460	2	3,500.00				
107-2-02	Kitchen Rehab (yr two) DC	1460	10	19,580.00				
107-2-03	Parking Lot Seal/Concrete Repair	1450		7,500.00				
107-2-04	Plumbing Improvements	1460		3,000.00				
107-2-05	Appliance Replacement - Stoves	1465		9,381.00				
107-1-01	Carpet/Flooring Replacement SS	1460		5,000.00				
107-1-02	Landscaping	1450		4,000.00				
107-1-03	Hot Water Heaters	1460	10	4,000.00				
107-1-04	Roof Replacement - Site S	1460		62,000.00				
107-1-05	Replace Address Lights	1460		2,000.00				
107-1-06	Concrete Repair/Erosion/Parking Lot	1450		1,250.00				

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² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Fort Dodge Housing Agency					Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
107-1	9/30/2011		9/30/2012		
107-2	9/30/2011		9/30/2012		
107-3	9/30/2011		9/30/2012		
107-2-01	9/30/2011		9/30/2012		
107-2-02	9/30/2011		9/30/2012		
107-2-03	9/30/2011		9/30/2012		
107-2-04	9/30/2011		9/30/2012		
107-2-05	9/30/2011		9/30/2012		
107-1-01	9/30/2011		9/30/2012		
107-1-02	9/30/2011		9/30/2012		
107-1-03	9/30/2011		9/30/2012		
107-1-04	9/30/2011		9/30/2012		
107-1-05	9/30/2011		9/30/2012		
107-1-06	9/30/2011		9/30/2012		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary	
PHA Name: Fort Dodge Housing Agency	Grant Type and Number Capital Fund Program Grant No: IA05P10750109 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/10 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	20,000.00	0	0	0
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	2,600.00	0	2,600.00	1900.61
10	1460 Dwelling Structures	111,638.00	0	37,000.00	37,000.00
11	1465.1 Dwelling Equipment—Nonexpendable	26,704.00	0	18,776.46	16,462.51
12	1470 Non-dwelling Structures	3,000.00	0	0	0
13	1475 Non-dwelling Equipment	14,000.00	0	14,000.00	14,000.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Fort Dodge Housing Agency	Grant Type and Number Capital Fund Program Grant No: IA05P10750109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval: 2009			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/10				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	177,942.00		72,376.46	69,363.12
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 4/9/10		Signature of Public Housing Director	
				Date 4/9/10	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Fort Dodge Housing Agency			Grant Type and Number Capital Fund Program Grant No: IA05P10750109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
107-1	Operations	1406		20,000.00				0%
107-2	Vehicle Replacement	1475	1	14,000.00		14,000.00	14,000.00	100%
107-2-01	Carpet/Flooring Replacement DC	1460	5	10,250.00				0%
107-2-02	Kitchen Rehab (yr one) DC	1460	13	33,154.00				0%
107-2-03	Plumbing Improvements	1460		3,000.00		3,000.00	3,000.00	100%
107-2-04	High Pressure/Energy Eff Toilets	1460	59	20,000.00		20,000.00	20,000.00	100%
107-2-05	Designated Smoking Area DC	1470		3,000.00				0%
107-2-06	Appliance Replacement-Window A/C/ Refrigerators/Stoves	1465	25/4/2	11,704.00		636.00	636.00	5%
107-1-01	Carpet/Flooring Replacement SS	1460	4	9,804.00		4,500.00	2,777.00	28%
107-1-02	Hot Water Heaters SS	1460	10	4,000.00				0%
107-1-03	Roof Replacement - Site S	1460	4	12,010.00				0%
107-1-04	Bathroom Rehab SS (tile surrounds/ faucets/toilets/supply lines)	1460	12	19,420.00		14,276.46	13,685.51	70%
107-1-05	Concrete Work SS	1450		2,600.00		2,600.00	1,900.61	73%
107-1-06	Appliance Replacement - Stove/Window A/C	1465	28/10	15,000.00				0%

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Fort Dodge Housing Agency				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
107-1	9/30/2010		9/30/2011		
107-2	9/30/2010	9/30/2009	9/30/2011	1/31/2010	
107-2-01	9/30/2010		9/30/2011		
107-2-02	9/30/2010		9/30/2011		
107-2-03	9/30/2010	2/28/2010	9/30/2011	3/31/2010	
107-2-04	9/30/2010	2/28/2010	9/30/2011	2/28/2010	
107-2-05	9/30/2010		9/30/2011		
107-2-06	9/30/2010		9/30/2011		
107-1-01	9/30/2010		9/30/2011		
107-1-02	9/30/2010		9/30/2011		
107-1-03	9/30/2010		9/30/2011		
107-1-04	9/30/2010		9/30/2011		
107-1-05	9/30/2010	10/31/2009	9/30/2011		
107-1-06	9/30/2010		9/30/2011		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

Part I: Summary						
Fort Dodge Housing Agency/IA107		Fort Dodge, Iowa			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name – IA10700001	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	153,517.00	129,517.00	128,517.00	146,756.00
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment			24,000.00	25,000.00	6,761.00
E.	Administration					
F.	Other					
G.	Operations		25,000.00	25,000.00	25,000.00	25,000.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		178,517.00	178,517.00	178,517.00	178,517.00

RESIDENT ADVISORY BOARD (RAB) COMMENTS

A meeting was held on April 8, 2010 to entertain comments regarding the PHA 5-Year and Annual Plan. An overview of the 5-Year Plan was given, including the Capital Fund projects for the current year and the next four years. Residents provided the following comments:

Deercreek Apartments

Landscaping: Tenants would like to assist with the upkeep of the grounds (i.e. flower beds/shrubbery around building) and have requested some gardening tools and wood chips. They would also assist with watering. A comment was made concerning the replacement of some evergreen trees in the front of the building.

FDHA Response: The Agency will check with the City on getting some wood chips delivered.

Carpet/Flooring: Money is allocated each year to replace flooring; however, a comment was made that flooring is only replaced when a tenant vacates the apartment. Tenants that have been here for many years have the same old flooring.

FDHA Response: The Agency replaces carpet as needed whether apartments are vacant or not. Tile in kitchens and baths are only added in vacant units.

Scattered Sites

Address Lights: Units currently have “Address-o Lights” installed at each entrance. Capital fund dollars have been allocated to replace these with standard house numbering. Tenants are concerned because this is their only source of exterior lighting.

FDHA Response: The money has been committed to replace the lights and addresses this year.

Trash Area on N. 29th Street: Tenant reported that one of the fences around the garbage dumpster has wood missing at the bottom. One of the handicap parking signs has also been torn down from snow removal.

FDHA Response: The Agency is in the process of assessing the damage from the winter months and will be making repairs this spring.

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011
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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 7/2010 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work 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.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Fort Dodge Housing Agency
 PHA Name

IA107
 PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014
 Annual PHA Plan for Fiscal Years 20 - 20

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	Title
<i>Barbara J. Michaels</i>	Board Chairperson
Signature	Date
<i>Barbara J. Michaels</i>	April 9, 2010

Civil Rights Certification

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Fort Dodge Housing Agency

IA107

 PHA Name

 PHA Number/HA Code

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	Barbara Michaels
Title	Board Chairperson
Signature	<i>Barbara G Michaels</i>
Date	<i>April 9, 2010</i>

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Fort Dodge Housing Agency

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

700 South 17th Street; 201-405 North 29th Street; 1402-1431 29th Avenue North; 238 & 242 Avenue E; 223-233 Avenue F
218-232 Avenue G; 602-620 1st Avenue NW; and 204 & 210 1st Avenue NW - all in Fort Dodge, Webster County, Iowa
50501

Check here if there are workplaces on file that are not identified on the attached sheets.

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

Robert Vernon

Title

Executive Director

Signature

X 

Date

4-14-2010

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: ^{4c}	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Robert Vernon</u> Print Name: <u>Robert Vernon</u> Title: <u>Executive Director</u> Telephone No.: <u>(515) 573-7751</u> Date: <u>4-14-2010</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

NOT APPLICABLE

**Certification of Payments
to Influence Federal Transactions**

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Applicant Name

Fort Dodge Housing Agency

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

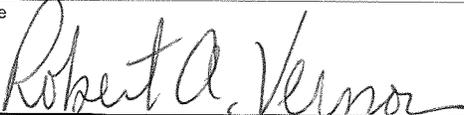
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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 Robert Vernon	Title Executive Director
Signature 	Date (mm/dd/yyyy) 04/14/2010