

**RESOLUTION TO SET A PUBLIC HEARING FOR PUBLIC COMMENT ON THE
MUSCATINE MUNICIPAL HOUSING AGENCY 5-YEAR PLAN (2010-2014)**

WHEREAS, Section 511 of the Quality Housing and Work Responsibility Act of 1998 requires public housing agencies to prepare and update its 5-Year Plan; and,

WHEREAS, it is also required by HUD that the Public Housing 5-Year Plan be made available for comment by the public before the plan is submitted to the Department of Housing and Urban Development; and,

NOW, THEREFORE, BE IT RESOLVED by the City Council, acting as the Public Housing Agency Board of Commissioners hereby sets a public hearing for Thursday, April 15, 2010, to receive comments from the public concerning this updated MMHA 5-Year Plan.

PASSED, APPROVED AND ADOPTED this 18th day of February, 2010.



ATTEST:

GREGG MANDSAGER, CITY CLERK
CITY OF MUSCATINE, IOWA

**BY THE CITY COUNCIL OF
THE CITY OF MUSCATINE, IA**

RICHARD O'BRIEN, MAYOR
CITY OF MUSCATINE, IOWA

**PUBLIC NOTICE OF TIME AND PLACE
OF PUBLIC HEARING CONCERNING
THE 2010-2014 MUSCATINE MUNICIPAL HOUSING AGENCY
5-YEAR PLAN AND ATTACHMENTS**

NOTICE IS HEREBY GIVEN that the City Council of the City of Muscatine, Iowa in accordance with regulations outlined by the Department of Housing and Urban Development (HUD) under the Quality Housing and Work Responsibility Act of 1998 has developed its 2010-2014 5-Year Plan. This plan will advise HUD, our participants, and members of the public of our mission for serving needs of low-income and very low-income families and our strategy for addressing those needs.

A complete set of the Plan and attachments are available for review and comment at Muscatine Municipal Housing Agency's (MMHA) office at 215 Sycamore Street, Muscatine, Iowa 52761. MMHA's hours of operation are 8:00 am to 5:00 pm, M-F; closed 12 – 1 pm for lunch.

Comments may be submitted to MMHA at the above address or by e-mail to dyingerton@ci.muscatine.ia.us. The public comment period will begin with the publication of this notice and end on April 15, 2010.

Additionally, **NOTICE IS HEREBY GIVEN** that the City Council of the City of Muscatine, Iowa will conduct a public hearing at 7 p.m., April 15, 2010, in the City Council Chambers, City Hall, 215 Sycamore, Muscatine, IA to receive comments regarding the Plan's strategies for addressing needs of low-income and very low-income families in Muscatine County.

Persons wishing to comment on the 2010-2014, 5-Year Plan may state their views at this hearing. If you need special accommodations for a disability or language translation, please contact Richard Yerington, at MMHA at 563-264-1554 or the TDD at 563-264-1550 at least three (3) business days in advance of the meeting date. Disabled persons attending the hearing should access City Hall through the door under the front stairs and take the elevator to the Council Chambers on the second floor.

Richard Yerington
Housing Administrator

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Muscatine Municipal Housing Agency</u> PHA Code: <u>JA 042</u> PHA Type: <input checked="" 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>151</u> Number of HCV units: <u>376</u>												
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" 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 <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>	PH	HCV						
PH	HCV												
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: To provide safe, decent and sanitary housing conditions for very low-income families and to manage resources efficiently. The PHA is to promote personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing.												

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.

2005-2009 Strategic Goal. Increase the availability of decent, safe, and affordable housing.
PHA Goal: Improve the quality of assisted housing

Objective, Improve public housing management: (PHAS score goal is 95)
Outcome, MMHA has consistently achieved the high performer status in the last 5 year.

Objective, Improve voucher management: (SEMAP score goal is 95)
Outcome, MMHA has exceeded the SEMAP score of 95 consistently in the last five years and has received the High rating for the last 3 years.

Objective, Increase customer satisfaction: (RASS score goal of 8)
Outcome, The housing authority received a nine the last time RASS was ranked by HUD

Objective, Renovate or modernize public housing units: Renovate 10 units each year
Outcome, MMHA has exceeded ten units of minor modernization each year of the five year plan.

Objective, In 2006 convert 22 Vouchers to Project Based (for Disabled).
Outcome, In 2006 plans for 22 units were reduced to 16. In September of 2006 MMHA entered into a contract and project based 16 units of housing for disabled participants. This contract is in affect for 10 years

2005-2009 Strategic Goal. Improve community quality of life and economic vitality
PHA Goal: Provide an improved living environment

Objective, Designate developments or buildings for particular resident groups (elderly, persons with disabilities) maintain the Clark House as an Elderly/Near Elderly.

Outcome, In August of 2003 our 100 unit elderly development (Clark House) was re-designated as an elderly/near-elderly development. In 2008 the elderly/near-elderly was extended for two years.

2005-2009 Strategic Goal. Promote self-sufficiency and asset development of families and individuals
PHA Goal: Promote self-sufficiency and asset development of assisted households

Objective Provide or attract supportive services to increase independence for the elderly or families with disabilities.
Outcome, MMHA has worked closely with Senior Resources, a local federally funded multi faceted agency to provide meal service, and case management for residents to elderly/near-elderly development and seniors on the Housing Choice Voucher Program.
In 2008 MMHA recognized that many disabled and elderly families were having a difficult time following program rules and as an outcome placing there assistance at risk. MMHA drafted a vision of an independent advocate funded and controlled by on outcome agency that could intervene on behalf of the family and assist them with complying with program rules. Since this position/concept was by a non-profit in our area the advocate managed to help over 80% of all referrals to resolve issues and maintain program assistance.

2010-2015 Strategic Goal. Increase the availability of decent, safe, and affordable housing.
PHA Goal: Improve the quality of assisted housing

Objective, Consistently maintain an average occupancy level of 97% throughout the five year plan.
Objective, Consistently collect a minimum of 98% of all rents due in public housing through out the five year plan.
Objective, Consistently expense a minimum of 97% ABA (HAPs) through out the five year plan.
Objective, Maintains an average work order turnaround time of less then 48 hours.
Objective, Support and participate in resident associations at Clark House and Sunset Park
Objective, Executive Director to meet with RAB quarterly to review all significant changes and PHA ongoing activity.

2010-2015 Strategic Goal. Improve community quality of life and economic vitality
PHA Goal: Provide an improved living environment

Objective, Build Education/Community center at family complex for low income children.
Objective, Offer educational programming opportunities sanctioned and in partnership with local school district and other stakeholders.
Objective, Incorporate green technologies and energy saving measures in capital improvement plans.

2010-2015 Strategic Goal. Promote self-sufficiency and asset development of families and individuals
PHA Goal: Promote self-sufficiency and asset development of assisted households

Objective, Successfully fund and operate the Housing Choice Voucher Homeownership program.
Objective, Successfully fund and operate a multi faceted homeownership program for public housing residents and other qualified families in our service area.
Objective, Develop and Family Self Sufficiency program for Section 8 participants and Public Housing residents as HUD funding would allow.

6.0	<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>(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>
7.0	<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>
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>
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>
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>
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>
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. See 5.2 this document</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Agency Policy Substantial Deviation from the 5-year Plan:</p> <p>The (MMHA) will amend or modify its 5-Year Agency plan upon the occurrence of any of the following events during the term of an approved plan:</p> <ul style="list-style-type: none"> • A federal statutory or regulatory change is made effective and, in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan year. • Any other event that the Authority's Board determines to be a significant amendment or modification of the approved annual plan. • A change to the Capital Fund Program 5 year Action Plan involving the addition of a new, non-emergency work item that costs in excess of 50% of the yearly grant amount. (A new work item is one that does not already appear in another approved Annual Statement for an open CFP or the current CFP Five-Year Action Plan.)
	<p>VAWA</p> <p>2007 Implemented 52641 HAP contract Mailed VAWA flyer along with notification of Right and Obligations and agency policy to all program participants Added VAWA information to all public housing move in orientations and section 8 voucher briefings Posted VAWA information at all Public Housing sites Reviewed law with RAB Included VAWA information in landlord packets Administered one case under VAWA</p> <p>2008 Verified all certifications in participant files at annual review Included VAWA verblage to all tenant correspondence.</p> <p>2009 Administered one case under VAWA</p> <p>2010 Outreach to area landlords</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> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PIA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (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. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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PROOF OF PUBLICATION

I, Jeff Lee, being duly sworn, on my oath, say that I am an advertising clerk at the *Muscatine Journal*, a newspaper of general circulation, published in the City of Muscatine, Muscatine County, Iowa; and that the following Notice:

Muscatine City Clerk
Public Hearing
Municipal Housing Agency


Of which the annexed printed slip is a true, correct and complete copy, was published in said *Muscatine Journal* one time having been made there in on:

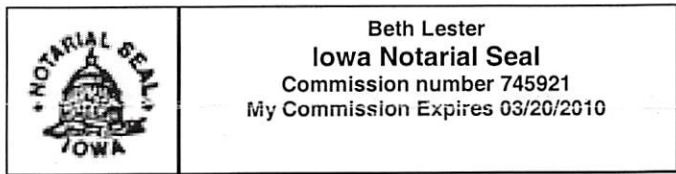
February 19, 2010

Jeff Lee 

**STATE OF IOWA
MUSCATINE COUNTY**

Subscribed and sworn to before me this
19th day of February 2010


Beth Lester, Notary Public



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Richard Yerington
Housing Administrator



MUSCATINE MUNICIPAL HOUSING AGENCY

City Hall, 215 Sycamore Street
Muscatine, IA 52761-3840
(563) 264-1554
(563) 264-1550 Voice/TT
Fax (563) 263-3064

MEMORANDUM

TO: Gregg Mandsager, City Administrator
FROM: Dick Yerington, Housing Administrator
DATE: February 12, 2010
RE: Resolution to set a public hearing

INTRODUCTION: Muscatine Municipal Housing Agency's has completed the 2010-2014 Five-Year Plan and public hearing must be held prior the council adopting the plan.

BACKGROUND: 24 CFR 903.17 requires Public Housing Agencies to conduct a public hearing to invite public comment concerning these updates and amendments.

RECOMMENDATION / RATIONALE: It is recommended that the City Council set a public hearing on the aforementioned topic for April 15, 2010, 6 p.m.

BACKUP INFORMATION: Attached you will find a resolution to set public hearing along with the completed HUD 50075 five-year plan.