



MEMORANDUM

TO: Gregg Mandsager, City Administrator
FROM: Dick Yerington, Housing Administrator
DATE: March 3, 2014
RE: Resolution to authorize changes to Section 8 Administrative Plan

INTRODUCTION: Muscatine Municipal Housing Agency (MMHA) receives funding from HUD annually for the Housing Choice Voucher program. On January 17th President Obama signed into law HR. 3547, the Consolidated Appropriations Act of 2014 which included funding for housing assistance and program administration for the Section 8 program.

BACKGROUND: The proposed Section 8 funding level will provide our PHA with 99% of our eligibility in housing assistance funding, a significant increase over the 94% proration from last year. *Ongoing program administration funding is expected to be approximately 74% of eligibility.*

We continue to be concerned about the federal government's decision to underfund the administration of the program. Staff has reviewed the agency's policies and procedures and recommends making the following cost saving administrative changes.

Current policy requires an interim reexamination should family income increase between annual reexaminations. As an administrative cost saving measure, staff recommends conducting only annual income reviews and discontinuing the interim reexaminations requirement for income increases.

RECOMMENDATION/RATIONALE:

Staff has reviewed the options available to the PHA, taking into account the impact on program participants and the long-term viability of the program. It recommends the City Council, acting as the MMHA Board of Commissioners, approve the attached resolution to allow MMHA to make changes to the Section 8 Administrative Plan as stated and implement the revisions effective March 6, 2014.

Attached
Resolution

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING ADMINISTRATIVE POLICY CHANGES
TO THE SECTION 8 TENANT-BASED HOUSING CHOICE VOUCHER PROGRAM**

WHEREAS, the Section 8 Tenant-Based Housing Choice Voucher Program Administrative Plan needs updated to reflect changes to allow our agency to better serve our jurisdiction; and

WHEREAS, the Federal Appropriations Act of 2014 will fund ongoing administration fees of approximately 74% of eligibility for calendar year 2014; and

WHEREAS, current policy requires an interim reexamination or rent increase should family income increase between annual reexaminations, as allowed by HUD; and

WHEREAS, to provide continued assistance to as many families in our jurisdiction as possible, the Section 8 Administrative Plan will be amended to discontinue interim reexamination and rent adjustment for families whose income increases; and

WHEREAS, the city council, acting as the public housing agency board of commissioners, must authorize and approve all amendments to the Section 8 Tenant-Based Housing Choice Voucher Program Administrative Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Muscatine, Iowa, that the Muscatine Municipal Housing Agency's Section 8 Administrative Plan be amended to reflect the aforementioned changes.

MOVED, PASSED AND ADOPTED this 6th day of March 2014

DEWAYNE HOPKINS, MAYOR

ATTEST

GREGG MANDSAGER, CITY CLERK