



MUSCATINE MUNICIPAL HOUSING AGENCY

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MEMORANDUM

TO: Gregg Mandsager, City Administrator
FROM: Dick Yerington, Housing Administrator
DATE: August 15, 2014
RE: Resolution to authorize changes to Section 8 Administrative Plan

INTRODUCTION: Section 243 of the Department of Housing and Urban Development Appropriations Act, 2014 (2014 Appropriations Act) authorizes HUD to implement certain statutory changes to the United States Housing Act of 1937 made by the 2014 Appropriations Act through notice followed by notice and comment rulemaking. The notice established the terms and conditions by which HUD will implement changes to the statutory definition of a "public housing agency" (PHA), the frequency of housing inspections, the statutory definition of "extremely low-income," and utility allowances for tenant-paid utilities. The general provisions of the 2014 Appropriations Act include five statutory changes to the United States Housing Act of 1937 (42 U.S.C. 1437 et seq.) (1937 Act) that are designed to reduce administrative burdens on PHAs, enable PHAs to better target assistance to families in need of such assistance, and reduce Federal costs. Expediting the implementation of these provisions through notice will help PHAs to benefit from the changes in the law sooner than implementation was accomplished solely through public rulemaking.

BACKGROUND: Section 220 of the 2014 Appropriations Act allows PHAs to comply with the requirement to inspect assisted dwelling units during the term of a housing assistance payment (HAP) contract by conducting biennial housing quality inspections instead of annual inspections. PHAs are also able to utilize alternative inspection methods to demonstrate that housing meets the housing quality requirements under the voucher program. PHAs are still required to conduct an initial inspection, prior to entering into a HAP contract, and interim inspections, if a family or government official notifies the PHA of a unit's failure to comply with housing quality standards, in accordance with the housing quality standards (HQS) of the HCV program.

RECOMMENDATION/RATIONALE: Staff has thoroughly reviewed the 2014 Appropriations Act and options available to the PHA and has taken 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 by adopting Section 220 of the 2014 Appropriations Act and approving the biennial inspections option as stated and implementing the revisions effective August 22, 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**, Section 243 of the Department of Housing and Urban Development Appropriations Act, 2014 (2014 Appropriations Act) authorizes implementation of certain changes to the United States Housing Act of 1937; and
- WHEREAS**, current policy requires annual Housing Quality Standards (HQS) inspections under housing assistance contract; and
- WHEREAS**, conducting biennial housing quality inspections instead of annual inspections will reduce administrative burdens on our housing agency and enable us to better target assistance to families in need; and
- WHEREAS**, MMHA staff have developed a tenant and owner education plan to mitigate the potential health and safety risks of less frequent inspections and will provide Council with a review of the policy's impact biannually; 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 ____ day of August 2014

DEWAYNE HOPKINS, MAYOR

GREGG MANDSAGER, CITY CLERK