



MUSCATINE MUNICIPAL HOUSING AGENCY

ITEM 11A

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: Kaitlyn Love, Housing Administrator
DATE: November 17, 2014
RE: Resolution to approve changes to the Section 8 Administrative Plan

INTRODUCTION: Certain modifications and revisions have been proposed to the Muscatine Municipal Housing Agency Section 8 Administrative Policies.

BACKGROUND: Staff has reviewed federal regulations and HUD recommendations, and is now recommending changes to allow MMHA to better serve our jurisdiction.

RECOMMENDATION / RATIONALE: It is recommended that City Council approve and authorize changes as presented.

BACKUP INFORMATION: Attached changes as recommended.

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING CHANGES TO
MUSCATINE MUNICIPAL HOUSING AGENCY
ADMINISTRATIVE PLAN FOR THE
SECTION 8 TENANT BASED HOUSING CHOICE VOUCHER PROGRAM**

WHEREAS, the Section 8 Tenant Based Housing Choice Voucher Program Administrative Plan needs updated in order to fully comply with federal regulatory requirements; and,

WHEREAS, staff has reviewed federal regulatory requirements along with HUD recommendations and has made recommendations for updating the policy; and,

WHEREAS, proposed updates to the Administrative Policy, in the best interest of Muscatine Municipal Housing Agency and the community, have been completed by the Housing Administrator; and,

WHEREAS, the City Council, acting as the Public Housing Agency Board of Commissioners must authorize and approve all policy changes to the Section 8 Tenant Based Housing Choice Voucher Program Administrative Plan.

NOW THEREFORE, BE IT RESOLVED, that the City Council hereby approves and authorizes policy changes to the Section 8 Administrative Plan as presented.

MOVED, PASSED AND ADOPTED this 20th day of November 2014.

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

DEWAYNE HOPKINS, MAYOR
CITY OF MUSCATINE, IOWA

ATTEST:

GREGG MANDSAGER, CITY CLERK
CITY OF MUSCATINE, IOWA

Proposed Changes to MMHA Section 8 Administrative Plan

November 20, 2014

(**Bold text indicates significant policy change**)

Chapter	Page	Revision
Addendum	1-2	Updated text and corrected formatting
Revision Page		Added new revision date
Table of Contents		Updated Table of Contents
Introduction	iii	Updated 6th item on LEP Final Guidance
2	3	Updated VAWA language
2	16	Changed text on Oral Interpretation with regard to LEP plan to maintain compliance
3	4	Added "sexual assault" language to VAWA
3	26	Added "sexual assault" language to VAWA
3	27	Added "sexual assault" language to VAWA
3	29	Added "sexual assault" language to VAWA
3	30	Added "sexual assault" language to VAWA
3	30	Updated VAWA language for 2013 VAWA compliance
3	31	Added "sexual assault" language to VAWA
4	5	Eliminated language regarding lottery waiting list system. Returned to date/time order of applications
4	8	Eliminated lottery language with regard to waiting list opening and closing
4	15	Updated definition of Extremely Low Income family to comply with 2014 appropriations.
5	5	Updated VAWA language for 2013 VAWA compliance
5	6	Corrected typographical error
5	7	Added "sexual assault" language to VAWA
6	30	Updated Federal Register references
6	32	Updated Federal Register references
6	33	Updated HUD mandated income exclusion list
6	34	Updated HUD mandated income exclusion list
8	1	Added text allowing biennial inspections
8	5	Added "toilets" subheading to HQS requirements
8	8	Updated HQS space standards to comply with CFR 982.401
8	9	Added text allowing biennial inspections in accordance with change approved by Council in August 2014
8	13	Updated inspection process to account for biennial inspections and to clarify special inspections
8	17	Added text to eliminate rent reasonableness requirements for LIHTC and HOME units
8	19	Clarified rent reasonableness obligations for LIHTC and HOME units
10	2	Added "sexual assault" language to VAWA
10	4	Added "sexual assault" language to VAWA
10	8	Added "sexual assault" language to VAWA
10	9	Added "sexual assault" language to VAWA
10	19	Corrected error

Chapter	Page	Revision
11	11	Updated interim income examination policy to reflect policy change approved by Council in March 2014
12	2	Added "sexual assault" language to VAWA
12	6	Added "sexual assault" language to VAWA
12	10	Added "sexual assault" language to VAWA
12	12	Added "sexual assault" language to VAWA
12	13	Added "sexual assault" language to VAWA
12	14	Added "sexual assault" language to VAWA
12	15	Expanded PHA obligations with regard to VAWA notification to participants at termination
12	17	Updated VAWA language to include "affiliated individual"
12	20	Added "sexual assault" language to VAWA
12	21	Added "sexual assault" language to VAWA
13	7	Changed date on VAWA reference
16	1	Added "sexual assault" language to VAWA
16	38	Corrected formatting
16	39	Added "sexual assault" language to VAWA