



MUSCATINE MUNICIPAL HOUSING AGENCY

MEMORANDUM

TO: Gregg Mandsager, City Administrator

FROM: Kaitlyn Love, Housing Administrator

DATE: November 17, 2014

RE: Resolution to approve changes to the Muscatine Municipal Housing Agency's Public Housing Admissions & Continued Occupancy Policy (ACOP)

INTRODUCTION: Certain modifications and revisions have been proposed to the Muscatine Municipal Housing Agency Public Housing Admissions & Continued Occupancy Policy (ACOP).

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 recommended.

BACKUP INFORMATION: Attached changes as recommended.

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING CHANGES TO
THE MUSCATINE MUNICIPAL HOUSING AGENCY
PUBLIC HOUSING ADMISSIONS & CONTINUED OCCUPANCY POLICY**

- WHEREAS,** the Public Housing Admissions & Continued Occupancy Policy (ACOP) needs updated in order to fully comply with new federal regulatory requirements; and,
- WHEREAS,** staff has reviewed all federal regulatory requirements along with HUD recommendations and has made recommendations for updating the ACOP; and,
- WHEREAS,** the proposed ACOP updates, in the best interest the 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 Public Housing Admissions & Continued Occupancy Policy.
- NOW THEREFORE, BE IT RESOLVED,** that the City of Muscatine hereby approves and authorizes policy changes to the Public Housing Admissions & Continued Occupancy Policy.

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 Public Housing Admissions and Continued Occupancy Policy

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	19	Added "sexual assault" language to VAWA
3	22	Added "sexual assault" language to VAWA
3	29	Added "sexual assault" language to VAWA
3	31	VAWA changes throughout page
3	32	Added "sexual assault" language to VAWA
4	16	Updated definition of Extremely Low Income family
5	6	Added "sexual assault" language to VAWA
6	31-33	Modified HUD mandated income exclusion list
6	57	Eliminated unnecessary language re: utility allowances for families paying flat rent.
6	58	Updated flat rent phase in method to comply with PIH 2014-12
8	2	Eliminated Lead Based Paint pamphlet from HUD-required orientation materials.
8	2	Updated VAWA language throughout page
9	3	Corrected formatting
9	7	Replaced "family share of rent" with "tenant rent" throughout page
9	9	Corrected formatting
9	14	Clarified policy re: adding additional household members resulting in underhousing
9	17	Replaced "family share of rent" with "tenant rent" throughout page
10	1-6	Added text regarding service animals throughout
12	8	Added "sexual assault" language to VAWA
12	9	Updated PIH Notice reference
12	10	Added "sexual assault" language to VAWA
13	10	Updated definitions to include "affiliated individual" and "sexual assault"; eliminated "immediate household member definition.
13	14	Added "sexual assault" language to VAWA
13	16	Added "sexual assault" language to VAWA
13	20	Added "sexual assault" language to VAWA
13	22	Added "sexual assault" language to VAWA
13	23	Added "sexual assault" language to VAWA
13	27	Updated VAWA language in accordance with 2013 VAWA
16	1	Added "sexual assault" language to VAWA

Chapter	Page	Revision
16	7	Updated "Establishing Flat Rents" policy to comply with PIH 2014-12
16	8	Updated "Review of Flat Rents" policy to comply with PIH 2014-12
16	12	Clarified payment threshold calculation for repayment agreements
16	20	Corrected formatting
16	21	Added "sexual assault" language to VAWA
16	25-34	Updated VAWA section to comply with 2013 VAWA, including replacing "immediate family member" with "affiliated individual, increasing PHA obligation to notify tenants of VAWA rights, and adding PHA obligation to notify applicants of VAWA rights.
Glossary		Updated entire glossary