



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:** Kaitlyn Love, Housing Administrator  
**DATE:** April 29, 2015  
**RE:** Resolution to Authorize the new 5 Year Public Housing Agency Plan and the Submission of this Plan to HUD

**INTRODUCTION:** The Public Housing Agency is required to submit a 5 Year Plan to HUD which details the need for assisted housing in the Housing Agency jurisdiction and describes how the Housing Agency will meet those needs. This proposed 5 Year plan covers the period of July 1, 2015 to June 30, 2020.

**BACKGROUND:** The proposed plan has been developed by staff according to HUD's requirements and in the required format. It has been reviewed by the Resident Advisory Board and includes a statement of the Board's comments.

The proposed plan has been made available to the public for a 45 day public comment period as required by HUD. A public hearing has been held on May 7<sup>th</sup> during City Council, prior to consideration of this resolution.

The 5 Year Plan may be modified from time to time as needed to meet the community needs and Housing Authority resources according to the Public Housing Agency's significant amendment policy.

**RECOMMENDATION/RATIONALE:**

Staff has assessed the needs of low-income, very low-income, and extremely low income families in the PHA jurisdiction and finds that this plan utilizes the projected available resources to meet the needs of the community's most housing-vulnerable populations. Staff recommend the approval of this plan and authorization to submit it to the Department of Housing and Urban Development.

Attached  
Resolution  
PHA 5 Year Plan & Attachments

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING THE PUBLIC HOUSING AGENCY 5 YEAR PLAN AND ITS ATTACHMENTS,  
AND AUTHORIZING THE SUBMITTAL OF THIS PLAN TO HUD**

**WHEREAS**, Section 511 of the Quality Housing and Work Responsibility Act of 1998 requires each Public Housing Agency to prepare and update its annual and 5-year plan; and

**WHEREAS**, the City Council, acting as the Public Housing Agency Board of Commissioners must Review and approve the five year plan as prepared; and

**WHEREAS**, the Muscatine Municipal Housing Agency Resident Advisory Board has reviewed the plan and their comments have been included in the plan as an attachment; and

**WHEREAS**, the City Council held a public hearing on the plan as presented on May 7, 2015 ; and

**WHEREAS**, the City Council has considered all public comment on the plan;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Muscatine, Iowa, that this Public Housing Agency Five Year Plan is approved and shall be submitted to the U.S. Department of Housing and Urban Development

**MOVED, PASSED AND ADOPTED** this \_\_\_\_ day of May 2015.

\_\_\_\_\_  
DEWAYNE HOPKINS, MAYOR

\_\_\_\_\_  
GREGG MANDSAGER, CITY CLERK

## **PHA 5 Year Plan Table of Contents**

- HUD Form 50075, PHA 5-Year and Annual Plan
- Muscatine Municipal Housing Agency Attachment to HUD form 50075 responding to items 6.0 and 9.1
- Form HUD 50077, PHA Certification of Compliance with the PHA Plans and Related Regulations
- Form 50070, Certification for a Drug-Free Workplace
- Form 50071, Certification of Payments to influence Federal Transactions
- Form SF LLL, Disclosure of Lobbying Activities
- Statement of Resident Advisory Board Comments
- Form HUD 50075.1, Capital Fund Program Annual Statement/Performance Evaluation Report  
Form HUD 50075.2, Capital Fund Program Five-Year Action Plan

**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 8/30/2011**

|            |  |          |                                      |                               |                              |
|------------|--|----------|--------------------------------------|-------------------------------|------------------------------|
| <b>1.0</b> | <b>PHA Information</b><br>PHA Name: <u>Muscatine Municipal Housing Agency</u> PHA Code: <u>IA049</u><br>PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8)<br>PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2015</u>  |          |                                      |                               |                              |
| <b>2.0</b> | Inventory (based on ACC units at time of FY beginning in 1.0 above)<br>Number of PH units: <u>150</u> Number of HCV units: <u>376</u>  |          |                                      |                               |                              |
| <b>3.0</b> | <b>Submission Type</b><br><input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" type="checkbox"/> 5-Year Plan Only   |          |                                      |                               |                              |
| <b>4.0</b> | <b>PHA Consortia</b> <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 |
|            |  |          |                                      |                               | PH      HCV                  |
|            | PHA 1:   |          |                                      |                               |                              |
|            | PHA 2:   |          |                                      |                               |                              |
|            | PHA 3:   |          |                                      |                               |                              |
| <b>5.0</b> | <b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.   |          |                                      |                               |                              |
| <b>5.1</b> | <b>Mission.</b> 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:<br><br>The PHA's mission is 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.

**Progress Report: 2010 Goals**

**2010-2015 Strategic Goal: Increase the Availability of Safe, Decent, Affordable Housing.**

**PHA Goal:** Improve the quality of assisted housing

**Objective:** Consistently maintain an average occupancy level of 97% throughout the 5 year plan.

**Outcome:** Annual Public Housing Occupancy was above 98% for FY 10-14, and is on track to exceed 98% again in FY 2015.

**Objective:** Consistently collect a minimum of 98% of all rents due in public housing throughout the five-year plan.

**Outcome:** At least 98% of PH rents have been collected in each year of the five year plan. This outcome has been tracked through the City's annual budget process.

**Objective:** Maintain an average work order turnaround time of less than 48 hours.

**Outcome:** The average work order turnaround time from July 1, 2010 through March 1, 2015 is 26.97 hours.

**Objective:** Support and participate in resident associations at Clark House and Sunset Park.

**Outcome:** Resident associations have been developed at both sites. The Clark House association meets monthly with very high participation from residents. They focus on planning resident events, bringing in outside agencies for education/outreach, and resolving tenant-tenant concerns. The Sunset Park association focuses on enriching the Afterschool Programming and other youth activities that are offered on-site and fundraising for youth programs such as a holiday party with gifts.

**Objective:** Executive Director to meet with RAB quarterly to review all significant changes and PHA ongoing activity.

**Outcome:** The Executive Director continues to meet quarterly with the Resident Advisory Board to review policy changes, budgeting, and capital funding plans, grant funding applications, and other information.

**2010-2015 Strategic Goal: Improve community quality of life and economic vitality.**

**PHA Goal:** Provide an improved living environment.

**Objective:** Build an education/community center at the family complex for low income children.

**Outcome:** Construction of the Sunset Park Community Education Center was completed in the spring of 2011. The facility is handicapped accessible and features a large classroom with wireless internet access, laptops available for student use, youth- and adult-sized furniture, projector screen, a small kitchen, and ADA compliant restroom facilities. The furnishings and electronics were provided through local donations and grants.

**Objective:** Offer educational programming opportunities sanctioned in a partnership with local school district and other stakeholders.

**Outcome:** Since 2011, United Way has funded after-school academic instruction and summer enrichment programming for students at Sunset Park. Program attendance has grown consistently each year, and data provided from the school district shows that the program is having a positive impact on student proficiency in math and reading.

**Objective:** Incorporate Green technologies and energy-saving measures in capital improvement plans.

**Outcome:** As appliances are replaced in the Capital Improvement Plan, energy efficient models are purchased. In addition, Clark House is in the process of a multi-phase domestic hot water boiler conversion project to improve energy efficiency.

**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.

**Outcome:** Five HCV participants have become homeowners through the Housing Choice Voucher Program. Two of those have achieved self-sufficiency and are no longer participating in the voucher program.

**Objective:** Successfully fund and operate a multi-faceted homeownership program for public housing residents and other qualified families in our service area.

**Outcome:** By partnering with the Muscatine Cluster of the Local Housing Trust Fund and applying for HUD Homeownership Counseling grants, the agency has developed a Homeownership Education Program. Since 2009, 291 families have completed the 8 hour education course, and 103 participating families have become new homeowners. The local chamber of commerce and Local Housing Trust Fund have awarded \$107,000 in down payment assistance to those participating homebuyers.

**Objective:** Develop a Family Self-Sufficiency Program for Section 8 participants and Public Housing residents as HUD would allow.

**Outcome:** MMHA was awarded a Family Self-Sufficiency Program for HCV families in 2010. Since then, the program has consistently served over 30 families per year through the FSS program. The program is expanding to include Public Housing residents as allowed under the FY 2014 NOFA.

**2015-2020 Goals**

**Goal:** Improve the quality of assisted housing while managing resources efficiently.

**Objective:** Maintain 97% annual occupancy rate for Public Housing throughout the course of this plan.

**Objective:** Achieve 98% utilization of awarded Section 8 program HAP annually throughout the course of this plan.

**Objective:** Maintain an average Public Housing work order turnaround time of no more than 48 hours.

**Objective:** Monitor the current Section 8 biennial HQS inspection process to identify any resulting decline in Section 8 unit quality or safety. Report findings to RAB and City Council. Identify opportunities to modify the process to ensure unit quality and safety while efficiently utilizing program resources.

**Goal:** Use Assisted Housing as a platform for improving self-sufficiency and quality of life.

**Objective:** Partner with United Way, Muscatine Community School District, and other stakeholders to ensure that Sunset Park students continue to have access to high quality academic programming outside of school.

**Objective:** Assist one new Section 8 homeownership participant per year.

**Objective:** Expand Family Self Sufficiency opportunities for Public Housing residents. By 2020, 25% of MMHA FSS participating families will be Public Housing residents.

**Goal:** Adapt programs to Muscatine County's changing housing environment, and to drive employment, education, and social service opportunities for tenants.

**Objective:** Partner with Community Development department to ensure that the City's plans for downtown redevelopment include provision of housing for very low-income residents with limited access to transportation.

**Objective:** Recruit new property owners to the Section 8 Housing Choice Voucher program by conducting outreach efforts aimed at quality properties in neighborhoods with access to employment, schools, and medical care, including areas of Muscatine County outside of the City of Muscatine.

**Objective:** Encourage the new development or redevelopment of affordable family housing in Muscatine County by meeting with developers to discuss how Section 8 Housing Choice Vouchers may be coupled with state and federal development programs to minimize vacancies and reduce unpaid rents.

**Objective:** Communicate with owners currently participating in the Section 8 Housing Choice Voucher Program regarding opportunities to improve housing quality through energy efficiency improvements, local tax abatement programs, and other opportunities.

|      |   |
|------|---|
| 6.0  | <p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:<br/> (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.<br/> The 5-Year Plan and Annual PHA plan is available in the main office of the Muscatine Municipal Housing Agency, Second Floor, City Hall 215 Sycamore St.<br/> Muscatine Iowa 52761<br/> Many elements of the plan are included in the City Budget and City Audit, which are available online at <a href="http://www.muscatineiowa.gov">www.muscatineiowa.gov</a>.</p>  |
| 7.0  | <p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p>  |
| 8.0  | <p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>   |
| 8.1  | <p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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><b>Capital Fund Program Five-Year Action Plan.</b> 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><b>Capital Fund Financing Program (CFFP).</b><br/> <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><b>Housing Needs.</b> 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.<br/> (See attachment: <b>Additional Required Plan Elements</b>)</p>   |
| 9.1  | <p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b><br/> (See attachment: <b>Additional Required Plan Elements</b>)</p>   |
| 10.0 | <p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) <b>Progress in Meeting Mission and Goals.</b> Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. (See item 5.2 above)</p> <p>(b) <b>Significant Amendment and Substantial Deviation/Modification.</b> Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p><b>Substantial Deviation from the 5-Year Plan:</b><br/> The Housing Authority (HA) 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"> <li>• 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.</li> <li>• Any other event that the Authority's Board determines to be a substantial deviation or modification of the approved 5-Year Agency plan.</li> <li>• Capital fund Budget Revisions will not be considered substantial deviations as long as they are for allowable work items.</li> </ul> <p><b>B. Significant Amendment or Modification to the Annual Plan:</b><br/> The Housing Authority will amend or modify its Annual 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"> <li>• 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.</li> <li>• Any other event that the Authority's Board determines to be a significant amendment or modification of the approved annual plan.</li> <li>• Capital Fund Budget Revisions will not be considered significant amendments as long as they are for allowable work items.</li> </ul> |

|             |   |
|-------------|---|
| <b>11.0</b> | <p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"><li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li><li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li><li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li><li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li><li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li><li>(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.</li><li>(g) Challenged Elements</li><li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li><li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li></ul> |
|-------------|---|

# **Muscatine Municipal Housing Agency Five Year Plan FY 2016-2020**

## **Additional Required PHA Plan Elements**

### **Part 6.0 of HUD 50075 (PHA Plan Update & PHA Plan Elements)**

#### **1. Eligibility, Selection and Admissions Policies, including Deconcentration and Waiting Lists**

For Public Housing, please see Admissions and Continued Occupancy Policy.

For Housing Choice Voucher, please see Administrative Plan.

#### **2. Financial Resources**

Please see City of Muscatine Budget FY 15 (as revised) and FY 16.

#### **3. Rent Determination**

For Public Housing, please see Admissions and Continued Occupancy Policy

For Housing Choice Voucher, please see Administrative Plan

#### **4. Operation and Management**

For Public Housing, please see Admissions and Continued Occupancy Policy

For Section 8 Housing Choice Voucher, please see Administrative Plan

#### **5. Grievance Procedures**

For Public Housing, please see Admissions and Continued Occupancy Policy.

For Section 8 Housing Choice Voucher please see Administrative Plan.

#### **6. Designated Housing for Elderly and Disabled Families**

Clark House (IA049001), MMHA's 100 unit high rise, comprised of 98 one bedroom units and 2 two bedroom units, was designated for occupancy by elderly and near elderly families in 2003. This designation has been approved through August 1, 2016. MMHA intends to request extensions to this designation through the life of this 5-year plan.

#### **7. Community Service and Self Sufficiency**

Clark House houses a meal site for Generations Area Agency on Aging, and also sponsors visits by the local fire department and other agencies for blood pressure screenings. In addition, two public access computers with internet access are available on-site for resident use. These services and amenities allow our elderly and near-elderly residents opportunities for social interaction, encourage them to take charge of their health, and provide an avenue for accessing education and job opportunities online. Sunset Park's Education Center gives students at the development access to a teacher and aide who help students to improve their reading and math proficiency by assisting with homework, directing group activities, and overseeing use of computer software which provides reading and math skills practice. The afterschool program is made possible through United Way of Muscatine, the Kids First Fund, and other community partners. On weekends, the education center is home to the 8 hour Homebuyer Education Course offered through a partnership with the Local Housing Trust Fund and HUD's Housing Counseling grant program.

Information about MMHA's Family Self Sufficiency Program is available in the agency's FSS Action Plan.

Information about MMHA's Section 3 programming is available in the Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan.

**8. Safety and Crime Prevention**

MMHA's Public Housing developments are located in low-crime neighborhoods and do not exhibit a need for additional safety and crime prevention programs. MMHA receives a monthly report of arrests made in Muscatine and cross-checks this report with its Public Housing tenant database. MMHA also receives a report of public safety calls dispatched to each of its properties. Staff review these reports monthly and follow up with police and tenants when the reports indicate criminal activity on the premises as is appropriate according to the Admissions and Continued Occupancy Policy. In addition, these reports are used to identify tenants who may be in need of social services or medical care (for example, if a tenant makes repeated calls for ambulance service), so that the PHA can assist the tenant in addressing those needs in order to reduce the future need for emergency services. Muscatine's Community Policing Program assigns an officer to each neighborhood in which MMHA's properties are located. These officers are visible in the community and conduct outreach efforts in order to reduce crime and to be as accessible as possible to residents who may need to contact them.

**9. Pets**

Please see Public Housing Admissions and Continued Occupancy Policy

**10. Civil Rights Certification**

MMHA reviews its waiting lists and participant rolls to determine if impediments to fair housing choice exist within those programs. At this time, no impediments have been noted. The agency's annual plan is consistent with the Consolidated Plan for the State of Iowa.

**11. Fiscal Year Audit**

Please see the City of Muscatine FY 2013-2014 Audit

**12. Asset Management**

Please see the City of Muscatine revised budget for 2014-2015 and the 2015-2016 budget.

**13. Violence Against Women Act (VAWA)**

Policies related to the Violence Against Women Act can be found in the Section 8 Housing Choice Voucher Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy. MMHA informs participants of their rights under the Act at the time of admission. The agency reviews monthly Muscatine Police Department arrest records and calls for service for each of its Public Housing developments to identify any reported or suspected instances of domestic violence. MMHA staff reach out to participants who are identified as potential victims through this process. MMHA also posts information about Safe Path Survivor Resources in the men's and women's restrooms at each of its sites. Safe Path is a division of Family Resources and provides free, confidential support to victims of domestic violence in the form of temporary shelter, permanent housing, counseling, and advocacy.

**Parts 9.0 and 9.1 of HUD 50075 (Housing Need and PHA Strategy for Addressing)**

The 2013 Muscatine County Indicators Report by the Iowa State University Department of Economics reveals that forty-two to fifty-two percent of Muscatine County's renter households are cost burdened, defined as households paying more than thirty percent of their annual income on housing costs. Only eighteen to twenty-three percent of homeowner households are cost burdened. Renter households are more likely to be low-income than owner households, and are also more likely to include vulnerable populations such as young children, elderly people, and disabled people. Muscatine Municipal Housing Agency's Public Housing and Section 8 Housing Choice Voucher programs target

According to the Muscatine County Indicators Report, Muscatine County's poverty rate is worse than half of all counties in Iowa. The rate of food assistance (SNAP) program recipients in the county is 181.3 recipients per 1000 population. This is significantly higher than the median rate for all counties in Iowa, which is 120.4 per 1000. Poverty in Muscatine County affects elderly residents and children disproportionately. Approximately 7 in 1,000 elderly residents receive SSI benefits. These incidences are significantly higher among women ages 75 and older, who are likely to have a greater need for social and medical services. A single person living alone and qualifying for SSI is well below the extremely low income limit in Muscatine County, making them income-eligible for all Muscatine Municipal Housing Agency housing programs. Poverty among children can be gauged by participation in the Temporary Assistance to Needy Families (TANF) Program and by the free and reduced school lunch rate. Muscatine County's TANF participation rate is 17.2 monthly recipients per 1,000 population, compared to 12.9 per 1,000 statewide. Muscatine Community School District's rate of free and reduced lunch program participation has hovered near 50 percent in recent years. This program is available to school-age children whose households meet the "very low income" limits. One-third of young children in Muscatine County live with a single parent. These households are much more likely to live in poverty and to be rent-burdened.

Thirty-three to thirty-eight percent of Muscatine County's housing stock was built prior to 1940, presenting a challenge for elderly and disabled residents who require handicap accessibility. This aging housing stock is also less likely to be energy efficient, which presents an additional burden to renters and homeowners in the form of utility expenses and carbon impact. Muscatine County's housing vacancy rate, according to the Indicator Report, is 8.4 percent, which is 1.3 percent lower than the county median for Iowa, indicating a tighter housing market in Muscatine County than in other Iowa communities.

Between one and two percent of Muscatine County's population are recent immigrants (entering the country in 2000 or later). The Indicators Report states that most of Iowa's immigrants flow to areas of greater job prospects, especially those with meat packing facilities, egg processing facilities, or confined animal feeding operations, such as West Liberty Foods. Muscatine's manufacturing environment also provides a number of opportunities for recent immigrants. Muscatine County's immigrant population consists largely of immigrants from Mexico and Central and South American Countries, and more recently, immigrants from Liberia, Ivory Coast and Ghana who have entered the U.S. as refugees and settled in Muscatine for employment. Muscatine Municipal Housing Agency strives to make its programs available to these groups by making Spanish language materials and Spanish-speaking staff available,

and by offering special assistance to applicants and participants whose reading and writing skills make it difficult for them to complete applications or communicate in writing. Furthermore, MMHA advertises its waiting list openings in the local newspaper and to social service programs and organizations which serve these special populations, such as the Diversity Service Center of Iowa, the New Iowan Center, Community Action, and (until the program closed) Lutheran Services' Refugee Services Program.

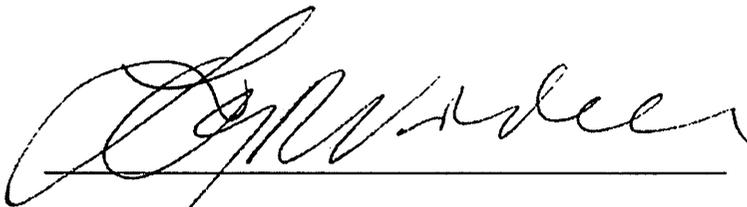
Muscatine Municipal Housing Agency works to address the housing needs of those populations most vulnerable to the effects of poverty and housing instability by providing housing to seniors and near-elderly people at Hershey Manor and Clark House, and by providing assisted housing to families with children at Sunset Park. Furthermore the Section 8 Housing Choice Voucher program waiting list selection policy includes preferences for households defined as elderly or disabled, and for Muscatine County residents whose families include children under 18 years of age.

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB# 2577-0226  
Expires 08/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the  
Consolidated Plan**

I, Tim Waddell the Division Adminstator certify that the Five Year and  
Annual PHA Plan of the Muscatine Municipal Housing A is consistent with the Consolidated Plan of  
the State of Iowa prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

**PHA Certifications of Compliance  
with PHA Plans and Related  
R e g u l a t i o n s**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 08/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or \_\_\_ Annual PHA Plan for the PHA fiscal year beginning 2015, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Muscatine Municipal Housing Agency  
PHA Name

IA049  
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2016- 2020

Annual PHA Plan for Fiscal Years

**I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)**

|  |  |
|--|--|
| Name of Authorized Official<br><br>DeWayne Hopkins | Title<br><br>Honorable Mayor, City of Muscatine IA |
| Signature  | Date   |

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

City of Muscatine d/b/a Muscatine Municipal Housing Agency

Program/Activity Receiving Federal Grant Funding

Public Housing Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Clark House- 117 W 3rd St. Muscatine IA 52761

Sunset Park Apartments 2806 Bloomington Ln. Muscatine IA 52761

Check here  if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Kaitlyn Love

Title

Housing Administrator

Signature



Date

3/10/15

# Certification of Payments to Influence Federal Transactions

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 01/31/201)

Applicant Name

Muscatine Municipal Housing Agency (City of Muscatine, IA)

Program/Activity Receiving Federal Grant Funding

2015 Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.  
**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Kaitlyn Love

Title

Housing Administrator

Signature



Date (mm/dd/yyyy)

3/10/15

Previous edition is obsolete form HUD 50071 (01/14)

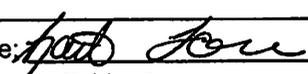
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.1

## DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB  
0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

(See reverse for public burden disclosure.)

|  |   |  |
|--|---|--|
| <b>1. Type of Federal Action:</b><br><input type="checkbox"/> A a. contract<br><input type="checkbox"/> b. grant<br><input type="checkbox"/> c. cooperative agreement<br><input type="checkbox"/> d. loan<br><input type="checkbox"/> e. loan guarantee<br><input type="checkbox"/> f. loan insurance  | <b>2. Status of Federal Action:</b><br><input type="checkbox"/> B a. bid/offer/application<br><input type="checkbox"/> b. initial award<br><input type="checkbox"/> c. post-award   | <b>3. Report Type:</b><br><input type="checkbox"/> A a. initial filing<br><input type="checkbox"/> b. material change<br><b>For Material Change Only:</b><br>year _____ quarter _____<br>date of last report _____ |
| <b>4. Name and Address of Reporting Entity:</b><br><input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee<br><b>MUSCATINE MUNICIPAL HOUSING</b><br><b>City Hall</b><br><b>215 Sycamore Street</b><br><b>Muscataine, IA 52761</b><br><br>Congressional District, if known: IA02  | <b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b><br><br><br>Congressional District, if known:   |  |
| <b>6. Federal Department/Agency:</b><br>Department of Housing and Urban Development  | <b>7. Federal Program Name/Description:</b><br>Capital Fund Program (CFP) IA05P0495115<br><br>CFDA Number, if applicable: _____   |  |
| <b>8. Federal Action Number, if known:</b>   | <b>9. Award Amount, if known:</b><br>\$ 163,243   |  |
| <b>10. a. Name and Address of Lobbying Registrant</b><br><i>(if individual, last name, first name, MI):</i>  | <b>b. Individuals Performing Services</b> <i>(including address if different from No. 10a)</i><br><i>(last name, first name, MI):</i>   |  |
| <b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. | Signature: <u></u><br>Print Name: <u>Kaitlyn Love</u><br>Title: <u>Housing Administrator, Muscatine Municipal Housing Agency</u><br>Telephone No.: <u>563-264-1554</u> Date: <u>3/10/15</u> |  |
| <b>Federal Use Only:</b>   |   | Authorized for Local Reproduction<br>Standard Form LLL (Rev. 7-97)   |

**DISCLOSURE OF LOBBYING ACTIVITIES  
CONTINUATION SHEET**

Approved by OMB  
0348-0046

Reporting Entity: Muscatine Municipal Housing Agency Page 1 of 1

NOT APPLICABLE



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

April 29, 2015

Frances M. Cleary  
Director, Office of Public Housing  
U.S. Department of Housing and Urban Development  
400 State Avenue  
Kansas City, KS 66101

Dear Ms. Cleary;

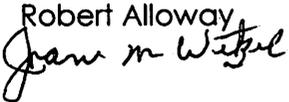
The Resident Advisory Board for the Muscatine Municipal Housing Agency has reviewed the enclosed PHA 5-Year Plan for the Muscatine Municipal Housing Agency and submits the following comment for consideration:

*The Resident Advisory Board has reviewed this 5 year plan and finds it satisfactory, given the current and expected funding limitations set forth in the federal budget.*

Thank you for your consideration.

Sincerely,

Members of the MMHA Resident Advisory Board:

  
Robert Alloway  


  
Charlotte M. Beauchamp

  
Lisa Bunn

Joan Wetzel

  
Ramona Ulman

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

|  |  |
|--|--|
| <b>Part I: Summary</b>   |  |
| PHA Name:<br>Muscatine Municipal Housing Agency<br>(City of Muscatine, Iowa) | Grant Type and Number<br>Capital Fund Program Grant No: IA05P04950115<br>Replacement Housing Factor Grant No:<br>Date of CFFP: |
| FFY of Grant: 2015<br>FFY of Grant Approval: 2015                            |  |

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:       Final Performance and Evaluation Report

| Line | Summary by Development Account                               | Total Estimated Cost |                      | Total Actual Cost <sup>1</sup> |          |
|------|--|----------------------|----------------------|--------------------------------|----------|
|      |  | Original             | Revised <sup>2</sup> | Obligated                      | Expended |
| 1    | Total non-CFP Funds  |                      |                      |                                |          |
| 2    | 1406 Operations (may not exceed 20% of line 21) <sup>3</sup> | 90,243               |                      |                                |          |
| 3    | 1408 Management Improvements                                 |                      |                      |                                |          |
| 4    | 1410 Administration (may not exceed 10% of line 21)          |                      |                      |                                |          |
| 5    | 1411 Audit   |                      |                      |                                |          |
| 6    | 1415 Liquidated Damages                                      |                      |                      |                                |          |
| 7    | 1430 Fees and Costs  |                      |                      |                                |          |
| 8    | 1440 Site Acquisition  |                      |                      |                                |          |
| 9    | 1450 Site Improvement  |                      |                      |                                |          |
| 10   | 1460 Dwelling Structures                                     | 65,000               |                      |                                |          |
| 11   | 1465.1 Dwelling Equipment—Nonexpendable                      | 6,000                |                      |                                |          |
| 12   | 1470 Non-dwelling Structures                                 |                      |                      |                                |          |
| 13   | 1475 Non-dwelling Equipment                                  | 2,000                |                      |                                |          |
| 14   | 1485 Demolition  |                      |                      |                                |          |
| 15   | 1492 Moving to Work Demonstration                            |                      |                      |                                |          |
| 16   | 1495.1 Relocation Costs                                      |                      |                      |                                |          |
| 17   | 1499 Development Activities <sup>4</sup>                     |                      |                      |                                |          |

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

|   |  |  |
|---|--|--|
| <b>Part I: Summary</b>                                |  |  |
| PHA Name:<br>Muscatine<br>Municipal Housing<br>Agency | Grant Type and Number<br>Capital Fund Program Grant No: IA05P04950115<br>Replacement Housing Factor Grant No:<br><br>Date of CFFP: | FFY of Grant:2015<br>FFY of Grant Approval: 2015 |

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no:      )  
 Performance and Evaluation Report for Period Ending:       Final Performance and Evaluation Report

| Line | Summary by Development Account   | Total Estimated Cost |                      | Total Actual Cost <sup>1</sup> |          |
|------|--|----------------------|----------------------|--------------------------------|----------|
|      |  | Original             | Revised <sup>2</sup> | Obligated                      | Expended |
| 18a  | 1501 Collateralization or Debt Service paid by the PHA                   |                      |                      |                                |          |
| 18ba | 9000 Collateralization or Debt Service paid Via System of Direct Payment |                      |                      |                                |          |
| 19   | 1502 Contingency (may not exceed 8% of line 20)                          |                      |                      |                                |          |
| 20   | Amount of Annual Grant:: (sum of lines 2 - 19)                           | 163,243              |                      |                                |          |
| 21   | Amount of line 20 Related to LBP Activities                              |                      |                      |                                |          |
| 22   | Amount of line 20 Related to Section 504 Activities                      |                      |                      |                                |          |
| 23   | Amount of line 20 Related to Security - Soft Costs                       |                      |                      |                                |          |
| 24   | Amount of line 20 Related to Security - Hard Costs                       |                      |                      |                                |          |
| 25   | Amount of line 20 Related to Energy Conservation Measures                |                      |                      |                                |          |

|                                     |                 |  |      |
|-------------------------------------|-----------------|--|------|
| Signature of Executive Director<br> | Date<br>2/10/15 | Signature of Public Housing Director<br> | Date |
|-------------------------------------|-----------------|--|------|

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.



| <b>Part I: Summary</b> |  |  |                                       |                                       |                                       |                                       |
|------------------------|--|--|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| PHA Name/Number IA049  |  | Locality (City/County & State) Muscatine, Muscatine County, IA |                                       |                                       | Original 5-Year Plan X                | Revision No:                          |
| A.                     | Development Number and Name                    | Work Statement for Year 1<br>FFY <u>2015</u>                   | Work Statement for Year 2<br>FFY 2016 | Work Statement for Year 3<br>FFY 2017 | Work Statement for Year 4<br>FFY 2018 | Work Statement for Year 5<br>FFY 2019 |
| B.                     | Physical Improvements Subtotal                 | Annual Statement   | 65,000                                | 65,000                                | 65,000                                | 65,000                                |
| C.                     | Management Improvements                        |  |                                       |                                       |                                       |                                       |
| D.                     | PHA-Wide Non-dwelling Structures and Equipment |  |                                       |                                       |                                       |                                       |
| E.                     | Administration                                 |  |                                       |                                       |                                       |                                       |
| F.                     | Other  |  |                                       |                                       |                                       |                                       |
| G.                     | Operations                                     |  | 98,000                                | 98,000                                | 98,000                                | 98,000                                |
| H.                     | Demolition                                     |  |                                       |                                       |                                       |                                       |
| I.                     | Development                                    |  |                                       |                                       |                                       |                                       |
| J.                     | Capital Fund Financing – Debt Service          |  |                                       |                                       |                                       |                                       |
| K.                     | Total CFP Funds                                |  | 163,000                               | 163,000                               | 163,000                               | 163,000                               |
| L.                     | Total Non-CFP Funds                            |  |                                       |                                       |                                       |                                       |
| M.                     | Grand Total                                    |  |                                       |                                       |                                       |                                       |

**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/20011

**Part I: Summary (Continuation)**

| PHA Name/Number<br>Development Number<br>and Name | Muscatine, Muscatine County, IA |                                  | Original 5-Year Plan X           |                                  | Revision No:<br>Work Statement for Year 5<br>FFY |
|---|---------------------------------|----------------------------------|----------------------------------|----------------------------------|--|
|   | Locality (City/county & State)  | Work Statement for Year 3<br>FFY | Work Statement for Year 4<br>FFY | Work Statement for Year 5<br>FFY |  |
| Year 1<br>FFY 2015                                | 2016                            | 2017                             | 2018                             | 2019                             |  |
| Annual<br>Statement                               |                                 |                                  |                                  |                                  |  |
| Clark House Apartment Renovations                 | CH Apartment Renovations        | CH Apartment Renovations         | CH Apartment Renovations         | CH Apartment Renovations         | CH Apartment Renovations                         |
| Clark House Appliance Replacements                | CH Appliance Replacements       | CH Appliance Replacements        | CH Appliance Replacements        | CH Appliance Replacements        | CH Appliance Replacements                        |
| Clark House Operations                            | CH Operations                   | CH Operations                    | CH Operations                    | CH Operations                    | CH Operations                                    |
| Sunset Park Apartment Renovations                 | SSP Apartment Renovations       | SSP Apartment Renovations        | SSP Apartment Renovations        | SSP Apartment Renovations        | SSP Apartment Renovations                        |
| Sunset Park Appliance Replacements                | SSP Appliance Replacement       | SSP Appliance Replacement        | SSP Appliance Replacement        | SSP Appliance Replacement        | SSP Appliance Replacement                        |
| Sunset Park Operations                            | SSP Operations                  | SSP Operations                   | SSP Operations                   | SSP Operations                   | SSP Operations                                   |
|   |                                 |                                  |                                  |                                  |  |
|   |                                 |                                  |                                  |                                  |  |



