



MUSCATINE MUNICIPAL HOUSING AGENCY

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MEMORANDUM

To: Mayor and City Council Members

CC: Gregg Mandsager, City Administrator

From: Jodi Royal-Goodwin, Housing Administrator

Date: May 19, 2016

RE: *Approval of Amendment #1 to the Housing Assistance Payments Contract between Fulton Place Limited Partnership and the Muscatine Municipal Housing Agency*

INTRODUCTION: The Muscatine Municipal Housing Agency (MMHA) entered into a Housing Assistance Payments (HAP) Contract with Fulton Place Limited Partnership for 10 years beginning September 1, 2006. Under the contract MMHA has allocated 16 Section 8 Housing Choice Vouchers to assist qualified households rent one-bedroom units at Fulton Place. The attached contract amendment extends the allocation of project-based vouchers through August 31, 2026, all other terms and conditions remain the same.

BACKGROUND: The U.S. Department of Housing and Urban Development authorizes housing authorities administering a tenant-based voucher (rental assistance) program to use up to 20% of the agency's program budget authority (approximately 75 units) to assist specific units, if it is consistent with the agency's Annual and Administrative Plans.

Regulations allow MMHA to support up to 25 percent of the units in a development with PBV, however more units may be supported in projects target and provide appropriate supportive services for disabled persons. In 2006, MMHA executed a 10-year HAP contract with Fulton Place Limited Partnership to for 16 one-bedroom units for disabled persons in the newly constructed Fulton Place. A HAP contract may be renewed if the housing agency determines it continues to address the housing needs of community residents.

Fulton Place continues to provide high quality, supportive housing opportunities to individuals with disabilities. Staff believes it is in the best interest of the current and prospective clients to continue supporting these units with project-based vouchers.

RECOMMENDATION: It is recommended City Council approve *Amendment #1 to the Housing Assistance Payments Contract between Fulton Place Limited Partnership and the Muscatine Municipal Housing Agency*.

**AMENDMENT #1
TO THE HOUSING ASSISTANCE PAYMENTS CONTRACT
BETWEEN
FULTON PLACE LIMITED PARTNERSHIP
AND THE
MUSCATINE MUNICIPAL HOUSING AGENCY**

AMENDMENTS. This amends the Housing Assistance Payments (HAP) contract for project-based vouchers effective September 1, 2006, all other terms remain in full force and effect with the exception of the following (amended new language is underlined):

Part 1:

C. Effective date of the HAP Contract

For all contract units, the effective date of the HAP Contract is September 1, 2006, amended (date), 2016.

D. Term of HAP Contract

ii. Length of Term

1) Subject to paragraph d.ii.(2), the length of the term of the HAP contract for any unit is 10 years, amended to an additional 10 year term and through August 31, 2026.

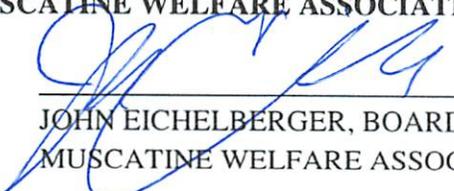
Part 2:

5.C(2) The monthly housing assistance payment to the owner for a contract unit is equal to the amount in whole dollars by which the rent to owner exceeds the tenant rent.

IN WITNESS WHEREOF, the parties hereto have executed this Contract as of the date entered into on the first page hereof.

**FULTON PLACE LIMITED PARTNERSHIP
MUSCATINE WELFARE ASSOCIATION, GENERAL PARTNER**

By: _____


JOHN EICHELBERGER, BOARD PRESIDENT
MUSCATINE WELFARE ASSOCIATION

MUSCATINE MUNICIPAL HOUSING AGENCY

By: _____

DIANA L. BRODERSON, BOARD CHAIR
MUSCATINE MUNICIPAL HOUSING AGENCY
BOARD OF COMMISSIONERS

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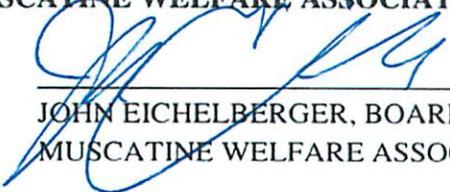
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