



MUSCATINE MUNICIPAL HOUSING AGENCY

City Hall, 215 Sycamore Street  
 Muscatine, IA 52761-3840  
 (563) 264-1554  
 (563) 264-1550 Voice/TT  
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## MEMORANDUM

**TO:** Gregg Mandsager, City Administrator

**FROM:** Dick Yerington, Housing Administrator

**DATE:** May 2, 2011

**RE:** Resolution to Set 45-Day Public Hearing for HUD Capital Funding Plan

**INTRODUCTION:** Certain capital modifications and revisions have been proposed to update the Muscatine Municipal Housing Agency's (MMHA) Five year Capital Improvement Plan

**BACKGROUND:** In recent years HUD has allowed small PHA's to move money from the Capital Improvements Program (CIP) into their operating budgets. MMHA has done this for the last three years. It is now recommended by HUD that PHA's only move money into their operating budgets that will be used for operating and not capital improvements. This change necessitated our department to revise its budget, causing a substantial deviation to the five-year capital improvements action plan.

Under the new recommendations we will now, move a portion of the capital fund into operations. The remainder will remain in the Capital Improvement Program.

**RECOMMENDATION / RATIONALE:** HUD regulation 24 CFR 903.17 requires public housing authorities to set and conduct a public hearing to invite public comments concerning substantial deviations and amendments to capital five year plans. This comment period must be a minimum of 45 days.

In accordance HUD recommendations and with agency policies, it is recommended the city council set a public hearing on the aforementioned topic for July 7, 2011 at 7 p.m.

**BACKUP INFORMATION:** Attached you will find a resolution to set a public hearing.  
 Copy of the Public Notice  
 HUD Capital Fund Program Five Year Action Form 50075.2 Revision 1

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

**RESOLUTION TO SET A PUBLIC HEARING FOR PUBLIC COMMENT ON THE  
MUSCATINE MUNICIPAL HOUSING AGENCY FIVE-YEAR PLAN (2010-2014)**

**WHEREAS,** Section 511 of the Quality Housing and Work Responsibility Act of 1998 requires public housing agencies to prepare and update their Five-Year Plan; and

**WHEREAS,** Recent proposed changes in HUD requirements necessitated a 'substantial deviation, amendment and/or modification' to the current Five-Year Plan; and

**WHEREAS,** Agency policy states that changes require notification of the public, allowing 45 days for viewing ; and an opportunity to comment on the amended Five Year Plan;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council, acting as the Muscatine Public Housing Authority Board of Commissioners here by sets a public hearing for Thursday, July 7, 2011 at 7 p.m., to receive comments from the public concerning this updated MMHA Five-Year Plan.

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

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RICHARD O'BRIEN, MAYOR  
CITY OF MUSCATINE, IOWA

**ATTEST:**

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GREG MANDSAGER, CITY CLERK  
CITY OF MUSCATINE, IOWA

**PUBLIC NOTICE OF TIME AND PLACE  
OF PUBLIC HEARING CONCERNING  
THE 2010-2014 MUSCATINE MUNICIPAL HOUSING AGENCY  
FIVE-YEAR PLAN AND ATTACHMENTS AS MODIFIED**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Muscatine, Iowa in accordance with regulations outlined by the Department of Housing and Urban Development (HUD) under the Quality Housing and Work Responsibility Act of 1998 has revised its 2010-2014 Five-Year Capital Improvement Plan. This plan advises HUD, our participants and members of the public of our mission for serving the needs of low-income and very low-income families and our strategy for addressing public housing capital improvement needs.

A complete set of the capital plan and attachments is available for review and comment at Muscatine Municipal Housing Agency's (MMHA) office at 215 Sycamore Street, Muscatine, Iowa 52761. MMHA's hours of operation are 8:00 a.m. to 5:00 p.m., M-F; closed 12 – 1 pm for lunch.

Comments may be submitted to MMHA at the above address or by e-mail to [dyerington@ci.muscatine.ia.us](mailto:dyerington@ci.muscatine.ia.us). The public comment period will begin with the publication of this notice and end on July 7, 2011.

Additionally, **NOTICE IS HEREBY GIVEN** that the City Council of the City of Muscatine, Iowa will conduct a public hearing at 7 p.m., July 7, 2011, in the City Council Chambers, City Hall, 215 Sycamore, Muscatine, IA to receive comments regarding the plan's capital improvement strategies for addressing needs of public housing facilities.

Persons wishing to comment on Muscatine's revised capital 2010-2014 Five-Year Plan may state their views at this hearing. If you need special accommodations for a disability or language translation, please contact Richard Yerington, at MMHA at 563-264-1554 or the TDD at 563-264-1550 at least three (3) business days in advance of the meeting date. Disabled persons attending the hearing should access city hall through the door under the front stairs and take the elevator to the council chambers on the second floor.

Richard Yerington  
Housing Administrator

Part I: Summary			Locality Muscatine, Muscatine County, Iowa		<input type="checkbox"/> Original 5-Year Plan	<input checked="" type="checkbox"/> Revision No: 1
PHA Name/Number	IA049	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
A.	Development Number and Name					
B.	Physical Improvements Subtotal	Annual Statement	186,000	141,100	116,700	100,800
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations		44,000	98,900	123,300	139,200
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		230,000	240,000	240,000	240,000

**Part I: Summary (Continuation)**

PHA Name/Number		Locality Muscatine, Muscatine County, Iowa		<input type="checkbox"/> Original 5-Year Plan	<input checked="" type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
		<b>Annual Statement</b>				
	Sunset Park 40-4		Operations	Operations	Operations	Operations
			Pave Parking lot & restripe	Replace 10 appliances	Replace 10 appliances	Replace 10 appliances
			Rehab 5 apartments	Rehab 5 apartments	Rehab 5 apartments	Rehab 5 apartments
			Replace 10 appliances	Replace 10 low flow toilets	Replace 10 low flow toilets	Replace 10 low flow toilets
			Replace showerheads low flow	Replace 5 light poles	Replace 5 light poles	Replace 5 light poles
			Replace incandescent lighting	Repaint 3 buildings	Repaint 3 buildings	Repaint 3 buildings
			Replace 10 low flow toilets	Upgrade Playgrounds		
			Install 4 dumpster pads			
			Replace 5 light poles			
	Clark House 49-1		Operations	Operations	Operations	Operations
			Replace 10 Appliances	Replace Showerheads low flow	Replace 10 Appliances	Replace 10 Appliances
			Rehab 5 Apartments	Replace 10 Appliances	Rehab 5 Apartments	Rehab 5 Apartments
			Install 504 Door Knobs 100	Rehab 5 Apartments	Install new mail boxes	Replace 2 modular boilers
			Install 2 Security Cameras	Replace 3 modular boilers	Replace 3 modular boilers	Replace 2 modular boilers
			Replace 3 modular boilers			

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2011 FFY 2011			Work Statement for Year: 2012 FFY 2012		
	Development Number/Name	Quantity	Estimated Cost	Development Number/Name	Quantity	Estimated Cost
<u>See Annual Statement</u>	<u>Sunset Park 40-4</u>			<u>Sunset Park 40-4</u>		
	Operations		20,000	Operations		48,900
	Pave Parking lot & restripe	37840 SF	64,000	Replace 10 appliances	10	4,000
	Rehab 5 apartments	5	20,000	Rehab 5 apartments	5	27,000
	Replace 10 appliances	10	4,000	Replace 10 low flow toilets	10	2,100
	Replace showerheads low flow	50	1,000	Replace 5 light poles	5	10,000
	Replace incandescent lighting compact fluorescent	50	2,000	Repaint 3 buildings	3	14,000
	Replace 10 low flow toilets	10	2,000	Upgrade Playgrounds	ADA compliant	20,000
	Install 4 dumpster pads	4	8,000			
	Replace 5 light poles	4	14,000			
	<u>Clark House 49-1</u>			<u>Clark House 49-1</u>		
	Operations		24,000	Operations	1	50,000
	Replace 10 Appliances	10	4,000	Replace Showerheads low flow	1,000	7,500
	Rehab 5 Apartments	5	20,000	Replace 10 Appliances	10	4,500
	Install 504 Door Knobs 100	100	10,000	Rehab 5 Apartments	5	25,000
	Install 2 Security Cameras	2	5,000	Replace 3 modular boilers	3	27,000,000
	Replace 3 modular boilers	3	32,000			
	Subtotal of Estimated Cost		\$ 230,000	Subtotal of Estimated Cost		\$ 240,000

## Part II: Supporting Pages – Physical Needs Work Statement(s)

### Part III: Supporting Pages – Management Needs Work Statement(s)

### Part III: Supporting Pages – Management Needs Work Statement(s)