



MUSCATINE MUNICIPAL HOUSING AGENCY

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MEMORANDUM

TO: Gregg Mandsager, City Administrator
FROM: Dick Yerington, Housing Administrator
DATE: June 28, 2011
RE: Resolution Approving Changes to the Five-Year CIP 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 operating budgets that will be used for operating and not capital improvements. This change will require our department to revise its budget, causing a substantial deviation to the five-year capital improvements action plan.

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. The public hearing is scheduled for July 7, 2011.

CIP changes have been reviewed by the resident advisory board and is in full support. This office has received no other comments during the 45-day comment period as of today's date.

RECOMMENDATION/RATIONALE: The Muscatine City Council, acting as the Muscatine Housing Authority Board of Commissioners, approves changes and modifications to the five-year plan by resolution.

BACKUP INFORMATION: Attached resolution approving five-year plan changes.
HUD Capital Fund Program five-year Action Plan Form 50075.2
Revision 1

RESOLUTION NO. _____

**RESOLUTION TO APPROVE CHANGES TO 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 changes in HUD requirements will necessitate a "substantial deviation, amendment and/or modification" to the current five-year plan; and

WHEREAS, Agency policy states changes require notification of the public, a 45 day review period and an opportunity to comment on the amended five-year plan; and

WHEREAS, The Resident Advisory Board reviewed changes to the plan on June 2, 2011 and approved changes as presented; and

WHEREAS, A public hearing was held on July 7, 2011 as required by agency policy:

NOW, THEREFORE, BE IT RESOLVED by the Muscatine City Council, acting as the Muscatine Public Housing Authority Board of Commissioners, hereby approves changes to the five-year plan.

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

RICHARD O'BRIEN, MAYOR
CITY OF MUSCATINE, IOWA

ATTEST:

GREG MANDSAGER, CITY CLERK
CITY OF MUSCATINE, IOWA

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Part I: Summary						
PHA Name/Number IA049		Locality Muscatine, Muscatine County, Iowa			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
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.	Physical Improvements Subtotal		178,000	144,000	109,700	86,600
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations		8,446	75900	60,300	101200
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		187,446	190,000	190,000	190,000

Part I: Summary (Continuation)

PHA Name/Number			Locality Muscatine, Muscatine County, Iowa		<input checked="" type="checkbox"/> Original 5-Year Plan	<input 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
		Annual Statement				
	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	
			Install 2 Security Cameras	Repaint exterior Front of building	Paint balance of building	
			Replace 2 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 General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Sunset Park 40-4			Sunset Park 40-4		
	Operations		0	Operations		
	Pave Parking lot & restripe	???? 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	14,000
	Replace incandescent lighting compact fluorescent bulbs	500	1,000	Repaint 3 buildings	8616 SF	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			
	Clark House 49-1			Clark House 49-1		
	Operations		9446	Operations		
	Replace 10 Appliances	10	4,000	Replace Showerheads low flow	1,000	7,500
	Rehab 5 Apartments	5	2,0000	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	Repaint exterior Front of building		20,000
	Replace 2 modular boilers	2	25,000			
	Subtotal of Estimated Cost		\$178,000	Subtotal of Estimated Cost		\$144,000

[illegible]

Part III: Supporting Pages – Management 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 General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	Sunset Park 40-4		Sunset Park 40-4	
Annual	Clark House 49-1		Clark House 49-1	
Statement				
	Subtotal of Estimated Cost	\$230,000	Subtotal of Estimated Cost	\$240,000

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

Work Statement for Year 1 FFY 2010	Work Statement for Year 2013 FFY 2013		Work Statement for Year: 2014 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	Sunset Park 40-4		Sunset Park 40-4	
Annual	Clark House 49-1		Clark House 49-1	
Statement				
	Subtotal of Estimated Cost	\$240,000	Subtotal of Estimated Cost	\$240,000