



MUSCATINE MUNICIPAL HOUSING AGENCY

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MEMORANDUM

TO: Gregg Mandsager, City Administrator

FROM: Dick Yerington, Housing Administrator

DATE: July 15, 2011

RE: Resolution Approving Changes to the Five-Year CIP Plan and to Accept the Capital Fund Grant of \$171,006

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

BACKGROUND: On July 7, 2011, the city council adopted Revision 1 of the Capital Fund 2010-2014 Capital Five-Year Plan. On July 13, 2011 we were informed by HUD that we have been awarded \$171,006 in capital funds for FY 2011. This is a reduction of \$58,994 from the original projection.

Modifications and reductions have been made to the FY 2011 plan year that will utilize the total grant amount of \$171,006.

RECOMMENDATION/RATIONALE: It is recommended the city council approve the modifications to the Five-Year Plan and move to accept the HUD award of \$171,006.

BACKUP INFORMATION:

Attached:

Resolution approving Five-Year Plan changes.
HUD Capital Fund Program Annual Statement 50075.1
HUD Capital Fund Program five-year Action Plan Form 50075.2 Revision 2

RESOLUTION NO. _____

**A RESOLUTION ACCEPTING A CAPITAL FUNDING GRANT FOR FFY 2011
AND APPROVING REVISIONS TO THE
MUSCATINE MUNICIPAL HOUSING AGENCY FIVE-YEAR PLAN.**

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

WHEREAS, on July 13, 2011 HUD awarded a Capital Funding grant of \$171,006 to the Muscatine Municipal Housing Agency; and

WHEREAS, the FFY 2011 Capital Funding Work Statement has been revised to reflect this total amount; and

WHEREAS, the Resident Advisory Board has reviewed and approved the revision as presented; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MUSCATINE, IOWA acting as the Public Housing Authority Board of Commissioners hereby approves Revision #2 of the five-year plan and accepts the HUD Capital Fund Grant of \$171,006 and authorizes the housing administrator to execute all documentation as required.

PASSED, APPROVED AND ADOPTED this 21st day of July, 2011.

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

RICHARD O'BRIEN, MAYOR
CITY OF MUSCATINE, IOWA

ATTEST:

GREGG MANDSAGER, CITY CLERK
CITY OF MUSCATINE, IA

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 4/30/2011

Part I: Summary					
PHA Name: Muscatine Municipal Housing Authority IA049		Grant Type and Number Capital Fund Program Grant No: IA05P04950111 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2011 FFY of Grant Approval: 2011
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations (may not exceed 20% of line 21) ³	0			
3	1408 Management Improvements	0			
4	1410 Administration (may not exceed 10% of line 21)	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	72,000			
10	1460 Dwelling Structures	99,006			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0			
19	1502 Contingency (may not exceed 8% of line 20)	0			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	171,006			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Activities	10,000			
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs	4,000			
25	Amount of line 20 Related to Energy Conservation Measures	5,000			
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

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Part II: Supporting Pages								
PHA Name: Muscatine Municipal Housing Agency IA049			Grant Type and Number Capital Fund Program Grant No: IA05P04950111 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IA049 Sunset Park	Pave Parking lot & restripe	40-4	37840SF	72,006				
IA049 Sunset Park	Rehab 5 apartments	40.4	5	20,000				
IA049 Sunset Park	Replace 10 appliances	40.4	10	4,000				
IA049 Sunset Park	Replace showerheads low flow	40.4	50	1,000				
IA049 Sunset Park	Replace incandescent lighting	40.4	50	2,000				
IA049 Sunset Park	Replace 10 low flow toilets	40.4	10	2,000				
IA049 Clark House	Replace 10 Appliances	49.1	10	4,000				
IA049 Clark House	Rehab 5 Apartments	49-1	5	20,000				
IA049 Clark House	Install 504 Door Knobs 100	40-1	100	10,000				
IA049 Clark House	Install 2 Security Cameras	49.1	2	4,000				
IA049 Clark House	Replace 3 modular boilers	49.1	3	32,000				

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² To be completed for the Performance and Evaluation Report.

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¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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: 2
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		171,006	141,100	116,700	100,800
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations			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		171,006	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
		Annual Statement				
	Sunset Park 40-4			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		
	Clark House 49-1			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 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			Operations		48,900
	Pave Parking lot & restripe	37840 SF	72,006	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
	Clark House 49-1			Clark House 49-1		
	Operations			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	4,000	Replace 3 modular boilers	3	27,000
	Replace 3 modular boilers	3	32,000			
	Subtotal of Estimated Cost		\$ 171,006	Subtotal of Estimated Cost		\$ 240,000

Work Statement for Year 1 FFY 2010	Work Statement for Year 2013 FFY 2013			Work Statement for Year: 2014 FFY 2014		
	Development Number/ General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/ General Description of Major Work Categories	Quantity	Estimated Cost
	Sunset Park 40-4			Sunset Park 40-4		
	Operations		50,000	Operations		64,200
	Replace 10 appliances	10	6,000	Replace 10 appliances	10	6,000
	Rehab 5 apartments	5	29,000	Rehab 5 apartments	5	30,000
	Replace 10 low flow toilets	10	2,200	Replace 10 low flow toilets	10	2,300
	Replace 5 light poles	5	10,000	Replace 5 light poles	5	10,000
	Repaint 3 buildings	8616	12,000	Repaint 4 buildings	4	16,000
	Clark House 49-1			Clark House 49-1		
	Operations		73,300	Operations		75,000
	Replace 10 Appliances	10	4,500	Replace 10 Appliances	10	4,500
	Rehab 5 Apartments	5	20,000	Rehab 5 Apartments	5	20,000
	Install new mail boxes	100	6,000	Replace 2 modular boilers	2	12,000
	Replace 3 modular boilers	1	27,000			
	Subtotal of Estimated Cost	\$ 240,000	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 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		Subtotal of Estimated Cost	

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		Subtotal of Estimated Cost	