



MUSCATINE MUNICIPAL HOUSING AGENCY

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MEMORANDUM

TO: Gregg Mandsager, City Administrator

FROM: Dick Yerington, Housing Administrator

DATE: February 23, 2012

RE: Resolution Approving Five-Year Capital Improvement Plan and Accepting the Capital Fund Grant IA05P04950112 in the amount of \$151,875.

INTRODUCTION: Certain capital modifications and revisions have been proposed to update the Muscatine Municipal Housing Agency's (MMHA) Five-Year Capital Improvement Plan 2012-2016.

BACKGROUND: On February 13, 2012 we were granted \$151,875 for our Capital Fund Program for FY 2012. Our prior council-approved projection for this program year was \$171,000. The grant is a reduction of \$19,143 from the original projection.

Modifications and reductions to the FY 2012 original work statement will allow MMHA to utilize the total grant amount of \$151,875.

RECOMMENDATION/RATIONALE: It is recommended the city council approve the MMHA Five-Year Plan as presented and move to accept the HUD award of \$151,875.

BACKUP INFORMATION:

Attached:

Resolution approving Five-Year Plan
HUD Capital Fund Program Annual Statement 50075.1
HUD Capital Fund Program Five-Year Action Plan Form 50075.2

RESOLUTION NO. _____

**A RESOLUTION ACCEPTING A CAPITAL FUNDING GRANT FOR FY 2012
AND APPROVING THE MUSCATINE MUNICIPAL HOUSING AGENCY
FIVE-YEAR PLAN 2012 - 2016**

WHEREAS, Section 511 of the Quality Housing and Work Responsibility Act of 1998 requires every public housing agency to prepare and update its five-year plan annually ; and

WHEREAS, on February 13, 2011 HUD awarded a Capital Funding grant of \$151,875 to the Muscatine Municipal Housing Agency; and

WHEREAS, the FY 2012 Capital Funding original work statement has been completed to reflect this total amount; and

WHEREAS, the Resident Advisory Board has reviewed and approved the plan 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 the five-year plan, accepts the HUD Capital Fund Grant of \$151,875 and authorizes the housing administrator to execute all documentation as required.

PASSED, APPROVED AND ADOPTED this first day of March 2012.

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

DE WAYNE HOPKINS, 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 Agency		Grant Type and Number Capital Fund Program Grant No: 1A05P04950112 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2012 FFY of Grant Approval: 2012
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				
2	1406 Operations (may not exceed 20% of line 21) ³	91,875			
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	60,000			
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
Capital Fund Financing Program

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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				
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)	151,875			
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		Date		Signature of Public Housing Director	
				Date	

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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.

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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 checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2016
B.	Physical Improvements Subtotal	Annual Statement	127,400	105,900	87,900	62,900
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations		35,600	59,100	91,100	116,100
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		163,000	165,000	179,000	179,000

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 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016
		Annual Statement				
	Sunset Park 40-4		Operations	Operations	Operations	Operations
			Replace 10 appliances	Replace 10 appliances	Replace 10 appliances	Replace 10 appliances
			Rehab 5 apartments	Rehab 5 apartments	Rehab 5 apartments	Rehab 4 apartments
			Replace 10 low flow toilets	Replace 10 low flow toilets	Replace 10 low flow toilets	Replace 10 low flow toilets
	Clark House 49-1		Operations	Operations	Operations	Operations
			Replace Showerheads low flow	Replace 10 Appliances	Replace 10 Appliances	Replace 10 appliances
			Replace 10 Appliances	Rehab 5 Apartments	Rehab 5 Apartments	Rehab 4 Apartments
			Rehab 5 Apartments	Install new mail boxes	Replace 2 modular boilers	
			Replace 4 modular boilers	Replace 4 modular boilers		
			Install 504 doorknobs			
			Install 2 security cameras			

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2012	Work Statement for Year 2013 FFY 2013			Work Statement for Year: 2014 FFY 2014		
	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	-	20,000	Operations	-	20,000
	Replace appliances	10	6,000	Replace appliances	10	6,000
	Rehab apartments	5	30,000	Rehab apartments	5	30,000
	Replace low flow toilets	10	2,400	Replace low flow toilets	10	2,400
	Clark House 49-1			Clark House 49-1		
	Operations	-	15,600	Operations	-	39,100
	Replace low flow showerheads	100	7,500	Rehab apartments	5	20,000
	Rehab apartments	5	25,000	Replace appliances	10	4,500
	Replace appliances	10	4,500	Install new gang boxes	100	6,000
	Replace modular boilers	4	37,000	Replace modular Boilers	4	37,000
	Install 504 Door Knobs	100	10,000			
	Install Security Cameras	2	5,000			
	Subtotal of Estimated Cost		\$ 163,000	Subtotal of Estimated Cost		\$165,000

[illegible]

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2012	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 Annual Statement	Sunset Park 40-4	58,400	Sunset Park 40-4	58,400
	Clark House 49-1	104,600	Clark House 49-1	106,600
	Subtotal of Estimated Cost	163,000	Subtotal of Estimated Cost	165,000

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 2015 FFY 2015		Work Statement for Year: 2016 FFY 2016	
	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	88,400	Sunset Park 40-4	98,400
Annual	Clark House 49-1	90,600	Clark House 49-1	80,600
Statement				
	Subtotal of Estimated Cost	179,000	Subtotal of Estimated Cost	179,000