



MUSCATINE MUNICIPAL HOUSING AGENCY

City Hall, 215 Sycamore Street
 Muscatine, IA 52761-3840
 (563) 264-1554
 (563) 264-1550 Voice/TT
 Fax (563) 263-3064

MEMORANDUM

TO: Mayor and City Council Members
CC: Gregg Mandsager, City Administrator
FROM: Dick Yerington, Housing Administrator
DATE: June 15, 2012
RE: Resolution to reauthorize the Muscatine Municipal Housing Agency (MMHA) to provide housing counseling services

INTRODUCTION: The Muscatine Municipal Housing Agency (MMHA) began a housing counseling first time homebuyer program in 2008.

BACKGROUND: The Muscatine City Council, acting as the MMHA Board of Commissioners, in February 2007 approved Resolution 90014-2207 authorizing changes to the Section 8 Administrative Policies. The Section 8 Home Ownership Program was a component within those revised administrative policies. This action authorized the MMHA to fully implement the Section 8 Home Ownership program and to provide housing counseling and education to participants.

Resolution 91079-1209, dated December 3, 2009, was approved by city council, acting as the Board of Commissioners for the MMHA, to accept a comprehensive housing counseling grant funded by HUD and administered by the Iowa Finance Authority (IFA) and Iowa Home Ownership Education Program (IHOEP). This action resulted in the approval of a housing counseling grant in the amount of \$6,674. By accepting the grant at this time, MMHA became certified by HUD under the State Housing Finance Agencies; (SHFAs) assurances and certifications.

HUD's Department of Special Applications approved s request from MMHA on January 22, 2010 to reallocate \$101,292.22 from our 5H plan to our Homeownership Program. These funds were to be used exclusively to provide home ownership education, pre and post home ownership counseling, foreclosure counseling and credit counseling.

At the end of federal fiscal year 2012 (October), IFA chose not to submit a state housing council grant under the HUD SHFA's provisions. As a result, the MMHA was placed on an inactive list of HUD-approved housing counseling agencies.

Since April 2012 the MMHA staff has been collaborating with HUD's Housing Counseling Department in an effort to obtain certification for MMHA as an independent Local Housing Counseling Agency (LHCA).

A preliminary application (HUD-9900) was submitted to HUD for review on May 22, 2012. Based on that review, HUD is now recommending the MMHA request the City Council, acting as the Board of Commissioners for the MMHA, to reauthorize the MMHA to provide housing counseling services in its service area (Muscatine County).

RECOMMENDATION/RATIONALE: It is recommended the city council approve the attached resolution to reauthorize the MMHA's Home Ownership and Counseling programs.

RESOLUTION NO. _____

RESOLUTION TO REAUTHORIZE THE MUSCATINE MUNICIPAL HOUSING AGENCY TO PROVIDE HOUSING COUNSELING SERVICES WITHIN ITS SERVICE AREA

- WHEREAS,** on February 7, 2007 the Muscatine City Council acting as the Muscatine Municipal Housing Agency (MMHA) Board of Directors Commissioners, approved Resolution 90014-0207 which authorized the MMHA to provide a Section 8 Homeownership Program that included housing counseling ; and,
- WHEREAS,** in June of 2008 the MMHA staff received training and certification to provide homeowner counseling and education through NeighborWorks of America; and,
- WHEREAS,** staff has received ongoing training and certification that include & pre and post homebuyer education and general housing counseling; and,
- WHEREAS,** staff has provided housing counseling services to over 230 families within the MMHA service area of Muscatine County; and,
- WHEREAS,** continuation of this program is within the mission of the MMHA and is supported by the Muscatine City Council;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MUSCATINE, IOWA, acting as the MMHA Board of Commissioners, hereby approves and reauthorizes the MMHA to continue housing counseling services within its service area.

PASSED, APPROVED AND ADOPTED this 21st day of June 2012.

DEWANE M. HOPKINS, MAYOR
MUSCATINE, IOWA

ATTEST:

GREGG MANDSAGER, CITY CLERK
MUSCATINE, IOWA