

CITY OF MUSCATINE MUNICIPAL HOUSING AGENCY



The Muscatine Municipal Housing Agency was duly created pursuant to the authority of the Constitution of the State of Iowa on the 15th day of February 1951, 61 years ago

The Low Rent Housing Commission was created and established on December 18, 1969 by the City Council of the City of Muscatine 44 years ago



CITY OF MUSCATINE MUNICIPAL HOUSING AGENCY



Purpose

To provide safe, decent and sanitary housing conditions for very low-income families.

To manage resources efficiently .

To promote personal, economic and social upward mobility by providing families the opportunity to make the transition from subsidized to non-subsidized housing.



MUSCATINE MUNICIPAL HOUSING AGENCY

The Muscatine Municipal Housing Agency (MMHA) is the HUD sanctioned housing authority for the County of Muscatine. The agency is administered by the city's housing department with the city council acting as the MMHA Board of Commissioners.

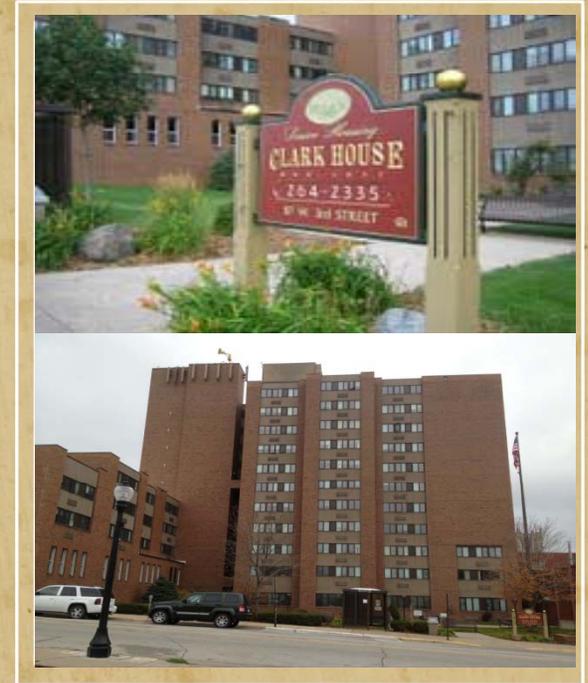
Programs & Properties

- Clark House
- Sunset Park
- Afterschool
- Homeownership
- Hershey Manor
- Section 8

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MUSCATINE MUNICIPAL HOUSING AGENCY CLARK HOUSE

Year Built: 1977
100-unit High Rise
Population Served: 50+
Manager: Courtney Ferreira
Income Guidelines:
80% Median & Below
1 person: \$36,250
2 person: \$41,400



TELEPHONE: 563-264-2335 | EMAIL: cferreira@muscatineiowa.gov

ADDRESS: 117 West 3rd Street | Muscatine, Iowa 52761

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MUSCATINE MUNICIPAL HOUSING AGENCY

SUNSET PARK

Year Built: 1984

50 Units

Population Served: Family Housing

Manager: Chad Yocom

Income Guidelines:

50% Median Income & Below

1 person: \$22,650

2 persons: \$25,900

3 persons: \$29,150

4 persons: \$32,350



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ADDRESS: 2806 Bloomington Lane | Muscatine Iowa 52761

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MUSCATINE MUNICIPAL HOUSING AUTHORITY SUNSET AFTERSCHOOL PROGRAM

Established March: 2010

Population Served: K – 12 Children from Sunset

Teacher: Becka Jones

Hours of Operation: M - F 3:30 pm - 6:00 pm

Accomplishments 2011 School Year:

Days open: 172

Registered Students: 26

Total Instructional Hours: 2,443

Total Books Read by Students: 1,456

Summer Food Service Program:

1,044 meals were served by the school district during the summer of 2012



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MUSCATINE MUNICIPAL HOUSING AGENCY HOMEOWNERSHIP PROGRAMS

Established: December 3, 2009

HUD Certified Housing Counseling Agency

Population Served: Low to Moderate
Income Homebuyers

Services Offered: Homeowner Education,
Foreclosure Counseling, Pre and Post
Homebuyer Counseling and Financial
Fitness Education

Accomplishments: FY 2012

44 Graduates Homebuyer Education Program

115 Clients Served

33 Closings, First time Homebuyers



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MUSCATINE MUNICIPAL HOUSING AGENCY HERSHEY MANOR SENIOR HOUSING

Year Built: 1984

50-Unit Low Rise Development

Population Served: 62 YEARS +

Manager: Sue George

Income Guidelines:

50% Median Income & Below

1 person: \$22,650

2 persons: 25,900



TELEPHONE: 563-263-8304 | EMAIL: sgeorge@muscatineiowa.gov

ADDRESS: 1810 Mulberry Avenue | Muscatine, Iowa 52761

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SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

Within Section 8 there are three programs

1. Section 8 Rental Assistance
2. Section 8 Family Self-Sufficiency
2. Section 8 Homeownership

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SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

Year Started: 1969

Voucher Allocation: 376

Population Served: Extremely Low Income Families

Manager: Kaitlyn Love

Income Guidelines: 30% Median Income & Below

1 person: \$13,600

2 persons: \$15,500

3 persons: \$17,500

4 persons: \$19,400

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SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

The Section 8 program, also known as the Housing Choice Voucher Program, is a federal government program that assists **extremely low-income families, the elderly and families with disabilities.**

This assistance comes in the form of rental subsidies.

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SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

Families participating in the Section 8 program are free to choose any rental housing that meets the U.S. Department of Housing and Urban Development's (HUD) Housing Quality Standards (HQS);

and rents for an amount the (MMHA) determines is reasonable for the condition and location of the property.

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SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

The housing department inspects every Section 8 unit annually

The inspection is based on the city housing code

The city housing code is based on HUD HQS plus the city code as amended

In fiscal year 2012 the housing department inspected 436 units

Of these units, 365 or 84% failed the inspection

Landlords are required to correct failed items within 30 days

Over 98% percent of all failed items were corrected within the 30-day time frame

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SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

Rent for housing units leased under the voucher program must be comparable to rents for unassisted units of similar condition, size and location.

The housing authority conducts surveys of all section 8 units to determine that rents paid are reasonable.

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SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

Since its inception some 43 years ago, the Section 8 Program has been highly successful. The program has helped hundreds of Muscatine citizens and families through hard times. In fact, most long-term residents of Muscatine have either known someone who has been assisted, has had a family member on the program or has been assisted themselves.

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SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

Over the years, landlords and local businesses have benefited from over \$50 million in rental subsidy payments administered by the city.

Currently, approximately \$1.7 million in federal funds is expected to go to mostly local landlords in the form of rental assistance in 2012.

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SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

Over 250 mostly local landlords have participated in the program over the last 10 years.

Presently we have 116 active landlords with housing units on the program.

These landlords may include your neighbors, co-workers, business owners, churches and nonprofit corporations.

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SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

MYTHS & FACTS ABOUT OUR PROGRAM

The MMHA strives to work with landlords to make our Section 8 program successful. There are many myths about the Section 8 Housing Choice Voucher Program. Here are the some of the truths behind the myths.

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SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

MYTH:

Section 8 will only help minority families.

Fact:

In Muscatine 11% of our participants are minorities and 16% have at least one Hispanic family member.

73% of our participants are non-minority families.

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SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

MYTH:

If a landlord rents to one voucher holder, they are obligated to rent to all voucher holders.

FACT:

Landlords are not obligated to rent to more than one voucher holder. We encourage landlords to screen our participants in the same way they screen other tenants. If they fail their screening, landlords can refuse to rent to them.

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SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

MYTH:

Section 8 clients destroy property and do not pay their rent.

FACT:

The majority of our participants are good tenants. Section 8 families are held to a higher standard than most rental families in our community.

If participants fail to pay rent, damage property or commit a crime, they are at risk of being terminated from the program and losing their assistance.

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SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

MYTH:

The housing authority tells the landlord what he can and cannot do with his/her property.

FACT:

As long as the unit passes the inspection, the landlord can do whatever he/she wants with the property.

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SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

MYTH:

All Section 8 clients do not work and are welfare recipients.

FACT:

Of our participants in the program, approximately 47% are employed and approximately 53% are receiving Social Security Income (SSI) or Social Security Disability Income (SSDI).

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SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

Employers of many of our participating families:

HON, Allsteel, Trinity, Muscatine County, Muscatine Community School District, HyVee, WalMart, First National Bank, West Liberty Foods, Casey's, McDonalds, Hardees, DSI, FBG, ServiceMaster, Carrington Place, Lutheran Homes, All American Care, Country Hearth Inn, Hampton Inn, Clarion Inn, Optima, Goodwill Industries, CDS

Thank You to All Employers

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SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

MYTH:

Most Section 8 clients are single mothers with children.

FACT:

Although 48% of all participants are families with children, they are not all single parent families. A total of 60% of our program participants are elderly and disabled families that may include children.

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SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

MYTH:

Section 8 clients are criminals.

FACT:

The housing authority will not allow persons on Section 8 if they have been convicted of violent crime. Our criminal policy in Muscatine is stricter than the federal regulations require. Monthly we review all arrests within the City of Muscatine and cross-reference them with all Section 8 participants. Any participants found to be a risk to others are removed from the program.

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SECTION 8 HOUSING CHOICE VOUCHER PROGRAM DEMOGRAPHIC INFORMATION

Total Program Participants as of August 30, 2012:	379
Percentage of Participants that are Disabled Families:	44%
Percentage that are Elderly Families over 62+:	16%
Total Nonelderly Non Disabled Families on Program:	182 or 48%
Total Nonelderly Non Disabled Families Employed:	113 or 62%
Total Families with Children under 18:	181 or 48%
Number of Families in the Self Sufficiently program:	32

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SECTION 8 HOUSING CHOICE VOUCHER PROGRAM / CITY COMPARISON

Number of all occupied units in Muscatine:	9,008
Total rental units in Muscatine:	2,835
Average Section 8 assisted units FY 2012:	368
Percentage of Section 8 assisted units:	13%
Total rental units with children in Muscatine:	1,006=35%
Number of families with children on Section 8:	181
Percentage of families with children on Section 8:	18%
Number of senior renters in the City 65+:	535 = 19%
Number of seniors on the Section 8 Program:	61
Percentage of Seniors on Section 8:	11%

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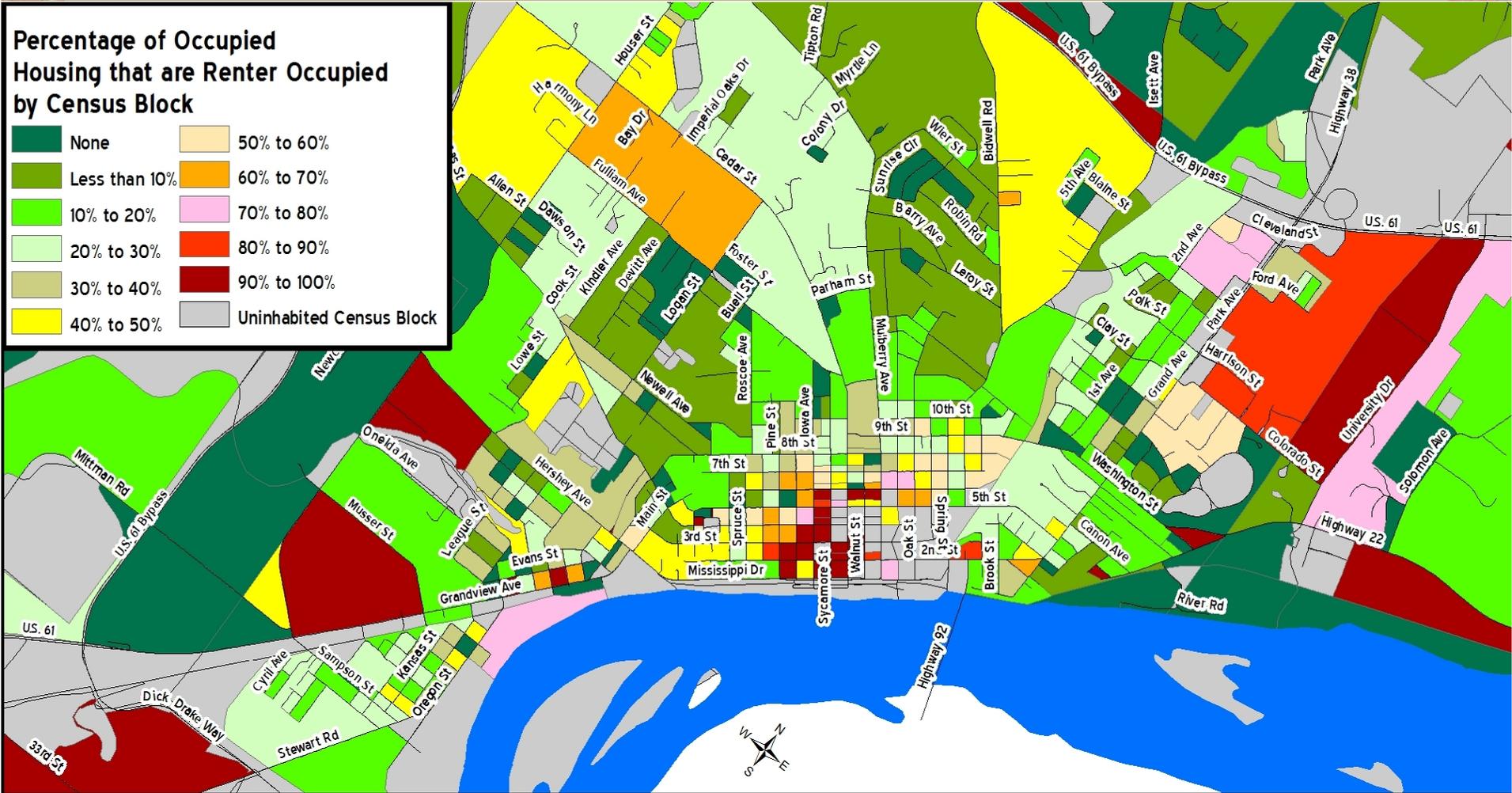
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM DEMOGRAPHIC FISCAL YEAR 2012

Median household renter income in Muscatine:	23,738
Median Income of Section 8 participant families:	11,061
Renter household income under \$25,000 annually:	1,358
Percentage of renter household income below \$25,000:	48%

Income Statistics, the following come from the 2010 American Community Survey, the Census Bureau product that replaced the long form census.

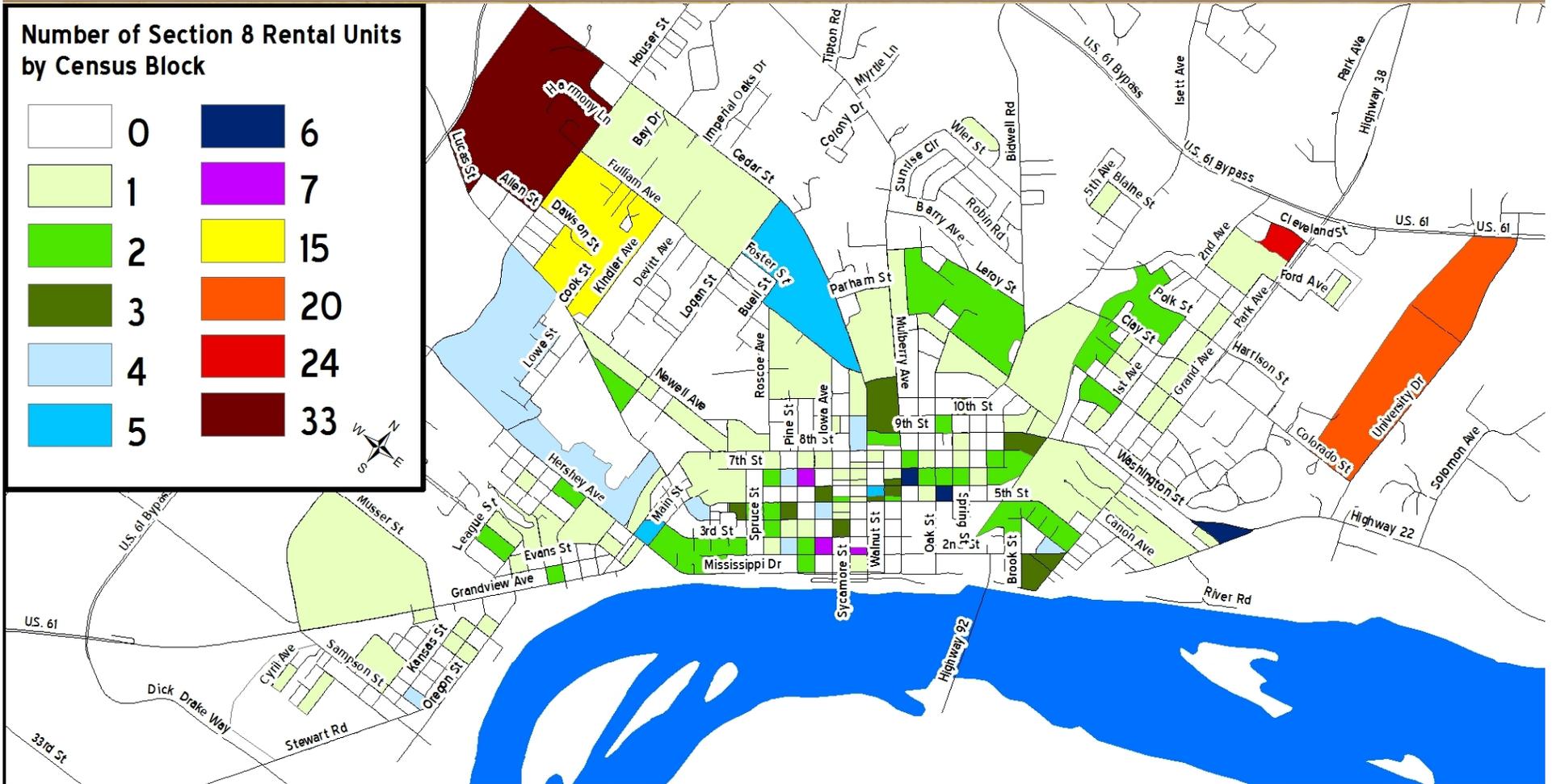
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SECTION 8 HOUSING CHOICE VOUCHER RENTER OCCUPIED



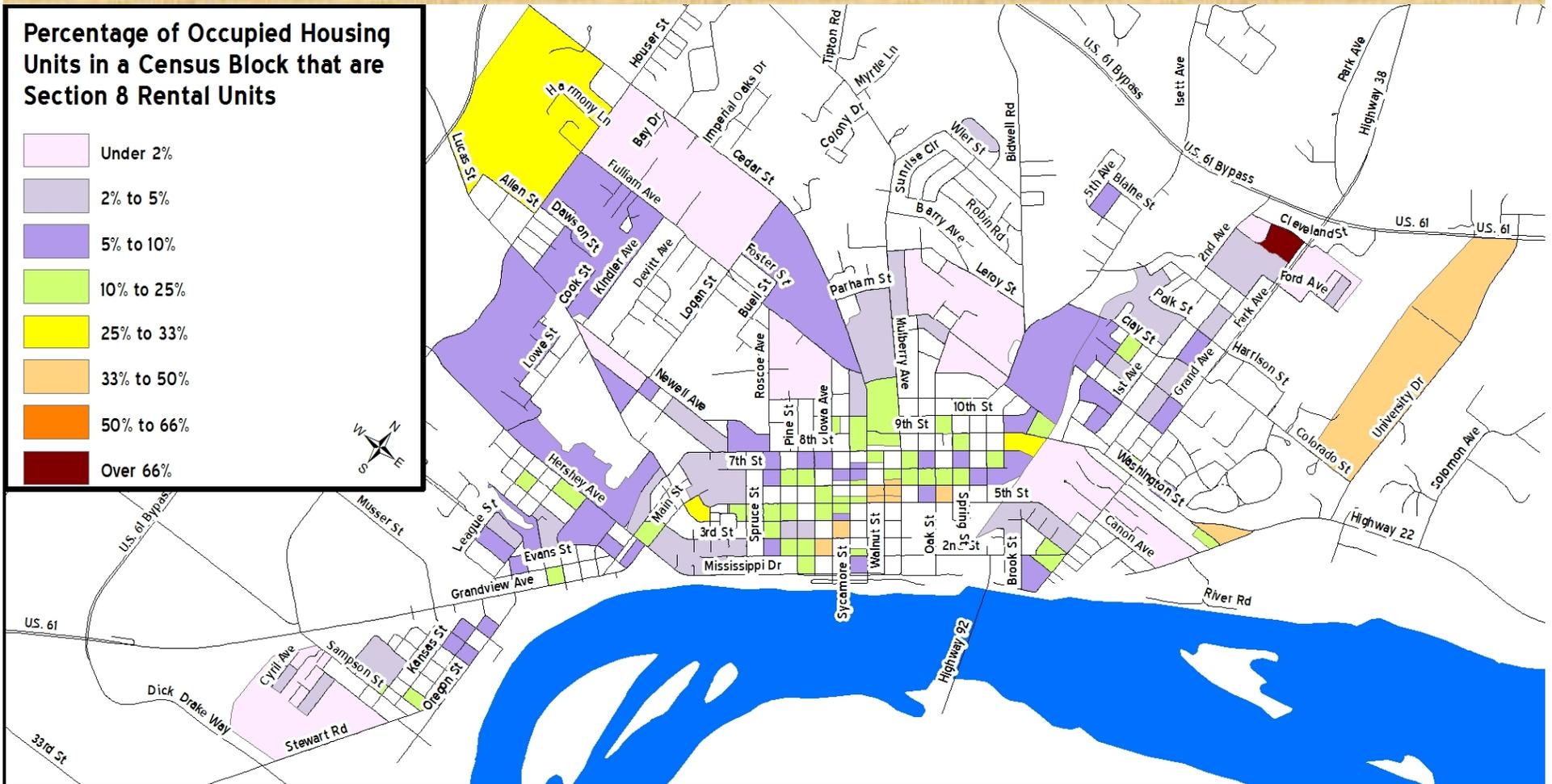
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SECTION 8 HOUSING CHOICE VOUCHER RENTAL UNITS



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SECTION 8 HOUSING CHOICE VOUCHER PERCENTAGE OF RENTAL UNITS



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SECTION 8 HOUSING CHOICE VOUCHER INCOME BY RENTER HOUSEHOLD

Household Income of Renter occupied Households:

Less than \$5,000	159
\$5,000 to \$9,999	309
\$10,000 to \$14,999	310
\$15,000 to \$19,999	243
\$20,000 to \$24,999	337
\$25,000 to \$34,999	298
\$35,000 to \$49,999	356
\$50,000 to \$74,999	380
\$75,000 to \$99,999	116
\$100,000 to \$149,999	29
\$150,000 or more	73

All Income Statistics come from the 2010 American Community Survey, the Census Bureau product that replaced the long form census.

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