



MHACB
Municipal Housing Agency
of Council Bluffs



WE ALL DESERVE A
PLACE TO CALL HOME

Public Housing Agency Plans

2024 Annual PHA Plan, 2024 Five-Year CF Action Plan



2024 Public Housing Annual Plan

Draft

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p> PHA Name: <u>Municipal Housing Agency of Council Bluffs, IA</u> PHA Code: <u>IA-023</u> PHA Type: <input type="checkbox"/> Standard PHA <input checked="" type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/01/2024</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>295</u> Number of Housing Choice Vouchers (HCVs) <u>705</u> Total Combined <u>1,000</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> The Municipal Housing Agency has the PHA Annual & 5-Year Plan and Capital Funds Action Plan available for viewing at the Executive and Administrative Offices located at: <ul style="list-style-type: none"> • Regal Towers - 505 South 6th Street Council Bluffs, IA 51501 • Dudley Court - 201 North 25th Street Council Bluffs, IA 51501 • Housing Choice Voucher Office - 300 West Broadway in Council Bluffs, IA 51501 </p> <p> The PHA Annual & 5-Year Plan and Capital Funds Action Plan are available for public viewing during our regular business hours at each location and a copy may be checked out with a small refundable deposit or available anytime on the agency's website: mhacb.org. </p> <p> <i>A copy of the final draft is also available at the City Community Development Office during the planning stage of the PHA Plan process.</i> </p>

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B.	Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- | | |
|-------------------------------------|-------------------------------------|
| Y | N |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Project Based Vouchers

The Municipal Housing Agency is coordinating and partnering with the City of Council Bluffs Community Development office to establish a plan to award and convert fifty (50) up to our 20% limit of our community's Housing Choice Voucher (HCV) allocated units, into new Project Based Vouchers (PBV) units in the Council Bluffs community.

Our 2024 plan is to establish a team of 3 - 5 volunteers to review all submissions to our 2024 "Request for Proposals" (RFP) for potential PBV developments in our community. Our plan is to make an official award, up to no more than 50 vouchers total, to development(s) which will best benefit gaps in our current community's affordable (low income) housing stock.

As selecting development(s) in areas of deconcentrated poverty is an imperative variable to any potentially award project(s), we do not anticipate any of the vouchers utilized until 2025. We do not currently know specifics of the general locations, other than they will be in our local service area in Council Bluffs, Iowa. During the development of the RFP process, MHA will ensure the Project Based Vouchers are consistent with the PHA Plan.

Housing Choice Voucher (HCV) Homeownership Program

The Municipal Housing Agency has been connecting with local City and County leaders to advocate for more affordable housing options. The HCV Homeownership program is one solution that has been identified to help meet the need towards providing more affordable housing options for low-income community members and families.

The Housing Choice Voucher (HCV) homeownership program allows families that are assisted under the HCV program to use their HCV voucher to buy a home and receive monthly assistance in meeting homeownership expenses. HCV Homeownership goals are met through completion of free pre-assistance homeownership courses and housing counseling programming.

ROSS Resource Center

The Municipal Housing Agency is overseeing the modernization of uniquely sized apartment at Regal Towers that will be modernized into a Resource Center to serve the Resident Opportunity and Self Sufficiency (ROSS) program offered to all of MHA's residents.

The ROSS Resource Center will assist with meeting the needs of the ROSS Service Coordinator whose role is to meet with resident families to establish self-sufficiency goals and bring life fulfillment through resources on:

- Sobriety
- Mental Health
- Pet Care
- Cooking/Cleaning
- Medical Care
- Finances/Budgeting

- Job Training
- Reading
- Education
- Hobbies

This new dedicated space will allow for increased ROSS program development, classes and/or resident workshops, as well as empowerment activities dedicated to ROSS program participants.

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<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <ul style="list-style-type: none"> • MHA continues to work with the local Veteran’s Administration to maintain our 20 VASH Vouchers • MHA operates a socially and fiscally sound public housing agency that provides drug free, decent, safe, and sanitary housing with a suitable living environment for residents and their families • MHA continues to minimize public housing vacancies and continue to improve turnaround days to maintain HUD’s High Performer Status and house elderly and disabled low-income residents • MHA is successfully running its ROSS program to promote self-sufficiency within our public housing residents. MHA obtained Memorandum of Understandings with local agencies for the ROSS Coordinator to offer residents local services and resources • MHA continues to complete the recommendations within the MHA Physical Needs Assessment completed in 2013 with the Capital Funds made available from Housing & Urban Development • MHA continues to utilize available technology to increase program participation and communication with current residents, participants, and landlords • The Municipal Housing Agency has maximized use of its 64 Mainstream vouchers. • The Municipal Housing Agency has successfully utilized and housed 5 of our 25 Foster Youth to Independence Voucher youth. We are working with our Department of Human Services and Children Square which are both part of our Public Child Welfare Agency (PCWA) and Continuums of Care (CoC) team to get the remainder of the vouchers leased up
<p>B.4</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p><i>MHACB couples the PHA Plan and the Rolling Five Year Capital Funds Action Plan. The most recent plan approved by HUD was our ...</i></p> <p><i>5-Year Action Plan for 2022-2026 and was approved in EPIC on 7/28/2022</i></p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p><i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>

C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>D. Affirmatively Furthering Fair Housing (AFFH).</p>	
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>
<p>Fair Housing Goal:</p> <div style="background-color: #e0e0e0; height: 200px; width: 100%;"></div>	
<p>Fair Housing Goal:</p>	

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

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Statement of Significant Amendment Modification of 2024

Addenda to HUD Form 50075-SC

Part (b): Significant Amendment and Substantial Deviation/ Modification

Provide the PHA's definition of "significant amendment" and "substantial deviation/ modification"

Significant Amendment or Substantial Deviation/ Modification- as referenced in the Quality Housing and Work Responsibility Act of 1998, Section 5ll, (g), a significant amendment or modification to the annual plan may not be adopted, other than at a duly called meeting of the governing board of the public housing agency that is open to the public after a 45-day public notice; and be implemented, until notification of the amendment or modification is provided to the Secretary of the Department of Housing and Urban Development (HUD) and approved.

Amendments or modifications, which are not defined as being significant and will not be subject to a public meeting with a 45-day public notice and notification to the Secretary of HUD will be the following amendments or modifications:

1. The transfer of work projects, from one grant year to another in the Capital Fund Program (fungibility), which are included in the approved Capital Fund Program 5-Year Action Plan;
2. The transfer of funds in the Capital Fund Program from one-line items to another within the same grant year budget;
3. Additional work projects funded by the Capital Fund Program not included in the 5-Year Action Plan, which have been deemed to be emergencies;



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4. Policy changes resulting from HUD or other federal agency mandates, regulations, or directives; and
5. Any changes in the Housing Choice Voucher Administrative Plan or Public Housing Admissions and Continued Occupancy Policy, which are not specifically described in the HUD PHA 5-Year and Annual Plan or required PHA Plan elements.

Submitted by: MHA Executive Director | Oscar Durán

2024 Capital Funds Five-Year Action Plan

Draft

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Status: Submitted

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Municipal Housing Agency of Council Bluffs PHA Number: IA023		Locality (City/County & State) <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	AUTHORITY-WIDE	\$632,843.00	\$650,508.00	\$650,508.00	\$650,508.00	\$650,508.00

Draft

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$632,843.00
ID0033	Management(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Computer replacement, Server replacement, software and hardware, software licensing, GIS software, office furniture.		\$35,000.00
ID0034	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Capital Funds staff salary, benefits, training, office expense, environmental reviews,		\$46,000.00
ID0035	Community Room & Public Spaces Upgrades(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Storage Area)	Improvements to public spaces (Public Bathroom remodel, Community Rooms Improvements, Laundry Room Improvements, Doors, cabinets, flooring, wall coverings, electronics, sound, lighting, etc)		\$140,347.00
ID0036	Concrete, Asphalt Maintenance, and Site Work(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-	Asphalt, concrete, fencing upgrade, replace privacy wall, build retain walls, upgrade and service signage, storm drainage. Caulk concrete, paint curbs.		\$125,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		1	2023		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0037	Appliances and Window Pane Replacement(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances)	Replace window panes with broken seals, replace stoves and refrigerators			\$20,000.00
ID0038	Residence Modernization - Upgrade kitchens, Bath, Living Area, and Flooring(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace countertops, sinks, cabinets, flooring, ceiling and wall repairs, closets, storage.			\$160,000.00
ID0039	Electrical, Plumbing and HVAC(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Upgrade kitchens, and bathrooms, plumbing drains both vertical and horizontal needs replaced. Add drain clean outs for ease of unplugging drains. Air Conditioner lines cleaned and insulated, improve cooling lines. And any A/C Chiller repairs/replacements			\$66,496.00
ID0064	Economic Self-Sufficiency Services(Management Improvement (1408)-Other,Management Improvement (1408)-Empowerment Activities)	Capital expenditures to facilitate programs to improve the empowerment and economic self-sufficiency of public housing residents.			\$15,000.00
ID0081	Safety & Mechanical(Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Upgrade fire system, elevators, and our large Hot water heating system.			\$25,000.00
	Subtotal of Estimated Cost				\$632,843.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$650,508.00
ID0040	Management(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Other)	Computer replacement, Server replacement, software and hardware, software licensing, GIS software, office furniture.		\$50,000.00
ID0041	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Capital Funds staff salary, benefits, training, office expense, environmental reviews,		\$46,000.00
ID0044	Appliances and Window Pane Replacement(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances)	Replace window panes with broken seals, replace stoves and refrigerators		\$20,000.00
ID0046	Electrical, Plumbing and HVAC(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Upgrade kitchens, and bathrooms, plumbing drains both vertical and horizontal needs replaced. Add drain clean outs for ease of unplugging drains. Air Conditioner lines cleaned and insulated, improve cooling lines. And any A/C Chiller repairs/replacements		\$155,000.00
ID0047	Community Room & Public Spaces Upgrades(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Security)	Improvements to Community Room and common spaces (Doors, cabinets, flooring, wall coverings, electronics, sound, lighting, etc)		\$49,508.00
ID0048	Concrete, Asphalt Maintenance, and Site Work(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling	Asphalt, concrete, fencing upgrade, replace privacy wall, build retain walls, upgrade and service signage, storm drainage, caulk concrete, paint curbs, outdoor fitness/recreational fixtures/equipment		\$65,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage)			
ID0065	Economic Self-Sufficiency Services(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other)	Capital expenditures to facilitate programs to improve the empowerment and economic self-sufficiency of public housing residents.		\$15,000.00
ID0069	Residence Modernization - Upgrade kitchens, Bath, Living Area, and Flooring(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace countertops, sinks, cabinets, flooring, ceiling and wall repairs, closets, storage.		\$175,000.00
ID0079	Safety & Mechanical(Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Upgrade fire system, elevators, and our large Hot water heating system.		\$75,000.00
	Subtotal of Estimated Cost			\$650,508.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$650,508.00
ID0049	Management(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Computer replacement, software and hardware, software licensing, camera installation & replacement, entry door systems upgrades, security improvements,		\$50,000.00
ID0050	Administration(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	Capital Funds staff salary, benefits, training, office expense, environmental reviews,		\$46,000.00
ID0051	Appliances and Window Pane Replacement(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances)	Replace window panes with broken seals, replace stoves and refrigerators		\$20,000.00
ID0053	Electrical, Plumbing and HVAC(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Upgrade kitchens, and bathrooms, plumbing drains both vertical and horizontal needs replaced. Add drain clean outs for ease of unplugging drains. Air Conditioner lines cleaned and insulated, improve cooling lines. And any A/C Chiller repairs/replacements		\$69,418.00
ID0054	Concrete, Asphalt Maintenance, and Site Work(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities)	Asphalt, concrete, fencing upgrade, replace privacy wall, build retain walls, upgrade and service signage, storm drainage. Caulk concrete, and painting curbs.		\$105,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0055	Community Room & Public Spaces Upgrades(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Security)	Improvements to Community Room and common spaces (Doors, cabinets, flooring, wall coverings, electronics, sound, lighting, etc)		\$95,090.00
ID0066	Economic Self-Sufficiency Services(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other)	Capital expenditures to facilitate programs to improve the empowerment and economic self-sufficiency of public housing residents.		\$15,000.00
ID0070	Residence Modernization - Upgrade kitchens, Bath, Living Area, and Flooring(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Replace countertops, sinks, cabinets, flooring, ceiling and wall repairs, closets, storage.		\$175,000.00
ID0080	Safety & Mechanical(Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Upgrade fire system, elevators, and our large Hot water heating system.		\$75,000.00
	Subtotal of Estimated Cost			\$650,508.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$650,508.00
ID0057	Management(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	Computer replacement, software and hardware, software licensing, camera installation & replacement, entry door systems upgrades, security improvements.		\$110,000.00
ID0058	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Capital Funds staff salary, benefits, training, office expense, environmental reviews,		\$40,000.00
ID0059	Public Spaces Upgrades(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Storage Area)	Improvements to Community Room and common spaces (Public Bathroom remodel, Doors, cabinets, flooring, wall coverings, electronics, sound, lighting, etc)		\$120,000.00
ID0060	Concrete, Asphalt Maintenance, and Site Work(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Paint and Caulking)	Asphalt, concrete, fencing upgrade, replace privacy wall, build retain walls, upgrade and service signage, storm drainage. Caulk concrete, paint curbs.		\$100,000.00
ID0062	Appliances and Window Pane Replacement(Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Appliances)	Replace window panes with broken seals, replace stoves and refrigerators		\$25,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0063	Electrical, Plumbing and HVAC(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Upgrade kitchens, and bathrooms, plumbing drains both vertical and horizontal needs replaced. Add drain clean outs for ease of unplugging drains. Air Conditioner lines cleaned and insulated, improve cooling lines. And any A/C Chiller repairs/replacements		\$65,508.00
ID0067	Economic Self-Sufficiency Services(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other)	Capital expenditures to facilitate programs to improve the empowerment and economic self-sufficiency of public housing residents.		\$15,000.00
ID0071	Residence Modernization - Upgrade kitchens, Bath, Living Area, and Flooring(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace countertops, sinks, cabinets, flooring, ceiling and wall repairs, closets, storage.		\$175,000.00
	Subtotal of Estimated Cost			\$650,508.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$650,508.00
ID0068	Economic Self-Sufficiency Services(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other)	Capital expenditures to facilitate programs to improve the empowerment and economic self-sufficiency of public housing residents.		\$15,000.00
ID0072	Residence Modernization - Upgrade kitchens, Bath, Living Area, and Flooring(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Replace countertops, sinks, cabinets, flooring, ceiling and wall repairs, closets, storage.		\$175,000.00
ID0073	Management(Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Empowerment Activities)	Computer replacement, Server replacement, software and hardware, software licensing, GIS software, office furniture.		\$35,000.00
ID0074	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Capital Funds staff salary, benefits, training, office expense, environmental reviews,		\$46,000.00
ID0075	Community Room & Public Spaces Upgrades(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Storage Area)	Improvements to public spaces (Public Bathroom remodel, Community Rooms Improvements, Laundry Room Improvements, Doors, cabinets, flooring, wall coverings, electronics, sound, lighting, etc)		\$160,169.00
ID0076	Concrete, Asphalt Maintenance, and Site Work(Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior	Asphalt, concrete, fencing upgrade, replace privacy wall, build retain walls, upgrade and service signage, storm drainage. Caulk concrete, paint curbs.		\$132,843.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2027	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint			
ID0077	Appliances and Window Pane Replacement(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances)	Replace window panes with broken seals, replace stoves and refrigerators		\$20,000.00
ID0078	Electrical, Plumbing and HVAC(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Upgrade kitchens, and bathrooms, plumbing drains both vertical and horizontal needs replaced. Add drain clean outs for ease of unplugging drains. Air Conditioner lines cleaned and insulated, improve cooling lines. And any A/C Chiller repairs/replacements		\$66,496.00
	Subtotal of Estimated Cost			\$650,508.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$35,000.00
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	\$46,000.00
Community Room & Public Spaces Upgrades(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Storage Area)	\$140,347.00
Concrete, Asphalt Maintenance, and Site Work(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Tuck-Pointing,	\$125,000.00
Appliances and Window Pane Replacement(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances)	\$20,000.00
Residence Modernization - Upgrade kitchens, Bath, Living Area, and Flooring(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior	\$160,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Electrical, Plumbing and HVAC(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	\$66,496.00
Economic Self-Sufficiency Services(Management Improvement (1408)-Other,Management Improvement (1408)-Empowerment Activities)	\$15,000.00
Safety & Mechanical(Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	\$25,000.00
Subtotal of Estimated Cost	\$632,843.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Other)	\$50,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$46,000.00
Appliances and Window Pane Replacement(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances)	\$20,000.00
Electrical, Plumbing and HVAC(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	\$155,000.00
Community Room & Public Spaces Upgrades(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Security)	\$49,508.00
Concrete, Asphalt Maintenance, and Site Work(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling	\$65,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Economic Self-Sufficiency Services(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other)	\$15,000.00
Residence Modernization - Upgrade kitchens, Bath, Living Area, and Flooring(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior	\$175,000.00
Safety & Mechanical(Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	\$75,000.00
Subtotal of Estimated Cost	\$650,508.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$50,000.00
Administration(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	\$46,000.00
Appliances and Window Pane Replacement(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances)	\$20,000.00
Electrical, Plumbing and HVAC(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	\$69,418.00
Concrete, Asphalt Maintenance, and Site Work(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-	\$105,000.00
Community Room & Public Spaces Upgrades(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Security)	\$95,090.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Economic Self-Sufficiency Services(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other)	\$15,000.00
Residence Modernization - Upgrade kitchens, Bath, Living Area, and Flooring(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior	\$175,000.00
Safety & Mechanical(Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	\$75,000.00
Subtotal of Estimated Cost	\$650,508.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	\$110,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$40,000.00
Public Spaces Upgrades(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Storage Area)	\$120,000.00
Concrete, Asphalt Maintenance, and Site Work(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work	\$100,000.00
Appliances and Window Pane Replacement(Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Appliances)	\$25,000.00
Electrical, Plumbing and HVAC(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	\$65,508.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Economic Self-Sufficiency Services(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other)	\$15,000.00
Residence Modernization - Upgrade kitchens, Bath, Living Area, and Flooring(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior	\$175,000.00
Subtotal of Estimated Cost	\$650,508.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Economic Self-Sufficiency Services(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other)	\$15,000.00
Residence Modernization - Upgrade kitchens, Bath, Living Area, and Flooring(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior	\$175,000.00
Management(Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Empowerment Activities)	\$35,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$46,000.00
Community Room & Public Spaces Upgrades(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Storage Area)	\$160,169.00
Concrete, Asphalt Maintenance, and Site Work(Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck	\$132,843.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Appliances and Window Pane Replacement(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances)	\$20,000.00
Electrical, Plumbing and HVAC(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	\$66,496.00
Subtotal of Estimated Cost	\$650,508.00

Supporting Documentation

Draft

Municipal Housing Agency of Council Bluffs

Resolution 2023-08

Certifications of Compliance with PHA Plan and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/01/2024, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local

jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Municipal Housing Agency

IA-023

PHA Name

PHA Number/HA Code

✘ Annual PHA Plan for Fiscal Year 2024

5-Year PHA Plan for Fiscal Years 20__ - 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director Oscar Durán	Name Board Chairman Brett Ryan
Signature _____ Date _____	Signature _____ Date _____

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Draft



MHACB

Municipal Housing Agency
of Council Bluffs

July 10, 2023

Matt Walsh
Mayor of the City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51503

RE: MHA 2024 PHA Annual Plan & Five-Year Plan & 2024 Capital Funds Five Year Plan

Greetings Mayor Walsh:

We are grateful to present copies of our two Municipal Housing Agency's (MHA) proposed plans; (1) **2024 Public Housing Agency's Annual plan** and (2) the **2024 Capital Funds Five-Year Action Plan**. We have included some additional supporting documentation for you and your staff when needed. Please feel free to request any additional information for you to review to your standards.

The conjoined plans have been advertised for public comment for a 45-day period beginning July 12, 2023. The Public Hearing is scheduled for **August 28, 2023, from 10:00 to 11:00 a.m. at the Council Bluffs Public Library, Meeting Room A located at 400 Willow Ave., Council Bluffs, IA 51503.**

Our goal is to include the plan on the agenda for MHA September 20, 2023 Board Meeting, at which time we will review the comments made during the 45-day period. After this review the two plans will be presented to the Municipal Housing Agency's Board of Commissioners for approval and then submitted to HUD for final approval.

As I have been informed, and you are likely aware, a HUD requirement of this process is to assure our plans are consistent with our city's plan. If you feel they are ready, we would be grateful for your signature on the enclosed "Certification by State or Local Official of the PHA Plan Consistency with the current Consolidated Plan & Annual Action Plan" form



MHACB

Municipal Housing Agency
of Council Bluffs

and return it to us prior to the public hearing scheduled for August 28, 2023, of which you and members of your team are invited to attend.

If you have any comments, questions or concerns with the plan please feel free to contact me. Thank you for your time and all you do for the neighbors of our community.

Be well,

Oscar Durán
Municipal Housing Agency | Executive Director

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, **Matt Walsh** , the **Mayor of the City of Council Bluffs, Iowa**
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years **2021-2025** and/or Annual PHA Plan for fiscal
year **2024** of the **Municipal Housing Agency of Council Bluffs** is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

 The City of Council Bluffs, Iowa

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: Matt Walsh	Title: Mayor of the City of Council Bluffs, IA
Signature:	Date:

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning January 1, 2024 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

Municipal Housing Agency of Council Bluffs

IA-023

PHA Name

PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director:

Oscar Durán

Name of Board Chairperson:

Brett Ryan

Signature

Date

Signature

Date

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 *et seq.*, and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements. Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

Program/Activity Receiving Federal Grant Funding

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Signature

Date (mm/dd/yyyy)

DISCLOSURE OF LOBBYING ACTIVITIES

OMB Control Number: 4040-0013

Expiration Date: 2/28/2025

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

1. * Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. * Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. * Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> SubAwardee * Name: <input type="text" value="Municipal Housing Agency of Council Bluffs"/> * Street 1: <input type="text" value="505 S 6th Street"/> Street 2: <input type="text"/> * City: <input type="text" value="Council Bluffs"/> State: <input type="text" value="IA: Iowa"/> Zip: <input type="text" value="51501"/> Congressional District, if known: <input type="text"/>		
5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime:		
6. * Federal Department/Agency: <input type="text" value="HUD"/>	7. * Federal Program Name/Description: <input type="text"/> CFDA Number, if applicable: <input type="text"/>	
8. Federal Action Number, if known: <input type="text"/>	9. Award Amount, if known: \$ <input type="text"/>	
10. a. Name and Address of Lobbying Registrant: Prefix <input type="text"/> * First Name <input type="text" value="N/A"/> Middle Name <input type="text"/> * Last Name <input type="text" value="N/A"/> Suffix <input type="text"/> * Street 1: <input type="text"/> Street 2: <input type="text"/> * City: <input type="text"/> State: <input type="text"/> Zip: <input type="text"/>		
b. Individual Performing Services (including address if different from No. 10a) Prefix <input type="text"/> * First Name <input type="text" value="N/A"/> Middle Name <input type="text"/> * Last Name <input type="text" value="N/A"/> Suffix <input type="text"/> * Street 1: <input type="text"/> Street 2: <input type="text"/> * City: <input type="text"/> State: <input type="text"/> Zip: <input type="text"/>		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.		
* Signature: <input type="text" value="Oscar Durán"/> * Name: Prefix <input type="text"/> * First Name <input type="text" value="Oscar"/> Middle Name <input type="text"/> * Last Name <input type="text" value="Durán"/> Suffix <input type="text"/> Title: <input type="text"/> Telephone No.: <input type="text"/> Date: <input type="text" value="07/10/2023"/>		
Federal Use Only:		STANDARD FORM LLL (REV. 7/1997) Authorized for Local Reproduction

Resident Advisory Board

**Supporting
Documentation**



MHACB

Municipal Housing Agency
of Council Bluffs

Resident Advisory Board Agenda

Date: 05/15/2023 Time: 10:00 AM

Location: Regal Towers – 505 S 6th Street, Council Bluffs, IA 51501

Welcome & Introductions

Resident Advisory Board (RAB) and its purpose

Housing Program Snapshot - May 2023

2024 Annual PHA Plan

- HCV Program (Section 8)
 - HCV Homeownership Program
 - Project Based Vouchers RFP
 - Review/Revisions of HCV Administrative Plan

- 5 Year Capital Funds Action Plan
 - Regal Towers Common Areas (Ceiling, Wallcoverings, and Lighting)
 - Regal Towers Exterior Improvements (Parking Lot Repairs, Fence, Lighting, Trees)
 - Dudley Court Community Room (Flooring, Wallcoverings, Audio/Video, and Kitchen)
 - Regal Towers Unit Modernization (2-4 Units Ongoing)
 - ROSS Resource Center (Regal Towers)
 - Review/Revisions of Admissions and Continued Occupancy Policy (ACOP)

Open Discussion (Discuss Other Needs to Consider)

Next Steps

- 45-Day Public Comment Period
- Public Hearing – Monday, August 14, 2023 from 10:00 AM – 11:00 AM at the Council Bluffs Public Library, Meeting Room A - 400 Willow Ave, Council Bluffs, IA 51503

Adjourn





MHACB

Municipal Housing Agency
of Council Bluffs

Resident Advisory Board Meeting Sign-In Sheet

Date: 05/15/2023 Time: 10:00 AM

Location: Regal Towers – 505 S 6th Street, Council Bluffs, IA 51501

Name	Signature
Dudley Court	
Cheryl Wilcox	
David Runte	<i>David Runte</i>
Dianna Hoden	
Elsie Bierce	<i>Elsie Bierce</i>
Evelyn Andersen	<i>Evelyn Andersen</i>
Jane Kelley	
Janice Allen	<i>Janice Allen</i>
Judith Durgin	
Merle Hoover	
Michelle Allsbrook	
Paul Thompson	<i>Paul Thompson</i>
Robert Thompson	
Scott Thiel	





MHACB

Municipal Housing Agency
of Council Bluffs

Resident Advisory Board Meeting Sign-In Sheet

Date: 05/15/2023 Time: 10:00 AM

Location: Regal Towers – 505 S 6th Street, Council Bluffs, IA 51501

Vergie Horner	<i>Vergie Horner</i>
William Agnew	
Regal Towers	
<i>Mark Hoover</i>	
Andrea Flannery	
Bobby Giles Jr.	
Christopher McNeal	<i>Chris McNeal</i>
Cynthia Juranek	<i>Cynthia Juranek</i>
Debra Austin	<i>Debra Austin</i>
Gregory Casady	
Helen Gonzalez	<i>Helen Gonzalez</i>
Jack Strickland	
Kirby Neff	<i>Kirby Neff</i>
Kirk Wiser	
Lashay Kyle	<i>Lashay Kyle</i>
Laury Detro	<i>Laury Detro</i>
<i>Holly Reekers</i>	<i>Holly Reekers</i>





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Municipal Housing Agency
of Council Bluffs

Resident Advisory Board Meeting Sign-In Sheet

Date: 05/15/2023 Time: 10:00 AM

Location: Regal Towers – 505 S 6th Street, Council Bluffs, IA 51501

Linda Benegas	
Mark Olson	<i>Mark Olson</i>
Mary Detro	<i>Mary Detro</i>
Mary Ruzicka	
Michael Turner	
Michelle Patton	
Patrick Barta	<i>Patrick Barta</i>
Sheila Nowlin	
Shelley Whitney	
Simone Red Bear-Diaz Lopez	
Stormie Havranek	

RICHARD GREER Richard Greer

BARB J. RETHUS Barbara J. Rethus

Michael Curran





MHACB

Municipal Housing Agency
of Council Bluffs

Resident Advisory Board

Meeting Minutes

Date: 05/15/2023 Time: 10:00 AM

Location: Regal Towers – 505 S 6th Street, Council Bluffs, IA 51501

Present: Oscar Durán, Lauren Foster, David Murdoch

Residents: David Runte, Barb Rehms, Elsie Bierce, Evelyn Andersen, Janice Allen, Paul Thompson, Vergie Horner, Merle Hoover, Christopher McNeal, Cynthia Juranek, Debra Austin, Helen Gonzalez, Kirby Neff, LaShay Kyle, Laury Detro, Holly, Reekers, Michael Curran, Michael Turner, Mark Olson, Mary Detro, Patrick Barta, Richard Greer, Simone Red Bear Diaz-Lopez

Welcome & Introductions

- Oscar started the meeting at 10:00 am.
- Introductions were shared – attendees provided their name and the number of years they've been part of the PH program or have worked at the Municipal Housing Agency

Resident Advisory Board (RAB) and its purpose

- Oscar described the purpose of the RAB and invited residents to allow their ideas and comments to be heard as MHA staff look to better manage and improve the home environment of our MHA residents
- Oscar provided a recap of a few of the completed projects heard at last year's Resident Advisory Board meeting:
 - o Vending machines (Regal & Dudley), community room lights (Regal), and a TV in the laundry room (Regal)
- Oscar provided an overview of how the meeting will flow:
 - o Spend 15 minutes on the Public Housing Program and Housing Choice Voucher Program
 - o Pass off to David to talk about ROSS Resources
 - o Open meeting for questions

Housing Program Snapshot - May 2023

- Oscar reviewed the current impact of the Public Housing Program, highlighting the number of families served within the 2023 PHA Plan and budget

2024 Annual PHA Plan

Meeting Minutes submitted by: Lauren Foster, Project & Procurement Coordinator





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Municipal Housing Agency
of Council Bluffs

Resident Advisory Board

Meeting Minutes

Date: 05/15/2023 Time: 10:00 AM

Location: Regal Towers – 505 S 6th Street, Council Bluffs, IA 51501

➤ HCV Program (Section 8)

- HCV Homeownership Program
- Project Based Vouchers RFP
- Review/Revisions of HCV Administrative Plan

- HCV Program

- Oscar provided an overview of the Housing Choice Voucher program
- Oscar reviewed the current impact of the HCV program and stated MHA continues to look for opportunities to provide resources and assistance to families

- Housing Choice Voucher (HCV) Homeownership Program

- Oscar explained the Housing Choice Voucher (HCV) homeownership program allows families that are assisted under the HCV program to use their HCV voucher to buy a home and receive monthly assistance in meeting homeownership expenses. HCV Homeownership goals are met through completion of free pre-assistance homeownership courses and housing counseling programming
- This is a program MHA is looking to provide to our current HCV participants as well as new HCV participants

- Project Base Voucher (PBV) Program

- Provided an overview of the PBV Program. The PBV program allows MHA to work with private developers to construct new affordable housing developments where Project Based Vouchers can be utilized
- Oscar shared he has been meeting with City Council members and members of the County Board to gain more perspective on gaps and barriers to assist with identifying more affordable housing and how new programming can be implemented to help meet those demands
- Oscar stated we plan to convert (50) fifty up to 20% of our Housing Choice Voucher (HCV) limit to be allocated toward Project Base Vouchers. Oscar explained these new developments will help solve our community's gaps when it comes to addressing the need for more affordable (low income) housing

Meeting Minutes submitted by: Lauren Foster, Project & Procurement Coordinator





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Municipal Housing Agency
of Council Bluffs

Resident Advisory Board

Meeting Minutes

Date: 05/15/2023 Time: 10:00 AM

Location: Regal Towers – 505 S 6th Street, Council Bluffs, IA 51501

- Next Steps

- Oscar shared he is continuing to connect with local City and County leaders to advocate for more affordable housing options through the utilization of these two programs

➤ 5 Year Capital Funds Action Plan

- Regal Towers Common Areas (Ceiling, Wallcoverings, and Lighting)
- Regal Towers Exterior Improvements (Parking Lot Repairs, Fence, Lighting, Trees)
- Dudley Court Community Room (Flooring, Wallcoverings, Audio/Video, and Kitchen)
- Regal Towers Unit Modernization (2-4 Units Ongoing)
- ROSS Resource Center (Regal Towers)
- Review/Revisions of Admissions and Continued Occupancy Policy (ACOP)

- Oscar gave an overview of our 5-year Rolling Capital Funds Plan:

- Regal Towers Common Areas (Ceiling, Wallcoverings, and Lighting):
 - New carpeting in the hallways on each floor was recently completed
 - Residents can expect continued renovations to Regal's hallway walls & ceilings. This includes new paint, removal of wallpaper, and replacement of drop ceilings with new materials
 - MHA is investigating elevator lobby area designs to add additional community spaces on each floor
- Regal Towers Exterior Improvements (Parking Lot Repairs, Fence, Lighting, Trees)
 - MHA staff are working to identify contractors to remove the fencing around the East parking lot of Regal Tower's as well as: (1) re-design and improve Regal Tower's parking lots, (2) add more trees and more green space, and (3) upgrade existing lighting to allow for more secured lighting. Oscar shared he is

Meeting Minutes submitted by: Lauren Foster, Project & Procurement Coordinator





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Municipal Housing Agency
of Council Bluffs

Resident Advisory Board

Meeting Minutes

Date: 05/15/2023 Time: 10:00 AM

Location: Regal Towers – 505 S 6th Street, Council Bluffs, IA 51501

working on funding solutions to allow for more outdoor outlets along the building for the purposes of lighting trees during the holiday seasons

- Dudley Court Exterior Improvements (Parking Lot)
 - MHA staff are working to bring parking lot repairs to Dudley Courts parking lot to enhance the safety of Dudley Court residents. Additionally, MHA staff are looking at raising the tree wells on the North side of the building to heighten the trees and allow easier and unobstructed access to walking along the sidewalks
- Dudley Court Community Room (Flooring, Wallcoverings, Audio/Video, and Kitchen)
 - Dudley Court residents can expect renovation upgrades to Dudley Courts community room that will match renovations completed at Regal Towers. This includes new lighting, furniture, and a new kitchen. Work is expected to be started within the next 18-months
- Regal Towers Unit Modernization (2-4 Units Ongoing)
 - Oscar provided an overview of what the Modernization Program is and stated we will begin working with contractors in the community to keep renovating units
 - Oscar shared we've completed several units in the Modernization Program since we've started utilizing the program
 - Oscar shared the goal of the Modernization Program is to upgrade older units and to make apartments more accessible to accommodate an all-inclusive living environment
- ROSS Resource Center (Regal Towers)
 - Oscar described the ROSS program, why HUD is encouraging use of the program, and how ROSS can be utilized to enhance resident life fulfillment goals

Meeting Minutes submitted by: Lauren Foster, Project & Procurement Coordinator





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Municipal Housing Agency
of Council Bluffs

Resident Advisory Board

Meeting Minutes

Date: 05/15/2023 Time: 10:00 AM

Location: Regal Towers – 505 S 6th Street, Council Bluffs, IA 51501

- Oscar shared MHA will be creating a space at Regal Towers where ROSS Resources and services can be accessed
- Review/Revisions of Admissions and Continued Occupancy Policy (ACOP)
 - MHA is working to transition to a new system and will be updating our admission and lease policy by the end of next year
- New Elevators
 - Upgrades to our elevators was mentioned briefly during open discussion

Open Discussion (Discuss Other Needs to Consider)

- Cynthia Juranek - Question
 - Is there a focus on the aging residents, as in a seniors-only building, similar to what had been done in the past?
 - Oscar's Response: Oscar shared, there was no legal statute mandating our building as seniors-only. MHA has since started to incorporate serving families with children in our programs. Oscar reiterated we are here to serve all age demographics. He mentioned the HCV Homeownership program isn't only for families with children, but for seniors too. Oscar relayed if residents have interest in the HCV Homeownership program let MHA management know to start enrollment for educational classes required to meet program goals
- Patrick Barta - Question
 - Are we looking at building Tiny Houses, like the Sienna Francis House?
 - Oscar's Response: Yes, that is something we are looking at with housing partners
- LaShay Kyle - Comment
 - Regal Towers needs more parking spaces
- Debra Austin – Question

Meeting Minutes submitted by: Lauren Foster, Project & Procurement Coordinator





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Municipal Housing Agency
of Council Bluffs

Resident Advisory Board

Meeting Minutes

Date: 05/15/2023 Time: 10:00 AM

Location: Regal Towers – 505 S 6th Street, Council Bluffs, IA 51501

- Can the PH program investigate HVAC upgrades?
 - Oscar's Response: For the AC units inside the apartments MHA is looking at European solutions where more technology is used to manage air conditioning. From the research learned, MHA will be looking to include those cost upgrades into future budgeting as we create a plan to update those within each unit progressively in the future
- Why does the Modernization Program work only for new incoming residents and not for existing program participants?
 - Oscar's Response: When an apartment is available, MHA is legally required to notify HUD and select from the waitlist. The MHA team has investigated this process further and found this is the same HUD required process for filling vacated units that have undergone the Modernization Program.
- Michael Turner – Question
 - Is there anything more that can be done regarding the security of the building at night?
 - Oscar's Response: Oscar shared a significant portion of our budget has been invested to increase security and surveillance. MHA is aware of these experiences and does work continuously on addressing them. Oscar encouraged residents to continue to submit incidents reports to assist as experiences occur.
- Helen Gonzalez - Question
 - When an incident report is submitted to MHA staff are residents supposed to follow-up with the police?
 - Oscar's Response: No
- Debra Austin - Comment
 - Can MHA look into having a gated parking lot?
 - Oscar's Response: Gated is a good idea. MHA will investigate that.
- Holly Reekers – Question

Meeting Minutes submitted by: Lauren Foster, Project & Procurement Coordinator





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Municipal Housing Agency
of Council Bluffs

Resident Advisory Board

Meeting Minutes

Date: 05/15/2023 Time: 10:00 AM

Location: Regal Towers – 505 S 6th Street, Council Bluffs, IA 51501

- Can MHA investigate solutions to help ease the flow of pick-up & drop-off traffic in front of Regal Towers?
 - Oscar's Response: MHA will look at incorporating design plans for the front of Regal Towers in the Regal Tower Exterior Improvements Plan
- Mark Olson - Comment
 - Is there a better pest control solution for Regal Towers?
 - Oscar Response: Oscar recapped the Pest Control improvements made since he started. MHA has transitioned from an in-house solution to a contracted solution. We are still investigating additional ways to improve. Oscar shared that we invest annually on bed bug treatments and encouraged people who are experiencing pests to talk to MHA management and our ROSS Service Coordinator for assistance
- Mark Olson - Additional Comments
 - Mark suggested looking into a pest control repair program where we inspect each apartment for pest control holes and pathways. Mark shared a success story on managing pests—once holes were identified and fixed in Mark's apartment, incorporating a regular cleaning routine has contributed greatly to a pest free apartment.
 - Mark suggested investing in maintenance repair software to allow us to document data and track patterns on when and where issues occur. Mark emphasized the importance of utilizing technology and software to help with program efficiencies
 - Oscar Response: Oscar shared we are using an old tool called "*Happy*". MHA recently signed with a new provider called Yardi, starting our investment into new technology, as this will help us with better tracking and management of Public Housing programming
 - Mark suggested MHA look into a hybrid funding model
- Debra Austin – Comment

Meeting Minutes submitted by: Lauren Foster, Project & Procurement Coordinator





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Municipal Housing Agency
of Council Bluffs

Resident Advisory Board

Meeting Minutes

Date: 05/15/2023 Time: 10:00 AM

Location: Regal Towers – 505 S 6th Street, Council Bluffs, IA 51501

- How do we handle experiences when we know our neighbor is experiencing pest issues?
 - Oscar Response: If you know someone is experiencing a problem try to connect them with David, our ROSS Service Coordinator. MHA always plans to find the resources our residents need to help them secure a safe and stable living environment. Oscar shared we conduct random quarterly inspections to help address concerns like these. Inspections are done at random as that is a required HUD regulation
- Merle Hoover, Janice Allen, & Evelyn Andersen – Comment
 - Asked if there is anything that can be done about smoking outside the Dudley Courtyard entrance
 - Oscar Response: Oscar provided the legal distance required for smokers and advised residents to speak to their Housing Specialist for questions and/or issues. Oscar said we can investigate options to help further show the designated legal distance for people who smoke
- LaShay Kyle - Comment
 - Would like to see enhanced security at night
- Michael Tuner - Comment
 - Shared appreciation for our current pest control contractor
- Cynthia Juraneck – Comment
 - Expressed they are not happy with the current pest control contractor
- Patrick Barta – Comment
 - Comment(s): Patrick shared the following:
 - Alternative solutions to address pest control holes and routes
 - A neighborhood watch program for Regal Towers
 - A better solution to allow guests to enter the building
 - A solution for low water pressure
 - Better access to food safety information
- Holly Reekers - Comment

Meeting Minutes submitted by: Lauren Foster, Project & Procurement Coordinator





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Municipal Housing Agency
of Council Bluffs

Resident Advisory Board

Meeting Minutes

Date: 05/15/2023 Time: 10:00 AM

Location: Regal Towers – 505 S 6th Street, Council Bluffs, IA 51501

- Higher placement of shower heads to better accommodate taller people

Christopher McNeal – Questions

- Can we treat hallways for bed bugs?
 - Oscar's Response: We will investigate a chemical that is safe to use and doesn't require as extensive evacuation period to be used in the hallways

- Debra Austin – Question

- Has a solution been identified to address the old water and drainage pipes?
 - Oscar's Response: Oscar shared he is talking to people in Europe on solution for this. Europe has several buildings like ours and is investigating ways to incorporate their ideas into our infrastructure

[Oscar took question up until the 11:00 am adjourning hour]

Next Steps

- 45-Day Public Comment Period
- Public Hearing – Monday, August 28, 2023 from 10:00 AM – 11:00 AM at the Council Bluffs Public Library, Meeting Room A - 400 Willow Ave, Council Bluffs, IA 51503
- Oscar shared next steps:
 - Lauren will type up notes and insert them into the public PHA Plan
 - A Public Hearing will take place on August 28th to solicit feedback from the general public

Adjourn

Meeting adjourned at 11:00 am

Meeting Minutes submitted by: Lauren Foster, Project & Procurement Coordinator





MHACB

Municipal Housing Agency
of Council Bluffs

Resident Advisory Board Agenda

Date: 05/15/2023 Time: 1:00 PM

Location: HCV Office – 300 W Broadway St., Suite #28, Council
Bluffs, IA 51501

Welcome & Introductions

Resident Advisory Board (RAB) and its purpose

Housing Program Snapshot - May 2023

2024 Annual PHA Plan

- HCV Program (Section 8)
 - HCV Homeownership Program
 - Project Based Vouchers RFP
 - Review/Revisions of HCV Administrative Plan

- 5 Year Capital Funds Action Plan
 - Regal Towers Common Areas (Ceiling, Wallcoverings, and Lighting)
 - Regal Towers Exterior Improvements (Parking Lot Repairs, Fence, Lighting, Trees)
 - Dudley Court Community Room (Flooring, Wallcoverings, Audio/Video, and Kitchen)
 - Regal Towers Unit Modernization (2-4 Units Ongoing)
 - ROSS Resource Center (Regal Towers)
 - Review/Revisions of Admissions and Continued Occupancy Policy (ACOP)

Open Discussion (Discuss Other Needs to Consider)

Next Steps

- 45-Day Public Comment Period
- Public Hearing – Monday, August 14, 2023 from 10:00 AM – 11:00 AM at the Council Bluffs Public Library, Meeting Room A - 400 Willow Ave, Council Bluffs, IA 51503

Adjourn





MHACB

Municipal Housing Agency
of Council Bluffs

Resident Advisory Board Meeting

Sign-In Sheet

Date: 05/15/2023 Time: 1:00 PM

Location: HCV Office – 300 W Broadway St., Suite #28, Council
Bluffs, IA 51501

Name	Signature
Akayme C Jones	
Alonzo Adams	
Alvanise Wilkins	
Amanda Wilburn	
Amber Ellison	
Andrew Costanza	
Angel D Jahn	
Angelia McIntyre	
Ashley Sudduth	
Barbara Belt	
Brian C. Barnhart	
Brooke Casteel	
Charles Hoard	





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Municipal Housing Agency
of Council Bluffs

Resident Advisory Board Meeting

Sign-In Sheet

Date: 05/15/2023 Time: 1:00 PM

Location: HCV Office – 300 W Broadway St., Suite #28, Council
Bluffs, IA 51501

Chelsia Morrison	
Cherokee Tuttle	
Christine Cline	
Cornelia Cooper	
Courtney Hood	
Damon Merritt	
DaShawn Alford	
David J Daniels	
Deborah Fronce	
Debra Thomas	
Destiny Parker	
Devlin Phillips	
Eddy L Riggs	
Eugene Wise	
Jacki Wilder	





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Municipal Housing Agency
of Council Bluffs

Resident Advisory Board Meeting

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Date: 05/15/2023 Time: 1:00 PM

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Bluffs, IA 51501

Jackie Kennedy	
Jacob J. Woolery	
Jacque Moore	
Jamie Fastnacht	
Janice Pickering	
Jeffrey D. Colwell	
Jeffrey L. Kinghorn	
John Krautter	
Jonathan Brannan	
Joshua Duncan	
Julie Kuster	
Katey Hatcher	
Keri Leytham	
Kyra Krahn	
Laura Johnston	





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Municipal Housing Agency
of Council Bluffs

Resident Advisory Board Meeting

Sign-In Sheet

Date: 05/15/2023 Time: 1:00 PM

Location: HCV Office – 300 W Broadway St., Suite #28, Council
Bluffs, IA 51501

Laura McElderry	
Linda Beckel	
Lisa Long	
Lisa Watkins	
Lori Lynn Points	
Marcelle Phoenix	
Marcile Boruff	
Mark K Bolte	
Martha Lamberth	
Marty Rambo	
Neal Wehmeyer Jr.	
Nicole Martin	
Nikkola Karsten	
Patricia Paulsen	
Patti Otis	<i>Patti Otis</i>





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Municipal Housing Agency
of Council Bluffs

Resident Advisory Board Meeting

Sign-In Sheet

Date: 05/15/2023 Time: 1:00 PM

Location: HCV Office – 300 W Broadway St., Suite #28, Council
Bluffs, IA 51501

Paula Kyle	
Peggy Billman-Moore	
Ramona Perkins	
Randy Tanner	
Rebecca Lovelady	
Renea Hayden	
Richard J. Greer	
Rickie Moore	
Romney Tree	
Sandra Mace	
Scarlett McDorman	
Shelley Evans	
Stacey McKeever	
Tamara Stark-Weber	
Tara Hiykel	





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Todd Anderson	
Tracy Bendixen	
Vicki Larson	
Vickie Wise	
Viola A. Ratliff	
Vonmae Graves	
William Yates	





MHACB

Municipal Housing Agency
of Council Bluffs

Resident Advisory Board

Meeting Minutes

Date: 05/15/2023 Time: 1:00 PM

Location: HCV Office – 300 W Broadway St., Suite #28, Council
Bluffs, IA 51501

Present: Oscar Durán, Lauren Foster, David Murdoch

Residents: Patti Otis

Welcome & Introductions

- Oscar started the meeting at 1:03 pm
- Oscar explained the flow of the agenda

Resident Advisory Board (RAB) and its purpose

- Oscar kicked off the meeting describing the purpose of the RAB and invited residents to allow their ideas and comments to be heard as MHA staff look to better manage and improve the home environment of our MHA residents

Housing Program Snapshot - May 2023

- Oscar reviewed the current impact of the Public Housing Program, highlighting the number of families served within the 2023 PHA Plan and budget

2024 Annual PHA Plan

➤ HCV Program (Section 8)

- HCV Homeownership Program
- Project Based Vouchers RFP
- Review/Revisions of HCV Administrative Plan
- HCV Program
 - Oscar provided an overview of the Housing Choice Voucher program
 - Oscar reviewed the current impact of the HCV program and stated MHA continues to look for opportunities to provide resources and assistance to families
 - Patti expressed gratitude for the Section 8 Program; as a long time, participant of the program
 - Patti also expressed having better ways to advertise the HCV waitlist, to avoid closing the waitlist for long periods of time

Meeting Minutes submitted by: Lauren Foster, Project & Procurement Coordinator





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Municipal Housing Agency
of Council Bluffs

Resident Advisory Board

Meeting Minutes

Date: 05/15/2023 Time: 1:00 PM

Location: HCV Office – 300 W Broadway St., Suite #28, Council
Bluffs, IA 51501

- Oscar's Response: MHA has transitioned to a new method of maintaining our waitlists which allows our waitlist to always remain open
- Housing Choice Voucher (HCV) Homeownership Program
 - Oscar explained the Housing Choice Voucher (HCV) homeownership program allows families that are assisted under the HCV program to use their HCV voucher to buy a home and receive monthly assistance in meeting homeownership expenses. HCV Homeownership goals are met through completion of free pre-assistance homeownership courses and housing counseling programming
 - This is a program MHA is looking to provide to our current HCV participants as well as new HCV participants
 - Oscar stated the program can never convince a landlord to sell a home to a program participant
 - Oscar asked Patti if there was more interest in buying a single detached home or single attached home (i.e., condo)
 - Patti expressed more interest in single detached homes and reiterated interest in utilizing the HCV Homeownership program to work toward buying the home currently being lived in
 - Oscar asked Patti to share any additional ideas or suggestions that would allow us to better serve our HCV families through the HCV Homeownership program
 - Patti shared appreciation and interest in the HCV Homeownership Program. Patti suggested the utilization of data to identify patterns in current HCV families to help identify first-time participants of the HCV Homeownership Program. Patti expressed this would allow MHA to free up Housing Choice Vouchers and offer vouchers to new families in need
 - Oscar offered to refer Patti to FHAS, a pre-education training required to enter the HCV Homeownership Program
 - Patti expressed interest in wanting to participate

Meeting Minutes submitted by: Lauren Foster, Project & Procurement Coordinator





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Municipal Housing Agency
of Council Bluffs

Resident Advisory Board

Meeting Minutes

Date: 05/15/2023 Time: 1:00 PM

Location: HCV Office – 300 W Broadway St., Suite #28, Council
Bluffs, IA 51501

- Project Based Voucher (PBV)

- Oscar gave an overview of the PBV program and shared MHA plans to convert (50) fifty up to 20% of our Housing Choice Voucher (HCV) limit to be allocated toward Project Base Vouchers. This will allow families more choice in choosing where they want to live. This would mean working with private developers to build new housing units that allow for Project Based Vouchers
- Oscar asked Patti what Patti would like to see in a new home
 - Patti expressed a desire for more open floor plans, washer & dryer hook-ups, safe neighborhood, cooking fan above the stove, quality maintenance, quality pest control, and more cabinet space
- Oscar asked if Patti would be interested in the PBV program if MHA were able to construct new housing to meet the amenities of importance described above
 - Patti expressed having more interest in the HCV Homeownership program as Patti would like buy the house currently being lived in

- Next Steps

- Oscar shared he is continuing to connect with local City and County leaders to advocate for more affordable housing options through the utilization of these two programs

➤ 5 Year Capital Funds Action Plan

- Regal Towers Common Areas (Ceiling, Wallcoverings, and Lighting)
- Regal Towers Exterior Improvements (Parking Lot Repairs, Fence, Lighting, Trees)
- Dudley Court Community Room (Flooring, Wallcoverings, Audio/Video, and Kitchen)
- Regal Towers Unit Modernization (2-4 Units Ongoing)
- ROSS Resource Center (Regal Towers)

Meeting Minutes submitted by: Lauren Foster, Project & Procurement Coordinator





MHACB

Municipal Housing Agency
of Council Bluffs

Resident Advisory Board

Meeting Minutes

Date: 05/15/2023 Time: 1:00 PM

Location: HCV Office – 300 W Broadway St., Suite #28, Council
Bluffs, IA 51501

- Review/Revisions of Admissions and Continued Occupancy Policy (ACOP)
- Oscar gave an overview of our 5-year Rolling Capital Funds Plan gave Patti an opportunity to ask more questions regarding any of the topics listed on the agenda
 - Patti shared there is a couple relatives who live at Dudley Court and offered the suggestion of in-patient health support, as that is not a service our Public Housing Programs provide
 - Patti expressed wanting to focus today's Resident Advisory Board meeting on the Housing Choice Voucher program and related topics

Open Discussion (Discuss Other Needs to Consider)

- Patti shared their appreciation for MHA's new housing inspector and suggested more ease to the proficiency of the inspector's housing inspections

Next Steps

- 45-Day Public Comment Period
- Public Hearing – Monday, August 14, 2023 from 10:00 AM – 11:00 AM at the Council Bluffs Public Library, Meeting Room A - 400 Willow Ave, Council Bluffs, IA 51503
- Oscar shared next steps:
 - Lauren will type up notes and insert them into the public PHA Plan
 - A Public Hearing will take place on August 28th to solicit feedback from the general public

Adjourn

Meeting adjourned at 1:48 pm

Meeting Minutes submitted by: Lauren Foster, Project & Procurement Coordinator



**Public Notice &
Community
Engagement**

**Supporting
Documentation**

**Proof of Publication
of Public Notice**

**Available after Public
Hearing on
August 28, 2023**

Publication to Be Posted

PUBLIC NOTICE FOR HEARING

The Municipal Housing Agency of Council Bluffs, the Public Housing Authority (PHA) of our municipality, will host a **Public Hearing Monday, August 28, 2023, from 10:00 to 11:00 a.m. at the Council Bluffs Community Library, Meeting Room A, located at 400 Willow Ave., Council Bluffs, IA 51503.** The purpose of the Public Hearing is to discuss the 2024 Annual PHA Plan and the 2024 Five-Year Capital Funds Program Action Plan. These two plans outline how we serve low income, elderly, disabled residents, and administer the Section 8 Housing Choice Voucher Rental Assistance Program throughout the City of Council Bluffs.

The two plans, attachments, and supporting documents are available for public review and inspection at the MHA Administrative Office located in Regal Towers, 505 South 6 Street, Council Bluffs, IA during normal business hours, or by accessing them on the agency's website at www.mhacb.org. Public comments on these two plans can be submitted via email to info@mhacb.org starting on July 12th.

Thank you for your interest and consideration,

Oscar Durán,

Executive Director

Municipal Housing Agency of Council Bluffs



MHACB

Municipal Housing Agency
of Council Bluffs

July 12, 2023

RE: 2024 Annual PHA Plan & 2024 Capital Funds 5-Year Plan

Hello MHA Families,

We are writing to inform you; the 2024 Public Housing Agency's Annual plan and the 2024 Capital Funds Five-Year Action Plan will be available to you for public review and inspection starting July 12th.

To access these documents please visit our Agency's website at: www.mhacb.org or visit one of our (3) three Municipal Housing Agency office's during our normal business:

- Regal Towers Admin Office
- Dudley Court Admin Office
- Housing Choice Voucher Office

We welcome and encourage all to share comments. All comments must be submitted in writing to the Executive Office located at Regal Towers, 505 South 6 Street, Council Bluffs, IA 51501.

Drafts of the plans will be available for (45) forty-five days from the date of this notice, after which there will be a public hearing. After hearing all public comments, the plans will be reviewed by the Municipal Housing Agency Board of Commissioners prior to submission to the Department of Housing and Urban Development.



MHACB

Municipal Housing Agency
of Council Bluffs

The Public Hearing is scheduled for August 28, 2023, from 10:00 a.m. to 11:00 a.m. at the Council Bluffs Public Library, Meeting Room A, located at 400 Willow Ave., Council Bluffs, IA 51503.

Thank you for your time, consideration, and for being a part of our community.

Be well,

Oscar Durán
Municipal Housing Agency | Executive Director