



MHACB  
Municipal Housing Agency  
of Council Bluffs



WE ALL DESERVE  
A PLACE TO CALL HOME.

# Public Housing Authority Plans

2023 Annual PHA Plan, 2023 Five-Year CF Action Plan



# **2023 Public Housing Agency's Annual Plan**

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 03/31/2024</b>
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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> <b>PHA Name:</b> <u>Municipal Housing Agency of Council Bluffs, IA</u>      <b>PHA Code:</b> <u>IA-023</u>  <b>PHA Type:</b>   <input type="checkbox"/> Standard PHA   <input checked="" type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/01/2023</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>295</u>      <b>Number of Housing Choice Vouchers (HCVs)</b> <u>677</u>  <b>Total Combined</b> <u>972</u>  <b>PHA Plan Submission Type:</b>   <input checked="" type="checkbox"/> Annual Submission      <input type="checkbox"/> Revised Annual Submission </p> <p> <b>Availability of Information.</b> 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 style="color: purple;"> <i>The Municipal Housing Agency has the PHA Annual &amp; 5-Year Plan and Capital Funds Action Plan available for viewing at the Executive and Administrative Offices located at 505 South 6<sup>th</sup> Street, as well as 201 North 25<sup>th</sup> Street, and 300 West Broadway in Council Bluffs, IA during regular business hours, available anytime on the agency's website, or a copy may be checked out with a small refundable deposit.</i> </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> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:					
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		PH	HCV												
Lead PHA:															

<b>B.</b>	<b>Plan Elements</b>
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> 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>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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.</p> <p><u>Other Capital Grant Programs</u>  The Municipal Housing Agency is intending to apply to the next Emergency Safety and Security Grant. We will continue to follow our Procurement Policy and procures to acquire competitive estimates to invest in a better equipped security systems which meets federal compliance standards at our Regal Towers Public Housing community. If awarded, the new cameras and software encompassing this project should be installed by the end of 2023.</p> <p><u>Units with Approved Vacancies for Modernization</u>  The Municipal Housing Agency is planning to take offline through Approved Vacancy process, 4 – 5 housing units in the Regal Towers community for Modernization purposes. The units will be completed two at a time to minimize negative impact on available units for families in need. We followed cost benefit analysis procedures to determine the cost effectiveness and benefits of using Forced Account Labor for these projects. Additionally, we will follow our Procurement Policy and procure all necessary sub-contractor work and replacement fixtures and finishes. This round of projects will be completed by the end of December 2023.</p> <p><u>Project Based Vouchers</u>  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 up to fifty (50) of our community’s 667 Housing Choice Voucher (HCV) allocated units, into new Project Based Vouchers (PBV) units in the Council Bluffs community. Our 2023 plan is to establish a team of 3 - 5 volunteers to review all submissions to our 2023 “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 2024. 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 assure the project-basing would is consistent with the PHA Plan.</p>

<p><b>B.3</b></p>	<p><b>Progress Report.</b></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"> <li>• MHA continues to work with the local Veteran’s Administration to maintain our 20 VASH Vouchers.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• MHA continues to complete the recommendations within the MHA Physical Needs Assessment completed in 2013 with the Capital Funds made available from Housing &amp; Urban Development.</li> <li>• MHA continues to utilize available technology to increase program participation and communication with current residents, participants and landlords.</li> <li>• The Municipal Housing Agency has maximized use of its 64 Mainstream vouchers. We currently have 64 vouchers leased with a request submitted to HUD for an additional 30 Mainstream vouchers for our community.</li> <li>• The Municipal Housing Agency has successfully utilized and housed 7 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.</li> </ul>
<p><b>B.4</b></p>	<p><b>Capital Improvements.</b> 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><b>5-Year Action Plan for 2022-2026</b> and was approved in EPIC on 7/28/2022</p>
<p><b>B.5</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></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><b>C. Other Document and/or Certification Requirements.</b></p>	
<p><b>C.1</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></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><b>C.2</b></p>	<p><b>Certification by State or Local Officials.</b></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>
<p><b>C.3</b></p>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p><i>Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
<p><b>C.4</b></p>	<p><b>Challenged Elements.</b> 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><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?  Y N N/A  <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>				
D.	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>				
D.1	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></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>The following goals were created in order to address identified issues regarding fair housing. Bullet points indicate important actions steps. These goals and action steps were created through a larger community engagement process with the larger Omaha MSA.</p> <table border="1" data-bbox="180 814 1455 1304"> <tr> <td data-bbox="180 814 1455 856"> <p><b>Fair Housing Goal:</b></p> </td> </tr> <tr> <td data-bbox="180 856 1455 1304"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p><b>Expand mobility for housing choice voucher holders in high opportunity areas.</b></p> <ul style="list-style-type: none"> <li>● Hold a stakeholder meeting with local landlords and housing choice voucher program staff to discuss what type of information would be most helpful to have and share with landlords (December 2018).</li> <li>● Create a landlord survey in order to collect data about participation in the housing choice voucher program including why landlords do or do not participate in the program and what incentivizes or prevents their participation (June 2019).</li> <li>● Research best practices in housing choice programs for cities similar to the Omaha region (December 2019).</li> <li>● Present survey results and best practices at annual event for landlords (June 2020).</li> </ul> </td> </tr> </table> <table border="1" data-bbox="180 1331 1455 1961"> <tr> <td data-bbox="180 1331 1455 1373"> <p><b>Fair Housing Goal:</b></p> </td> </tr> <tr> <td data-bbox="180 1373 1455 1961"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p><b>Advocate for partnerships and best practices in regards to use of funds to increase supportive services and help create housing stability in publicly supported housing.</b></p> <ul style="list-style-type: none"> <li>● Municipal Housing Agency will maintain partnership with Human Services Advisory Council (2018-2023).</li> <li>● Municipal Housing Agency will work closely with local human services agencies to provide tenants with contact information of services they may be able to utilize (2018- 2023).</li> <li>● Municipal Housing Agency will work to create a guidebook of local human services agencies to provide tenants/ participants with information of services they may be able to utilize (December 2018).</li> <li>● Municipal Housing Agency will develop life skills curriculum and teach classes in the area of budgeting, housekeeping, and other life skills areas (December 2018).</li> <li>● Municipal Housing Agency will teach classes in the area of budgeting, housekeeping and other life skills (2018-2023).</li> <li>● Municipal Housing Agency will develop relationships with outside entities to provide information and resources for tenants in the area of life skills (2018-2023).</li> </ul> </td> </tr> </table>	<p><b>Fair Housing Goal:</b></p>	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p><b>Expand mobility for housing choice voucher holders in high opportunity areas.</b></p> <ul style="list-style-type: none"> <li>● Hold a stakeholder meeting with local landlords and housing choice voucher program staff to discuss what type of information would be most helpful to have and share with landlords (December 2018).</li> <li>● Create a landlord survey in order to collect data about participation in the housing choice voucher program including why landlords do or do not participate in the program and what incentivizes or prevents their participation (June 2019).</li> <li>● Research best practices in housing choice programs for cities similar to the Omaha region (December 2019).</li> <li>● Present survey results and best practices at annual event for landlords (June 2020).</li> </ul>	<p><b>Fair Housing Goal:</b></p>	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p><b>Advocate for partnerships and best practices in regards to use of funds to increase supportive services and help create housing stability in publicly supported housing.</b></p> <ul style="list-style-type: none"> <li>● Municipal Housing Agency will maintain partnership with Human Services Advisory Council (2018-2023).</li> <li>● Municipal Housing Agency will work closely with local human services agencies to provide tenants with contact information of services they may be able to utilize (2018- 2023).</li> <li>● Municipal Housing Agency will work to create a guidebook of local human services agencies to provide tenants/ participants with information of services they may be able to utilize (December 2018).</li> <li>● Municipal Housing Agency will develop life skills curriculum and teach classes in the area of budgeting, housekeeping, and other life skills areas (December 2018).</li> <li>● Municipal Housing Agency will teach classes in the area of budgeting, housekeeping and other life skills (2018-2023).</li> <li>● Municipal Housing Agency will develop relationships with outside entities to provide information and resources for tenants in the area of life skills (2018-2023).</li> </ul>
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**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*

**Renovate current units to make more accessible to tenants.**

- Municipal Housing Agency will continue to apply for grant money through the Council Bluffs Housing Trust fund to renovate current units to make them more accessible (2018 - 2023).
- Municipal Housing Agency will work with local contractors to provide renovations to current units with money gained through Housing Trust Fund grant (2018- 2023).
- Municipal Housing Agency will work tenants to meet needs through Reasonable Accommodations to renovate units to make them more accessible (2018- 2023).



## Statement of Significant Amendment Modification of 2023 Annual PHA Plan

### (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 511, (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;
- 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.





# **2023 Capital Funds Five-Year Action Plan**

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 07/28/2022

Approved By: BURGIN, TANYA

Part I: Summary						
PHA Name : Municipal Housing Agency of Council Bluffs		Locality (City/County & State)				
PHA Number: IA023		<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 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	AUTHORITY-WIDE	\$482,843.00	\$472,843.00	\$457,843.00	\$457,843.00	\$457,843.00
	REGAL TOWERS (IA023000001)	\$150,000.00	\$160,000.00	\$175,000.00	\$175,000.00	\$175,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2022			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$482,843.00
ID0025	Management(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	Computer replacement, software and hardware, software licensing, camera installation & replacement, entry door systems upgrades, security improvements.		\$30,000.00
ID0026	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Capital Funds staff salary, benefits, training, office expense, environmental reviews,		\$40,000.00
ID0027	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)		\$240,843.00
ID0028	Concrete, Asphalt Maintenance, and Site Work(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,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Paint and Caulking,Dwelling Unit-Site Work (1480)-Lighting,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)	Asphalt, concrete, fencing upgrade, replace privacy wall, build retain walls, upgrade and service signage, storm drainage. Caulk concrete, paint curbs.		\$75,000.00
ID0029	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		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0031	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		\$54,000.00
ID0032	Architect & Engineer Fees(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Assist with the design of properties, elevation and upgrades		\$23,000.00
	REGAL TOWERS (IA023000001)			\$150,000.00
ID0030	Upgrade kitchens, Bath, Living Area, and Flooring(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Laundry Areas,Dwelling Unit-Interior (1480)-Mechanical)	Replace countertops, sinks, cabinets, flooring, ceiling and wall repairs, closets, storage (Using Forced Account Labor) Our long range Regal Towers Modernization plan includes the modernization up to 5 units per year. This will allow us ample room to not over obligate our CFP funds to a single initiative in any given year while also minimizing the impact to our community by taking too many units offline.		\$150,000.00
	Subtotal of Estimated Cost			\$632,843.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2023	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$472,843.00
ID0033	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,		\$69,000.00
ID0034	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	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 Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Finishes,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)		\$146,347.00
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

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2023		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
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
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
	REGAL TOWERS (IA023000001)			\$160,000.00
ID0038	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 (Using Forced Account Labor) Our long range Regal Towers Modernization plan includes the modernization up to 5 units per year. This will allow us ample room to not over obligate our CFP funds to a single initiative in any given year while also minimizing the impact to our community by taking too many units offline.		\$160,000.00
	Subtotal of Estimated Cost			\$632,843.00

## Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>		<b>3</b>	<b>2024</b>	
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$457,843.00
ID0040	Management(Management Improvement (1408)-Other,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,		\$70,000.00
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		\$170,000.00
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)		\$56,843.00
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		\$95,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 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			
	REGAL TOWERS (IA023000001)			\$175,000.00
ID0045	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 (Using Forced Account Labor) Our long range Regal Towers Modernization plan includes the modernization up to 5 units per year. This will allow us ample room to not over obligate our CFP funds to a single initiative in any given year while also minimizing the impact to our community by taking too many units offline.		\$175,000.00
	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		4	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$457,843.00
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)-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,Dwelling Unit-Interior (1480)-Electrical)	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		\$66,753.00
ID0054	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)-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.		\$155,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2025			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
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)		\$120,090.00
	REGAL TOWERS (IA023000001)			\$175,000.00
ID0052	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 (Using Forced Account Labor) Our long range Regal Towers Modernization plan includes the modernization up to 5 units per year. This will allow us ample room to not over obligate our CFP funds to a single initiative in any given year while also minimizing the impact to our community by taking too many units offline.		\$175,000.00
	Subtotal of Estimated Cost			\$632,843.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
5	2026			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$457,843.00
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		\$62,843.00
	REGAL TOWERS (IA023000001)			\$175,000.00
ID0061	Upgrade kitchens, Bath, Living Area, and Flooring(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Laundry Areas,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)-Other,Dwelling Unit-Interior (1480)-Mechanical)	Replace countertops, sinks, cabinets, flooring, ceiling and wall repairs, closets, storage (Using Forced Account Labor) Our long range Regal Towers Modernization plan includes the modernization up to 5 units per year. This will allow us ample room to not over obligate our CFP funds to a single initiative in any given year while also minimizing the impact to our community by taking too many units offline.		\$175,000.00
	Subtotal of Estimated Cost			\$632,843.00

Capital Fund Program - Five-Year Action Plan

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2022
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Management(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	\$30,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$40,000.00
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)	\$240,843.00
Concrete, Asphalt Maintenance, and Site Work(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,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Paint and Caulking,Dwelling Unit-Site Work (1480)-	\$75,000.00
Appliances and Window Pane Replacement(Non-Dwelling Exterior (1480)-Windows,Non-Dwelling 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,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	\$54,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2022
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Architect & Engineer Fees(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$23,000.00
Subtotal of Estimated Cost	\$482,843.00

Capital Fund Program - Five-Year Action Plan

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2023
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
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)	\$69,000.00
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 Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Finishes,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)	\$146,347.00
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
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

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2023
<b>Development Number/Name</b> <b>General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Subtotal of Estimated Cost	\$472,843.00



<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2024
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Management(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$70,000.00
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)	\$170,000.00
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)	\$56,843.00
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	\$95,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2024
<b>Development Number/Name</b> <b>General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Subtotal of Estimated Cost	\$457,843.00

Capital Fund Program - Five-Year Action Plan

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2025
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
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)-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,Dwelling Unit-Interior (1480)-Electrical)	\$66,753.00
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)-Fencing,Non-Dwelling Site	\$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)-Security)	\$120,090.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2025
<b>Development Number/Name</b> <b>General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Subtotal of Estimated Cost	\$457,843.00

Capital Fund Program - Five-Year Action Plan

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2026
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
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)	\$62,843.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2026
<b>Development Number/Name</b> <b>General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Subtotal of Estimated Cost	\$457,843.00

# **Supporting Documentation**



Municipal Housing Agency  
of Council Bluffs

# THE MUNICIPAL HOUSING AGENCY OF COUNCIL BLUFFS

## RESOLUTION NO. 2021-03

### **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 **1/1/2023**, 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 of Council Bluffs**

**IA-023**

PHA Name

PHA Number/HA Code



Annual PHA Plan for Fiscal Year **2023**

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		Name Board Chairman	
<b>Oscar Durán</b>		<b>Brett Ryan</b>	
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.



MHACB

Municipal Housing Agency  
of Council Bluffs

JULY 25, 2022

**ATTN:** Mayor Matt Walsh  
City of Council Bluffs  
209 Pearl Street  
Council Bluffs, IA 51503

**RE:** 2023 Annual PHA Plan & 2023 Capital Funds Five Year Plan

Greetings Mayor Walsh,

We are grateful to present you copies of the following two Municipal Housing Agency of Council Bluffs (MHA) proposed plans; (1) 2023 Public Housing Agency's Annual plan, and the (2) 2023 Capital Funds Five-Year Action Plan. We have included supporting documentation for two plans in case needed. As always, please feel free to request any additional information you may find necessary to review the plans and assure they fall within the scope of the City's current Consolidated Action Plan.

The conjoined plans were advertised for public comment for a 45-day period beginning August 3, 2022. The Public Hearing is scheduled for September 19, 2022, from 10:00 to 11:00 a.m. at the Housing Choice Voucher program office, located in the Omni Center at 300 W Broadway Suite 38, Council Bluffs, IA 51503. After the review period and public hearing, the two plans will be presented at the MHA Board of Commissioners meeting scheduled for September 21, 2022. At that time the Commissioners will review comments made during the 45-day period and make any amendments as necessary. Our goal is to approve the plans at the September board meeting in preparation for the official submission to HUD for final approval.

A critical step, and HUD requirement, of the PHA Planning process is to assure PHA plans are consistent with our city's plans. If you feel the three plans are satisfactory and align with our city's plans, we would be grateful for your signature on the enclosed "Certification by State or Local Official of the PHA Plan Consistency with the Consolidated Plan" form and return it to us prior to the public hearing scheduled for September 19, 2022, of which you and or members of your team are more than welcomed to attend.





**MHACB**

Municipal Housing Agency  
of Council Bluffs

Mayor Walsh we are extremely grateful for you and your team's partnership. If you have any comments, questions or concerns please feel free to contact us.

Thank you for your time and all you do for the neighbors of our community.

KINDEST REGARDS,

A handwritten signature in black ink, appearing to read 'Oscar Durán', written over a horizontal line.

OSCAR DURÁN

EXECUTIVE DIRECTOR

MUNICIPAL HOUSING AGENCY OF COUNCIL BLUFFS



**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**, 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 **2023** of the **Municipal Hosing 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 §§ 903.7(o)(3) and 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 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**  
**(Qualified PHAs)**

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

**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, 2023** 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:		Name of Board Chairperson:	
<b>Oscar Durán</b>		<b>Brett Ryan</b>	
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)

# **Resident Advisory Board**

## **Supporting Documentation**





**MHACB**

Municipal Housing Agency  
of Council Bluffs

**Resident Advisory Board Agenda**  
**July 6, 2022**  
**1 pm – 2 pm**  
**HCV Program Office (Omni Center)**  
**300 W Broadway Suite 38,**  
**Council Bluffs, IA 51503**

**Welcome & Introductions**

**Resident Advisory Board (RAB) and its purpose**

**Explanation/Discussion of the two Municipal Housing Agency Programs**

**2023 Annual PHA Plan**

- HCV Program (Section 8)
  - HCV Homeownership Program Preparation
  - Project Based Vouchers RFP (Up to 50 Units)
  - FSS Program Application
  
- Public Housing Program
  - Renovation of the courtyard at Dudley Court (2022)
  - Updates to the security system and security cameras at Regal Towers (2022)
  - Replacement of community room lighting at Regal Towers (2023)
  - Community area upgrades on each floor of Regal Towers (2023-2027)
  - Renovation of the community room at Dudley Court (2023)
  - Modernization of units at Regal Towers (4-6 per year, ongoing)
  - Review of Public Housing Program Admissions and Continued Occupancy Policy (ACOP)

**Open Discussion (Discuss Other Needs to Consider)**

**Next Steps**

- 45 Public Comment Period
- Public Hearing – Monday, September 19, 2022 @ 10 am

**Adjourn**



**MHACB**

Municipal Housing Agency  
of Council Bluffs

**Resident Advisory Board Agenda  
July 6, 2022  
10:00 am – 11:00 am  
Regal Towers Community Room  
505 S 6 Street  
Council Bluffs, IA 51501**

**Welcome & Introductions**

**Resident Advisory Board (RAB) and its purpose**

**Explanation/Discussion of the two Municipal Housing Agency Programs**

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- Public Housing Program
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  - Modernization of units at Regal Towers (4-6 per year, ongoing)
  - Review of Public Housing Program Admissions and Continued Occupancy Policy (ACOP)

**Open Discussion (Discuss Other Needs to Consider)**

**Next Steps**

- 45 Public Comment Period
- Public Hearing – Monday, September 19, 2022 @ 10 am

**Adjourn**

DATE: 11/12/22

TIME: 1:00pm

MEETING OBJECTIVE:

RAB sign in sheet

NOTE TAKER: AK

NOTES:

1.

2. Scott Welby

3.

4. Jackie Kennedy

5.

6. ~~Justin Gatt~~

7.

8. ~~MTL MA~~

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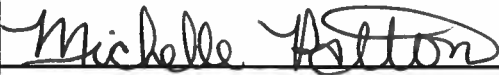
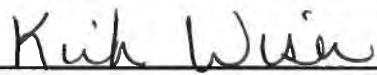

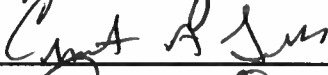


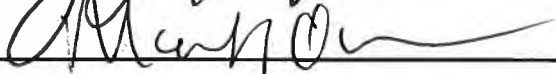

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# SIGN-IN SHEET

June 6, 2022 RAB Meeting

Family Partners Name	Attendance Signature
Stormi Havranek	
Michelle Patton	
Randy Jergenson	
Kirk Wister	
Michelle Schaffer	
Vergie Horner	
Larry Rasmussen	
Kirk Wiser	
Andrea Hall	
Andrea Flannery	
Cynthia Juranek	
Donald Dockery	
Kirby Neff	
Mark Olsen	
Kiristina Jok	
Linda Benegas	
Mary Ruzika	
Paul Thompson	
David Runte	

Harvey Anderson	
Pam Buttera	
Bess Galloway	Bess Galloway
Vergie Horner	Vergie Horner
Jan Allen	
Constance Moran	
Jane Kelley	
Eve Andersen	
Ernest Hoeck	Ernest Hoeck
Shelley Whitney	Shelley Whitney
Penny Simmons	Penny Simmons
Bonnie Stebbins	Bonnie Stebbins
Rhonda Schonscheck	Rhonda Schonscheck
Bess Galloway	
Chris McNeal	Chris McNeal
Kent & Cori S R	



**MHACB**

Municipal Housing Agency  
of Council Bluffs

## 2022 Resident Advisory Board Meeting Minutes

July 6, 2022

1 pm – 2 pm

HCV Program Office

Omni Center

300 West Broadway Suite 38

Council Bluffs, IA 51503

### Attendees:

- Oscar Duran (Municipal Housing Agency-PHA)
- Amanda Ehrenberg-Koch (Municipal Housing Agency-PHA)

**Residents:** Robert Elliot, Scott Wohlford, Tara Hiykel, Jackie Kennedy, and Viola Ratliff

**Introductions:** Oscar Duran and Amanda Ehrenberg-Koch introduced themselves and asked all residents to introduce themselves and state how long they have lived in their current housing. Oscar then explained the Resident Advisory Board, PHA Planning, and CFP Planning Processes. Oscar concluded the introduction stating that MHA would next share its plans in two areas to include; (1) the 2023 PHA Plan, and (3) the 2023 Five-year Capital Funds Rolling Action Plan.

### 2023 PHA Plan

- **HCV Program Presentation:** Oscar Duran presented MHA's plan to utilize Project Based Vouchers and to begin and HCV Homeownership Program. Oscar Duran also stated that MHA is planning to apply to refund its FSS Program with the funding opportunity is available. He concluded and explained that MHA would also be evaluating their community preferences to make sure we were serving the community in the best most effective way possible.
- **Public Housing Program Presentation:** Oscar Duran presented MHA's plan to review its Admissions and Continued Occupancy Plan and make updates to policies. MHA welcomes feedback from residents regarding policy updates. Oscar Duran also explained the process for making updates to the policy.

### 2023 Five-Year Capital Funds Program Rolling Action Plan

Oscar Duran presented an overview of the Capital Funds Program, the Five Year Plan, and the Environmental Review. Oscar then shared the upcoming Capital Funds Projects that are included in the plan:

- Renovation of the courtyard at Dudley Court (2022)
- Updates to the security system and security cameras at Regal Towers (2022)
- Replacement of community room lighting at Regal Towers (2023)
- Community area upgrades on each floor of Regal Towers (2023-2027)
- Renovation of the community room at Dudley Court (2023)
- Modernization of units at Regal Towers (4-6 per year, ongoing)

### Resident Comments & Questions



**MHACB**

Municipal Housing Agency  
of Council Bluffs

## **2022 Resident Advisory Board Meeting Minutes**

July 6, 2022

1 pm – 2 pm

HCV Program Office

Omni Center

300 West Broadway Suite 38

Council Bluffs, IA 51503

Oscar opened up the discussion time for tenant ideas and concerns to consider as future projects:

- A resident commented they were very excited about the Homeownership program possibilities.
- A resident asked about more information about the FSS Program and how it could work with the Homeownership program.
- A resident asked about how to find more available units accepting Section 8
- A resident asked about what types of preferences we had in place currently and what ones we were looking at.
- A resident asked if we would partner with any other agencies or organizations with our new subsidiary.
- A few residents had conversation about the need for the community to help more families struggling from covid with housing.
- A resident shared they felt that most of the new housing being built was for higher income people.
- A resident asked about the differences between the Public Housing program and the Section 8 program
- A resident asked if the Public Homeownership program would be available to Public housing families.
- Two residents shared how they could tell things were changing for the better at MHA over the last two years. They said the staff has been so wonderful to work with and that they were grateful for everyone they were able to work with.
- A resident asked about what types of other services they could be connected to for younger families, like art classes, workshops, or even internships.

### **Next Steps & Public Comment Process**

Oscar explained the next steps in the PHA planning process. He explained that draft plans were available for review at each of MHA's three sites, Regal Towers, Dudley Court and the HCV Program offices. He then invited all attendees to review the proposed plan and to be encouraged to provide the MHA team any and all feedback. He then asked that it be submitted in writing. He shared that the Public Hearing for the new plans would be held at the HCV program office in the Omni Center. It is to be held on September 19, 2022 from 10 am – 11 am.

Oscar concluded the meeting and thanked everyone for joining today, and the meeting was adjourned at 2:07 p.m.

Respectfully submitted by: Amanda Ehrenberg-Koch – HCV Program Manager



**MHACB**

Municipal Housing Agency  
of Council Bluffs

## 2022 Resident Advisory Board Meeting Minutes

July 6, 2022

10 am - 11 am

Regal Towers Community Room  
505 S 6 Street, Council Bluffs, IA 51501

### Attendees:

- Oscar Duran (Municipal Housing Agency-PHA)
- Sarah Jefferis (Municipal Housing Agency-PHA)
- **Residents:** Michelle Patton, Kirk Wiser, Andrea Flannery, Donald Dockery, Kirby Neff, Mark Olsen, Mary Ruzicka, Kenneth Cernin Jr. **Dudley Court Residents:** Bess Galloway, Vergie Horner, Ernest Hoeck, Shelley Whitney, Penny Simmons, Bonnie Stebbins, Rhonda Shonscheck, Chris McNeal

**Introductions:** Oscar Duran and Sarah Jefferis introduced themselves and asked all residents to introduce themselves and state how long they have lived in their current housing. Oscar then explained the Resident Advisory Board, PHA Planning, and CFP Planning Processes. Oscar concluded the introduction stating that MHA would next share its plans in two areas to include; (1) the 2023 PHA Plan, and (3) the 2023 Five-year Capital Funds Rolling Action Plan.

### 2023 PHA Plan

- **HCV Program Presentation:** Oscar Duran presented MHA's plan to utilize Project Based Vouchers and to begin and HCV Homeownership Program. Oscar Duran also stated that MHA is planning to apply to refund its FSS Program with the funding opportunity is available.
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### Resident Comments & Questions





**MHACB**

Municipal Housing Agency  
of Council Bluffs

## 2022 Resident Advisory Board Meeting Minutes

July 6, 2022

10 am - 11 am

Regal Towers Community Room  
505 S 6 Street, Council Bluffs, IA 51501

Oscar opened up the discussion time for tenant ideas and concerns to consider as future projects:

- A resident suggested making improvements to the laundry rooms at both buildings and exploring adding televisions to the laundry rooms
- A resident asked how Capital Funds are allocated between Regal Towers and Dudley Court. Oscar Duran explained the funding allocation and MHA's plan to divide funds between the buildings based on planned improvements.
- A resident reported issues with the front door system at Regal Towers. Oscar Duran reported that MHA is working on procuring a repair or replacement to this system.
- A resident stated that their main concern for security issues at both buildings. Oscar Duran explain MHA's prioritization of security and provided examples of efforts MHA is making or has made to improve security.
- A resident suggested reaching out to Holy Name Church to see if parking spaces would be available at that location during renovation of the Dudley Court Patio.
- A resident asked about the possibility of installing public wifi at Dudley Court. Oscar Duran explained some of the financial and technological limitations and explained that it will remain a consideration and MHA will remain open to potential solutions.
- A resident asked about the former library area being closed at Regal Towers. Oscar Duran explained that the library was initially closed due to COVID restrictions. It has remained closed due to the space currently being needed for storage due to ongoing improvement projects at Regal Towers and storage limitations at Regal Towers.
- A resident asked about public access computers at each building. Oscar Duran explained that MHA currently has a computer in the family room at each building that can be accessed by residents by appointment. MHA is exploring options for increased access to public computers.
- A resident asked if MHA has applied for funding from the United Way. Oscar Duran explained that he was familiar with the United Ways programming and has not yet connected with local representatives but is interested in doing so.
- A resident suggested updating the quiet time and policy signs in public areas of the building. Oscar Duran expressed that MHA staff have discusses this and are looking into it as a future project.
- A resident asked about replacing drain stacks at Regal Towers. Oscar Duran reported that MHA is looking into feasible solutions to do so.
- A resident asked how often Oscar Duran visits Dudley Court. Oscar explained that his office is located at Regal Towers but he spends time at Dudley Court once a week at minimum.
- A resident asked about town hall meetings. Oscar Duran explained that town hall meetings would resume later this calendar year.
- A resident commented that have seen improvements in MHA's pest control processes and have seen a decrease in pests around the building and in their unit.

### Next Steps & Public Comment Process



**MHACB**

Municipal Housing Agency  
of Council Bluffs

## **2022 Resident Advisory Board Meeting Minutes**

July 6, 2022

10 am - 11 am

Regal Towers Community Room  
505 S 6 Street, Council Bluffs, IA 51501

Oscar Explained the next steps in the PHA planning process. He explained that draft plans were available for review at each of MHA's three sites, Regal Towers, Dudley Court and the HCV Program offices. He then invited all attendees to review the proposed plan and to be encouraged to provide the MHA team any and all feedback. He then asked that it be submitted in writing. HE shared that the Public Hearing for the new plans would be held at the HCV program office in the Omni Center. It is to be held on September 19, 2022 from 10 am – 11 am.

Oscar concluded the meeting and thanked everyone for joining today, and the meeting was adjourned at 11:10 a.m.

Respectfully submitted by:

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Sarah Jefferis - Public Housing Manager

**Public Notice &  
Community Engagement**

**Supporting  
Documentation**

**Proof of Publication  
of Public Notice**

**Available after Public  
Hearing on  
September 19, 2022**

**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, September 19, 2022, from 10:00 to 11:00 a.m. at the Housing Choice Voucher Office, located in the Omni Center at 300 W Broadway Suite 38, Council Bluffs, IA 51503. The purpose of the Public Hearing is to discuss the 2023 Annual PHA Plan and the 2023 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 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](http://www.mhacb.org).

Thank you for your interest,

Oscar Durán,

Executive Director

Municipal Housing Agency of Council Bluffs



MHACB

Municipal Housing Agency  
of Council Bluffs

JULY 25, 2022

**ATTN:** All Residents of Dudley Court

**RE:** 2023 Annual PHA Plan & 2023 Capital Funds Five Year Plan  
- Public Comment & Hearing

Greetings MHA Families,

The following two Draft Municipal Housing Agency of Council Bluffs (MHA) plans; (1) 2023 Public Housing Agency's Annual plan, and (2) the 2023 Capital Funds Five-Year Action Plan, are available for public review and inspection at the MHA Dudley Court Administrative Office during normal business hours, or by accessing them on the agency's website at [www.mhacb.org](http://www.mhacb.org). All are welcome to share comments, however **all comments must be submitted in writing to the Executive Office located in 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 the hearing all comments 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. The Public Hearing is scheduled for September 19, 2022, from 10:00 a.m. to 11:00 a.m. at the **Housing Choice Voucher Office**, located in the **Omni Center at 300 W Broadway Suite 38, Council Bluffs, IA 51503**

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

KINDEST REGARDS,

OSCAR DURÁN

EXECUTIVE DIRECTOR

MUNICIPAL HOUSING AGENCY OF COUNCIL BLUFFS



MHACB

Municipal Housing Agency  
of Council Bluffs

JULY 25, 2022

**ATTN:** All Housing Choice Voucher Program Families

**RE:** 2023 Annual PHA Plan & 2023 Capital Funds Five Year Plan  
- Public Comment & Hearing

Greetings MHA Families,

The following two Draft Municipal Housing Agency of Council Bluffs (MHA) plans; (1) 2023 Public Housing Agency's Annual plan, and (2) the 2023 Capital Funds Five-Year Action Plan, are available for public review and inspection at the MHA HCV Program Office during normal business hours, or by accessing them on the agency's website at [www.mhacb.org](http://www.mhacb.org). All are welcome to share comments, however **all comments must be submitted in writing to the Executive Office located in Regal Towers, 505 South 6 Street, Council Bluffs, IA 51501.**

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

KINDEST REGARDS,

OSCAR DURÁN

EXECUTIVE DIRECTOR

MUNICIPAL HOUSING AGENCY OF COUNCIL BLUFFS



MHACB

Municipal Housing Agency  
of Council Bluffs

JULY 25, 2022

**ATTN:** All Residents of Regal Towers

**RE:** 2023 Annual PHA Plan & 2023 Capital Funds Five Year Plan  
- Public Comment & Hearing

Greetings MHA Families,

The following two Draft Municipal Housing Agency of Council Bluffs (MHA) plans; (1) 2023 Public Housing Agency's Annual plan, and (2) the 2023 Capital Funds Five-Year Action Plan, are available for public review and inspection at the MHA Regal Towers Administrative Office during normal business hours, or by accessing them on the agency's website at [www.mhacb.org](http://www.mhacb.org). All are welcome to share comments, however **all comments must be submitted in writing to the Executive Office located in Regal Towers, 505 South 6 Street, Council Bluffs, IA 51501.**

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

KINDEST REGARDS,

OSCAR DURÁN

EXECUTIVE DIRECTOR

MUNICIPAL HOUSING AGENCY OF COUNCIL BLUFFS