

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 07/31/2017

Part I: Summary						
PHA Name : Housing Authority of the City of Mexico			Locality (City/County & State)			
PHA Number: MO010			<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 2019	Work Statement for Year 2 2020	Work Statement for Year 3 2021	Work Statement for Year 4 2022	Work Statement for Year 5 2023
	MEXICO (MO010000001)	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001	MEXICO (MO010000001) Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	add dirt grade yard, seed, and correct drainage trinity, central, garfield, tlb, seminary		\$50,000.00
ID0002	Remodel bath and kitchen(Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Tubs and Showers)	upgrade tubs, sinks, counters, vanity union, calhoun, central, seminary, trinity, garfield, macfarlane, fieldcrest, hassen		\$50,000.00
ID0003	concrete replacement(Dwelling Unit-Site Work (1480)-Asphalt - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking)	sidewalks, parking lots, porches, foundations macfarlane, fieldcrest, trinity, garfield, union, seminary tlb, hassen, buccannon		\$50,000.00
ID0004	foundations(Non-Dwelling Exterior (1430)-Foundation,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding)	replace, repair, porches, units foundation seminary, tlb, calhoun, central, garfield, union, macfarlane, wade, fieldcrest		\$50,000.00
ID0005	HVAC(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)	replacement of heat and ac units, hassen, macfarlane, fieldcrest, wade, union, central, trinity, garfield, seminary		\$50,000.00
ID0006	Appliances(Dwelling Unit-Interior (1480)-Appliances)	replace stove and refrig union, holl, lafayette, trinity, calhoun, macfarlane, fieldcrest, garfield, tlb, central		\$50,000.00

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Work Statement for Year		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$300,000.00

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Work Statement for Year		2	2020	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0014	MEXICO (MCO10000001) community office space(Non-Dwelling Interior (1480)-Community Building)	waiting room chairs, tables, computers for residents		\$50,000.00
ID0015	dwelling unit renovations(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other)	upgrade dwelling units paint, floors, cove base, cabinets, window coverings trinity, calhoun, union, latayette, wade, holt, garfield th,hassen		\$50,000.00
ID0016	water heaters(Dwelling Unit-Interior (1480)-Other)	replace water heaters, trinity, wade, hassen, union, calhoun, thb, trinity, central, garfield, seminary		\$50,000.00
ID0017	Copy of concrete replacement(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking)	sidewalks, parking lots, porches, foundations macfarlane, fieldcrest, trinity, garfield, union, seminary th, hassen, buccannon		\$50,000.00
ID0018	exterior painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	painting units trinity, calhoun, union, thb, wade, missouri liberty buccannon, singleton, breckenridge, seminary, garfield		\$50,000.00
ID0019	gutters and downspouts(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	replace gutters and downspouts, trinity, singleton, buccannon, liberty, missouri, wade, macfarlane, fieldcrest, thb, central, seminary, garfield,		\$50,000.00

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Work Statement for Year 2 2020

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$300,000.00

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Work Statement for Year 3 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0020	MEXICO (MO010000001) decks on units(Dwelling Unit-Exterior (1480)-Decks and Patios)	replace or install decks on units, trinity, garfield, seminary, macfarlane, fieldcrest, wade, missouri, liberty, hassen tib, central, union		\$50,000.00
ID0021	Copy of window replacement(Dwelling Unit-Exterior (1480)-Windows)	replace windows, trinity, calhoun, seminary, central, wade lafayette, holt		\$50,000.00
ID0022	Copy of HVAC(Dwelling Unit-Interior (1480)-Other;Dwelling Unit-Interior (1480)-Appliances)	replacement of heat and ac units, hassen, macfarlane, fieldcrest, wade, union, central, trinity, garfield, seminary		\$50,000.00
ID0023	Copy of foundations(Non-Dwelling Exterior (1480)-Rocks;Non-Dwelling Exterior (1480)-Siding;Non-Dwelling Exterior (1480)-Foundation)	replace, repair, porches, units foundation seminary, tib, calhoun, central, garfield, union, macfarlane, wade, fieldcrest		\$50,000.00
ID0024	Copy of Landscaping(Dwelling Unit-Site Work (1480)-Landscaps)	add dirt grade yard, seed, and correct drainage trinity, central, garfield, tib, seminary		\$50,000.00
ID0025	Copy of siding(Dwelling Unit-Exterior (1480)-Siding;Dwelling Unit-Exterior (1480)-Gutters - Downspouts;Dwelling Unit-Exterior (1480)-Soffs)	replace siding, trinity, calhoun, tib, garfield, holt, union, lafayette		\$50,000.00

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Work Statement for Year 3 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$300,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2022

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID6026	MEXICO (MO010000001) Copy of HVAC(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)	replacement of heat and ac units, hasson, macfarlane, fieldcrest, wade, union, central, trinity, garfield, seminary		\$50,000.00
ID6027	Copy of concrete replacement(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking)	sidewalks, parking lots, porches, foundations macfarlane, fieldcrest, trinity, garfield, union, seminary tb, hasson, buccannon		\$50,000.00
ID6028	Copy of exterior painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	painting units trinity, calhoun, union, tb, wade, missouri liberty buccannon, singleton, breckenridge, seminary, garfield		\$50,000.00
ID6029	Copy of Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	add dirt grade yard, seed, and correct drainage trinity, central, garfield, tb, seminary		\$50,000.00
ID6030	Copy of dwelling unit renovations(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	upgrade dwelling units paint, floors, cove base, cabinets, window coverings trinity, calhoun, union, lafayette, wade, hol, garfel tb,hasson		\$50,000.00
ID6031	Copy of Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	add dirt grade yard, seed, and correct drainage trinity, central, garfield, tb, seminary		\$50,000.00

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Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$300,000.00

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Work Statement for Year 5		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MEXICO (MO010000001)			\$300,000.00
ID0007	roofs(Dwelling Unit-Exterior (1480)-RooFs)	replace roofs seminary, union, lafayette, tib, hassen, holt, central, calhoun, bolivar		\$50,000.00
ID0008	tree removal(Dwelling Unit-Site Work (1480)-Other)	remove trees trinity, calhoun, union, holt, hassen, lafayette, tib, garfield, macfarlane, heldcrest, wade		\$25,000.00
ID0009	Electrical upgrades(Dwelling Unit-Interior (1480)-Electrical)	repair and upgrade electric in units		\$25,000.00
ID0010	window replacement(Dwelling Unit-Exterior (1480)-Windows)	replace windows,		\$50,000.00
ID0011	siding(Dwelling Unit-Exterior (1480)-Curtains - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-SoftIs)	replace siding, trinity, calhoun, tib, garfield, holt, union, lafayette		\$50,000.00
ID0012	insulation(Dwelling Unit-Interior (1480)-Other)	add insulation to attic space trinity, calhoun, garfield, union, seminary, tib, central trinity, lafayette wade		\$50,000.00

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Work Statement for Year 5 2023

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0013	Copy of foundations(Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Sliding)	replace, repair, porches, units foundation seminary, hb, calhoun, central, garfield, union, macfarlane, wade, fieldcrest		\$50,000.00
	Subtotal of Estimated Cost			\$300,000.00



MEXICO HOUSING AUTHORITY

PO Box 484 • 828 Garfield Avenue • Mexico, Missouri 65265 Phone: (573) 581 - 2294 • Fax: (573) 581-6636 • www.mexicoha.com

RESOLUTION NO. 2903

Resolution Approving Flat Rent for Public Housing FY 2019

WHEREAS, the Housing Authority of the City of Mexico, Missouri through the Department of Housing and Urban Development (HUD) receives funds for the administration and management of the Public Housing program; and

WHEREAS, the issuance of regulations under the Quality Housing and Work Responsibility Act of 1998 governing the administration of the programs changed the way that rents are established for resident and program participants; and

WHEREAS, the regulations require that the MHA establish a FMR Schedule which defines the rent values for specially defined rent categories; and

WHEREAS, the rent values must be based upon certain HUD defined fair market rates; and

WHEREAS, a minimum rent is required within HUD defined guidelines; and

WHEREAS, subsidy loss can occur if the MHA establishes rental values outside of the HUD defined limits; and

WHEREAS, the proposed Rent Schedule has been reviewed and appears to be in compliance with the requirements for the regulations and HUD guidance notices.

NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Mexico, Missouri, hereby approves the Fair Market Flat Rent Schedule for the Public Housing Program as herein presented.

Passed this 20th day of November 2018

ATTEST:

Tad Dobyns, Vice Chairperson

Tammy Dreyer, Board Secretary
Executive Director

Mexico Housing Authority

Flat Rent

2019

Project & BR Size	FMR	Utility Allowance	Flat Rent	80% FMR
MO 10-01				
1	517	85	329	414
2	684	96	451	547
MO 10-02				
0	451	72	289	361
1	517	76	338	414
2	684	87	460	547
3	857	98	588	686
4	925	112	628	740
MO 10-03				
4	925	114	626	740
MO 10-04				
2	684	86	461	547
3	857	98	588	686

Add \$4.00 for units with electric stoves



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RESOLUTION NO. 2904

Resolution Approving Payment Standards for Section 8 FY 2018-2019

WHEREAS, the Housing Authority of the City of Mexico, Missouri through the Department of Housing and Urban Development (HUD) receives funds for the administration and management of the housing choice voucher program; and

WHEREAS, the issuance of regulations under the Quality Housing and Work Responsibility Act of 1998 governing the administration of the programs changed the way that payment standard/rents are established for resident and program participants; and

WHEREAS, the regulations require that the MHA establish a Payment Standard Schedule which defines the rent values for specially defined rent categories; and

WHEREAS, the rent values must be based upon certain HUD defined fair market rates; and

WHEREAS, a minimum rent is required within HUD defined guidelines; and

WHEREAS, subsidy loss can occur if the MHA establishes rental values outside of the HUD defined limits; and

WHEREAS, the proposed Payment Standard Rent Schedule has been reviewed and appears to be in compliance with the requirements for the regulations and HUD guidance notices.

NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Mexico, Missouri, hereby approves the Payment Standard Rent Schedule for the Housing Choice Voucher Program as herein presented.

Passed this 20th day of November, 2018

ATTEST:

Tad Dobyms, Vice Chairperson

Tammy Dreyer, Board Secretary
Executive Director

2019 Payment Standard for Mexico Housing Authority

BR Size	0	1	2	3	4
Payment Standard	451	517	684	857	925
% of FMR	100%	100%	100%	100%	100%
FMR	451	517	684	857	925

