



MEXICO HOUSING AUTHORITY



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www.mexicoha.com

Board of Commissioners
Housing Authority of the City of Mexico, Missouri

AGENDA Regular MEETING
at
Garfield Community Center,
828 Garfield Avenue, Mexico, MO 65265
Scheduled for
Tuesday, November 17, 2020 at 2:00pm

1. **Call to order** by Chairperson Denise Harrington.
2. **Roll Call** by Tammy Dreyer, Executive Director.
3. **Adoption of Agenda.**
4. **Comments from the Public** (limit 3 minutes per person).
5. **Approval of Regular Meeting Minutes.**

Approval of Regular meeting minutes of October 20, 2020.

6. **Executive Director's Report:**

- a. Financials (sent by email)
- b. S8/PH Report
- c. S8/PH Waitlist
- d. Contract/Capital Fund/Modernization Projects
- e. Maintenance Reports

7. **Unfinished Business.**

Introduction of MHA staff.

8. **New Business.**

Resolution 2942 Submission of MHA 2021 Annual Plan, Five Year Plan, Capital Fund Budget

Resolution 2943 MHA Public Housing Flat Rent 2021

Resolution 2944 MHA Housing Choice Voucher Payment Standards 2021

9. **Other Business.**

Motion on cleaning up inventory list in software program
Motion to use reserve funds for curb appeal

10. **Comments from Commissioner.**

11. **Adjournment.**

A complete agenda packet is available for review at the MHA office during regular business hours and posted on the MHA website at: www.mexicoha.com

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact MHA at (573) 581-2294 press 3 and leave a message, at least one working day prior to the meeting.

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF MEXICO
HELD ON October 20, 2020

The Board of Commissioners of the Housing Authority of the City
of Mexico convened in an Open Meeting on Tuesday,
October 20, 2020 at 3:30 PM at Garfield Community Center.
Commissioner Denise Harrington presided.

1. **Call to order:** The Board of Commissioners of the Housing Authority of the City of Mexico, Missouri (MHA) met in open session on October 20, 2020. Commissioner Denise Harrington called the meeting to order at 3:29pm.
2. **Roll Call** by Executive Director Tammy Dreyer:

The following Commissioners were present:

Commissioner Tad Dobyns
Commissioner Denise Harrington
Commissioner Rita Jackson (attended via phone)
Commissioner Martin Keller
Commissioner vacant

Commissioners excused:

Others present:

Executive Director/Secretary	Tammy Dreyer
Finance Manager	Dawn Mahaney
Contract/Inventory Manager	Josh Hinten
Program Manager	Brandi Williams

3. Adoption of Agenda

D Harrington requested a motion to adopt the Agenda. Commissioner T Dobyns made a motion and M Keller second. All commissioners present voted “aye”, and Commissioner D Harrington declared the motion approved.

Yes:	T Dobyns, R Jackson, M Keller
No:	None
Absent:	None

4. Comments from the public:

None

5. Approval of Meeting Minutes

D Harrington requested a motion to approve Meeting Minutes for September 2020. Commissioner R Jackson made a motion and T Dobyns second. All commissioners present voted “aye”, and Commissioner D Harrington declared the motion approved.

6. Executive Director’s Report

D Harrington requested a motion to accept the Executive Director Report. Commissioner M Keller made a motion and T Dobyns second. All commissioners present voted “aye”, and Commissioner D Harrington declared the motion approved.

Yes: T Dobyns, R Jackson, M Keller
No: None
Absent: None

7. Unfinished Business

T Dreyer stated was there anything needed to discuss in regard to By Laws, for the only changes was the time of meeting and minor edits. BOC had no comments.

T Dreyer presented the BOC with a name of a qualified Resident Board Member of Sandy Lecque to be forwarded to the Mayor for approval.

D Harrington requested a motion to approve the Resident BOC Member to the Mayor for appointment, Commissioner T Dobyns made a motion and M Keller second. All commissioners present voted “aye”, and Commissioner D Harrington declared the motion approved.

Yes: T Dobyns, M Keller, R Jackson
No: None
Absent: None

Josh, and Brandi gave the BOC a summary of the jobs that they do as employees of the MHA. D Harrington made a statement that at no time did she intend to interview MHA staff nor meet with residents outside of a public scheduled meeting.

8. New Business

Resolution 2938 ACCOP Revision November 2020

D Harrington requested a motion to approve Resolution 2938. Commissioner T Dobyns made a motion and M Keller second. All commissioners present voted “aye”, and Commissioner D Harrington declared the motion approved.

Yes: T Dobyns, M Keller, R Jackson
No: None
Absent: None

Resolution 2939 Reasonable Accommodation Assistance Animal Policy/Pet Policy

D Harrington requested a motion to approve Resolution 2939. Commissioner M Keller made a motion and T Dobyns second. All commissioners present voted “aye”, and Commissioner D Harrington declared the motion approved.

Yes: T Dobyns, M Keller, R Jackson
No: None
Absent: None

Resolution 2940 Acceptance of CARES Act Funds Expenditures

D Harrington requested a motion to approve Resolution 2940. Commissioner T Dobyns made a motion and M Keller second. All commissioners present voted “aye”, and Commissioner D Harrington declared the motion approved.

Yes: T Dobyns, M Keller, R Jackson
No: None
Absent: None

Resolution 2941 By Laws Revision November 2020

D Harrington requested a motion to approve Resolution 2941. Commissioner M Keller made a motion and R Jackson second. All commissioners present voted “aye”, and Commissioner D Harrington declared the motion approved.

Yes: T Dobyns, M Keller, R Jackson
No: None
Absent: None

9. Other Business:

none

10. Comments from Commissioners:

None

11. Adjournment of Open Meeting:

Commissioner D Harrington requested a motion to adjourn the Open meeting on October 20, 2020, Commissioner M Keller made a motion and Commissioner T Dobyns seconded. The open session meeting was adjourned at 4:40 pm

ATTEST:

Denise Harrington, Board Chair

Tammy Dreyer, Executive Director

Certification of Public Notice

I, Tammy Dreyer, Executive Director and Secretary of the Board, of Housing Authority of the City of Mexico, Missouri, do hereby certify that on October 14, 2020, I posted public notice of the October 20, 2020 Board of Commissioners meeting and made available to the public by request at the MHA office during regular business hours and on the MHA website at www.mexicoha.com, copies of the Agenda and Board Packet for review.

Tammy Dreyer

Mexico Housing Authority
Income Statement-Combining
7 Months Ended 10/31/2020

	Low Rent	Section 8	Local Fund	Total
Operating Revenues				
Net tenant rental revenue	\$ 213,090.30	\$ 0.00	\$ 0.00	\$ 213,090.30
Tenant revenue - other	11,848.35	0.00	0.00	11,848.35
HUD PHA operating grants	553,300.49	374,295.54	0.00	927,596.03
Capital grants	166,497.59	0.00	0.00	166,497.59
Investment income - unrestricted	2,115.38	145.34	4.20	2,264.92
Fraud recovery	0.00	3,445.36	0.00	3,445.36
Other revenue	9,509.29	1,833.98	0.00	11,343.27
Gain or loss on disposition of capital assets	4,600.00	0.00	0.00	4,600.00
Total Operating Revenues	<u>960,961.40</u>	<u>379,720.22</u>	<u>4.20</u>	<u>1,340,685.82</u>
Operating Expenses				
Administrative salaries	74,061.32	33,211.74	0.00	107,273.06
Employee benefits - administrative	29,584.74	15,283.52	0.00	44,868.26
Office expenses	13,499.86	3,290.31	0.00	16,790.17
Travel	28.51	0.00	0.00	28.51
Other admin.	10,426.61	2,278.47	100.00	12,805.08
Total Administrative	<u>127,601.04</u>	<u>54,064.04</u>	<u>100.00</u>	<u>181,765.08</u>
Tenant services - salaries	96.00	0.00	0.00	96.00
Tenant services - other	8,021.86	2,233.24	0.00	10,255.10
Total Tenant Services	<u>8,117.86</u>	<u>2,233.24</u>	<u>0.00</u>	<u>10,351.10</u>
Water	39,090.44	0.00	0.00	39,090.44
Electricity	8,245.56	0.00	0.00	8,245.56
Gas	675.65	0.00	0.00	675.65
Sewer	48,423.97	0.00	0.00	48,423.97
Total Utilities	<u>96,435.62</u>	<u>0.00</u>	<u>0.00</u>	<u>96,435.62</u>
Maintenance labor	58,277.42	0.00	0.00	58,277.42
Maintenance materials	70,718.94	0.00	0.00	70,718.94
Maintenance contracts	58,682.24	0.00	0.00	58,682.24
Employee benefits - maintenance	25,316.17	0.00	0.00	25,316.17
Total Maintenance	<u>212,994.77</u>	<u>0.00</u>	<u>0.00</u>	<u>212,994.77</u>
Property insurance	38,872.35	0.00	0.00	38,872.35
Liability insurance	3,509.03	44.94	0.00	3,553.97
Workmen's compensation	5,248.19	1,146.93	0.00	6,395.12
All other insurance	3,971.30	379.18	0.00	4,350.48
Total Insurance	<u>51,600.87</u>	<u>1,571.05</u>	<u>0.00</u>	<u>53,171.92</u>
Protective services - other contract costs	1,168.01	0.00	0.00	1,168.01
Total Protective Services	<u>1,168.01</u>	<u>0.00</u>	<u>0.00</u>	<u>1,168.01</u>
Other general expenses	0.00	0.00	256.50	256.50
Payments in lieu of taxes	9,601.19	0.00	0.00	9,601.19
Bad debt - tenant rents	1,077.50	0.00	0.00	1,077.50
Total General Expenses	<u>10,678.69</u>	<u>0.00</u>	<u>256.50</u>	<u>10,935.19</u>
Housing assistance payments	0.00	307,433.00	0.00	307,433.00
HAP portability-in	0.00	1,492.00	0.00	1,492.00
Total Housing Assistance Payments	<u>0.00</u>	<u>308,925.00</u>	<u>0.00</u>	<u>308,925.00</u>
Total Operating Expenses	<u>508,596.86</u>	<u>366,793.33</u>	<u>356.50</u>	<u>875,746.69</u>
Operating Income (Loss)	<u>452,364.54</u>	<u>12,926.89</u>	<u>(352.30)</u>	<u>464,939.13</u>

Other Financial Items

Urlaub & Co., PLLC
See Accountant's Compilation Report

Mexico Housing Authority
Income Statement-Combining

7 Months Ended 10/31/2020

	Low Rent	Section 8	Local Fund	Total
Extraordinary maintenance	27,206.05	0.00	0.00	27,206.05
Casualty losses - non-capitalized	4,506.29	0.00	0.00	4,506.29
Prior period adjustments	0.00	0.00	0.00	0.00
Replacement of equipment	56,059.30	15,281.30	0.00	71,340.60
Property betterments & additions	214,033.04	0.00	0.00	214,033.04
Total Other Financial Items	<u>301,804.68</u>	<u>15,281.30</u>	<u>0.00</u>	<u>317,085.98</u>
Net Income (Loss)	<u>\$ 150,559.86</u>	<u>\$ (2,354.41)</u>	<u>\$ (352.30)</u>	<u>\$ 147,853.15</u>

Mexico Housing Authority
Income Statement-Operating Fund
1 Month and 7 Months Ended 10/31/2020

	Current Month	Year to Date	Budget	Variance
Operating Revenues				
Net tenant rental revenue	\$ 31,194.00	\$ 213,090.30	\$ 361,750.00	\$ 148,659.70
Tenant revenue - other	1,234.50	11,848.35	15,000.00	3,151.65
HUD PHA operating grants	102,482.59	505,641.25	746,317.00	240,675.75
Investment income - unrestricted	113.08	2,115.38	21,380.00	19,264.62
Other revenue	4,906.29	9,509.29	10,500.00	990.71
Gain or loss on disposition of capital assets	0.00	4,600.00	0.00	(4,600.00)
Total Operating Revenues	<u>139,930.46</u>	<u>746,804.57</u>	<u>1,154,947.00</u>	<u>408,142.43</u>
Operating Expenses				
Administrative salaries	14,292.71	74,061.32	145,070.00	71,008.68
Auditing fees	0.00	0.00	5,600.00	5,600.00
Advertising and marketing	0.00	0.00	400.00	400.00
Employee benefits - administrative	4,339.08	29,584.74	68,750.00	39,165.26
Office expenses	2,781.11	13,499.86	24,400.00	10,900.14
Legal expenses	0.00	0.00	4,000.00	4,000.00
Travel	0.00	28.51	14,400.00	14,371.49
Other admin.	1,322.98	10,426.61	28,160.00	17,733.39
Total Administrative	<u>22,735.88</u>	<u>127,601.04</u>	<u>290,780.00</u>	<u>163,178.96</u>
Tenant services - salaries	0.00	96.00	0.00	(96.00)
Tenant services - other	1,467.02	8,021.86	5,000.00	(3,021.86)
Total Tenant Services	<u>1,467.02</u>	<u>8,117.86</u>	<u>5,000.00</u>	<u>(3,117.86)</u>
Water	332.23	39,090.44	82,120.00	43,029.56
Electricity	1,994.86	8,245.56	19,000.00	10,754.44
Gas	146.18	675.65	2,900.00	2,224.35
Sewer	8,077.93	48,423.97	108,520.00	60,096.03
Total Utilities	<u>10,551.20</u>	<u>96,435.62</u>	<u>212,540.00</u>	<u>116,104.38</u>
Maintenance labor	15,188.02	58,277.42	101,550.00	43,272.58
Maintenance materials	16,492.94	64,905.36	110,000.00	45,094.64
Maintenance contracts	6,863.38	45,478.14	123,460.00	77,981.86
Employee benefits - maintenance	3,839.63	25,316.17	46,790.00	21,473.83
Total Maintenance	<u>42,383.97</u>	<u>193,977.09</u>	<u>381,800.00</u>	<u>187,822.91</u>
Property insurance	5,604.93	38,872.35	66,200.00	27,327.65
Liability insurance	501.29	3,509.03	6,020.00	2,510.97
Workmen's compensation	796.87	5,248.19	8,770.00	3,521.81
All other insurance	579.92	3,971.30	6,780.00	2,808.70
Total Insurance	<u>7,483.01</u>	<u>51,600.87</u>	<u>87,770.00</u>	<u>36,169.13</u>
Protective services - other contract costs	66.00	1,168.01	2,000.00	831.99
Total Protective Services	<u>66.00</u>	<u>1,168.01</u>	<u>2,000.00</u>	<u>831.99</u>
Compensated absences	0.00	0.00	13,460.00	13,460.00
Payments in lieu of taxes	0.00	9,601.19	14,920.00	5,318.81
Bad debt - tenant rents	0.00	1,077.50	10,000.00	8,922.50
Total General Expenses	<u>0.00</u>	<u>10,678.69</u>	<u>38,380.00</u>	<u>27,701.31</u>
Total Operating Expenses	<u>84,687.08</u>	<u>489,579.18</u>	<u>1,018,270.00</u>	<u>528,690.82</u>
Operating Income (Loss)	<u>55,243.38</u>	<u>257,225.39</u>	<u>136,677.00</u>	<u>(120,548.39)</u>
Other Financial Items				
Operating transfer in	0.00	0.00	(20,000.00)	(20,000.00)
Casualty losses - non-capitalized	4,506.29	4,506.29	0.00	(4,506.29)
Prior period adjustments	0.00	0.00	0.00	0.00
Replacement of equipment	28,225.00	56,059.30	35,000.00	(21,059.30)
Property betterments & additions	9,986.00	46,099.94	155,000.00	108,900.06

Urtaub & Co., PLLC

See Accountant's Compilation Report

Mexico Housing Authority
Income Statement-Operating Fund
1 Month and 7 Months Ended 10/31/2020

	Current Month	Year to Date	Budget	Variance
Total Other Financial Items	<u>42,717.29</u>	<u>106,665.53</u>	<u>170,000.00</u>	<u>63,334.47</u>
Net Income (Loss)	<u>\$ 12,526.09</u>	<u>\$ 150,559.86</u>	<u>\$ (33,323.00)</u>	<u>\$ (183,882.86)</u>

Mexico Housing Authority
Income Statement-Section 8 Voucher
7 Months Ended 10/31/2020

	Administration	HAP	Total
Operating Revenues			
HUD PHA operating grants	\$ 70,202.54	\$ 304,093.00	\$ 374,295.54
Investment income - unrestricted	145.34	0.00	145.34
Fraud recovery	1,722.69	1,722.67	3,445.36
Other revenue	1,833.98	0.00	1,833.98
Total Operating Revenues	<u>73,904.55</u>	<u>305,815.67</u>	<u>379,720.22</u>
Operating Expenses			
Administrative salaries	33,211.74	0.00	33,211.74
Employee benefits - administrative	15,283.52	0.00	15,283.52
Office expenses	3,290.31	0.00	3,290.31
Other admin.	2,278.47	0.00	2,278.47
Total Administrative	<u>54,064.04</u>	<u>0.00</u>	<u>54,064.04</u>
Tenant services - other	2,233.24	0.00	2,233.24
Total Tenant Services	<u>2,233.24</u>	<u>0.00</u>	<u>2,233.24</u>
Liability insurance	44.94	0.00	44.94
Workmen's compensation	1,146.93	0.00	1,146.93
All other insurance	379.18	0.00	379.18
Total Insurance	<u>1,571.05</u>	<u>0.00</u>	<u>1,571.05</u>
Housing assistance payments	0.00	307,433.00	307,433.00
HAP portability-in	1,492.00	0.00	1,492.00
Total Housing Assistance Payments	<u>1,492.00</u>	<u>307,433.00</u>	<u>308,925.00</u>
Total Operating Expenses	<u>59,360.33</u>	<u>307,433.00</u>	<u>366,793.33</u>
Operating Income (Loss)	<u>14,544.22</u>	<u>(1,617.33)</u>	<u>12,926.89</u>
Other Financial Items			
Prior period adjustments	0.00	0.00	0.00
Replacement of equipment	15,281.30	0.00	15,281.30
Property betterments & additions	0.00	0.00	0.00
Total Other Financial Items	<u>15,281.30</u>	<u>0.00</u>	<u>15,281.30</u>
Net Income (Loss)	<u>\$ (737.08)</u>	<u>\$ (1,617.33)</u>	<u>\$ (2,354.41)</u>

**Mexico Housing Authority
2019 CFP Report
10/31/20**

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Advances			
CFP Advances	<u>\$ 391,555.16</u>	<u>\$ 481,630.00</u>	<u>\$ 90,074.84</u>
Expenditures			
General Capital Activity	<u>391,555.16</u>	<u>481,630.00</u>	<u>90,074.84</u>
Total Expenditures	<u>\$ 391,555.16</u>	<u>\$ 481,630.00</u>	<u>\$ 90,074.84</u>
Excess (Deficiency) of Funds Advanced	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>

Mexico Housing Authority
Income Statement-COVID
1 Month and 7 Months Ended 10/31/2020

	Current Month	Year to Date
Operating Revenues		
HUD PHA operating grants	\$ 30,151.59	\$ 72,057.25
Total Operating Revenues	<u>30,151.59</u>	<u>72,057.25</u>
Operating Expenses		
Other admin.	0.00	474.46
Total Administrative	<u>0.00</u>	<u>474.46</u>
Tenant services - salaries	0.00	96.00
Tenant services - other	1,284.60	7,337.82
Total Tenant Services	<u>1,284.60</u>	<u>7,433.82</u>
Maintenance materials	641.99	641.99
Total Maintenance	<u>641.99</u>	<u>641.99</u>
Total Operating Expenses	<u>1,926.59</u>	<u>8,550.27</u>
Operating Income (Loss)	<u>28,225.00</u>	<u>63,506.98</u>
Other Financial Items		
Prior period adjustments	0.00	0.00
Replacement of equipment	28,225.00	44,605.30
Property betterments & additions	0.00	18,901.68
Total Other Financial Items	<u>28,225.00</u>	<u>63,506.98</u>
Net Income (Loss)	<u>\$ 0.00</u>	<u>\$ 0.00</u>

Mexico Housing Authority
Income Statement-Section 8 Voucher (COVID)
1 Month and 7 Months Ended 10/31/2020

	Current Month	Year to Date
Operating Revenues		
HUD PHA operating grants	\$ 0.00	\$ 17,514.54
Total Operating Revenues	<u>0.00</u>	<u>17,514.54</u>
Operating Expenses		
Tenant services - other	<u>0.00</u>	<u>2,233.24</u>
Total Tenant Services	<u>0.00</u>	<u>2,233.24</u>
Total Operating Expenses	<u>0.00</u>	<u>2,233.24</u>
Operating Income (Loss)	<u>0.00</u>	<u>15,281.30</u>
Other Financial Items		
Prior period adjustments	0.00	0.00
Replacement of equipment	0.00	15,281.30
Property betterments & additions	<u>0.00</u>	<u>0.00</u>
Total Other Financial Items	<u>0.00</u>	<u>15,281.30</u>
Net Income (Loss)	<u><u>\$ 0.00</u></u>	<u><u>\$ 0.00</u></u>

[illegible]

Mexico Housing Authority
Section 8 Utilization Report
For the Year Ended December 31, 2020

	Available 12/31	Budgeted
Annual Budget Authority	462,286	462,286
HUD-held Program Reserve	213,410	116,697
PHA-held NRA Balance	3,287	-
Administrative Fee Reserve	-	-
Total Funding Available	678,983	578,983

Monthly HAP payments target is \$48,249 based on budgeted funding. This represents 125% of HUD funding.

Baseline Units
151

Month	Units Leased	HAP Payments	% of Monthly HUD Funding Utilized	% of Year to Date HUD Funding Utilized	Monthly Average HAP	Year to Date Average HAP	Monthly Lease Up Rate	Year to Date Lease Up Rate
Jan	138	\$ 40,910.00	106%	106%	\$ 296.45	\$ 296.45	91%	91%
Feb	135	41,465.00	108%	107%	\$ 307.15	\$ 301.74	89%	90%
Mar	132	40,932.00	106%	107%	\$ 310.09	\$ 304.46	87%	89%
Apr	131	42,754.00	111%	108%	\$ 326.37	\$ 309.82	87%	89%
May	129	42,638.00	111%	108%	\$ 330.53	\$ 313.83	85%	88%
Jun	127	43,914.00	114%	109%	\$ 345.78	\$ 318.96	84%	87%
Jul	133	44,461.00	115%	110%	\$ 334.29	\$ 321.16	88%	88%
Aug	133	43,650.00	113%	111%	\$ 328.20	\$ 322.05	88%	88%
Sep	134	45,026.00	117%	111%	\$ 336.01	\$ 323.62	89%	88%
Oct	133	44,990.00	117%	112%	\$ 338.27	\$ 325.09	88%	88%
Nov								
Dec								

B - Section 8 Mexico
Housing Authority of the City of Mexico
Section 8

Effective Date : 11/9/2020

Waiting List Recap by Voucher Size

Size	0BR	1BR	2BR	3BR	4BR	5BR	6+BR	No BR	TOTAL
Elderly	0	1	1	0	0	0	0	0	2
Near Elderly	0	0	0	0	0	0	0	0	0
Handi/Disabled	0	11	1	1	0	0	0	0	13
Single Fed Disp	0	0	0	0	0	0	0	0	0
Family	4	5	9	5	4	0	0	0	27
Hispanic	0	0	0	1	0	0	0	0	1
White	3	12	3	4	3	0	0	0	25
Black	0	4	6	1	1	0	0	0	12
Indian/Alaskan	0	0	1	0	0	0	0	0	1
Asian	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Mixed	0	0	0	1	0	0	0	0	1
Other	1	0	0	0	0	0	0	0	1

Income Limit Breakdown

High:	0
Low:	0
Very Low:	2
ExtLow:	38

A - Low Rent Waiting List
Housing Authority of the City of Mexico
Bedroom Size: ALL

Effective Date : 11/9/2020

Waiting List Recap by Bedroom Size

Size	0BR	1BR	2BR	3BR	4BR	5BR	6+BR	No BR	TOTAL
Elderly	0	2	1	0	0	0	0	0	3
Near Elderly	0	0	0	0	0	0	0	0	0
Handi/Disabled	0	20	1	1	0	0	0	0	22
Single Fed Disp	0	0	0	0	0	0	0	0	0
Family	0	29	4	6	4	0	0	0	43
Hispanic	0	0	0	0	0	0	0	0	0
White	0	35	1	5	4	0	0	0	45
Black	0	13	3	1	0	0	0	0	17
Indian/Alaskan	0	0	1	0	0	0	0	0	1
Asian	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Mixed	0	0	0	1	0	0	0	0	1
Other	0	1	0	0	0	0	0	0	1

11/9/2020 10:35:58 AM

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MEXICO HOUSING AUTHORITY



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

CONTRACTING/CAPITAL FUND/ PROPERTY UPDATES

October 2020

Current CFP Contracts

1. **2020-07 Exterior painting** of (17) buildings located on Breckenridge, Singleton, Wade, Missouri, Liberty, Buchanan, W Holt, Bolivar. This includes the replacement of damaged/rotten siding, window seals, and brick mold. This work is being completed to address deuterating wood, mortar and peeling paint issues noted on MHA last Reac Inspection. Following MHA Procurement Policy Resolution, NO 2910 adopted 4/16/2019 5.4 Competitive Proposal was used, two bidders responded. The bid opening was 7/28/20 at Mexico Housing Authority office at 10:00 am. The lowest responsible bidder was Brick City, Painting and Drywall with a bid of \$ 88,703.01
2. **2020-08 Retaining Walls** Installation of retaining walls on Central & Wade. This work is being completed to address erosion issue noted on MHA last Reac Inspection. Following MHA Procurement Policy Resolution, NO 2910 adopted 4/16/2019 5.4 Competitive Proposal method was used, a sole bidder responded The bid opening was 9/1/20 at Mexico Housing Authority office at 10:00 am. The lowest responsible bidder was Robinett Construction with a bid of \$ 27,699.00
3. **2020-09 Roofs** replacement/repair on (7) buildings, located on TLB, Garfield & Calhoun. This work is being completed due to roofs sagging/bulging which will be points on next Reac inspection. Following MHA Procurement Policy Resolution, NO 2910 adopted 4/16/2019 5.4 Competitive Proposal method was used, two bidders responded The bid opening was 9/8/20 at Mexico Housing Authority office at 10:00 am. The lowest responsible bidder was Robinett Construction with a bid of \$ 40,949.00
4. **2020-11 Emergency Door Replacement** located at MHA office and 1311 Holt. This work is being completed to address issues noted on MHA last Reac Inspection and egress issues. Following MHA Procurement Policy Resolution, NO 2910 adopted 4/16/2019 5.4 Non-Competitive Proposal (Emergency) method was used, a sole bidder responded The bid opening was 10/01//20 at Mexico Housing Authority office at 10:00 am. The lowest responsible bidder was Robinett Construction with a bid of \$ 2,683.00
5. **2020-12 Unit Restoration** located at 1022 Breckenridge; this work is being completed as part of MHA modernization renovations process. Following MHA Procurement Policy Resolution, NO 2910 adopted 4/16/2019 5.4 Competitive Proposal method was used, a sole bidder responded The bid opening was 10/01/20 at Mexico Housing Authority office at 10:00 am. The lowest responsible bidder was Robinett Construction with a bid of \$ 21,976.00

On Going Modernization Projects

1. We have replaced 141 countertops; we are getting closer to having this project completed
2. Continuing the upgrades on the light fixtures, vanities, faucets, and doorknobs.
3. We are modernizing kitchens by replacing lights above the kitchen sink and upgrading faucets.
4. Replacing flooring as needed upon make ready to vinyl planking (1-2bdrm)
5. Replacement of screen doors
6. Removal of trees as needed
7. Replacement of water heater to electric

Proposed/Upcoming Capital Fund Projects (posted on MHA website)

- 1.

Completed Contracting



MEXICO HOUSING AUTHORITY



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

BOARD RESOLUTION 2942

RESOLUTION APPROVING THE MHA 2021 PHA Annual Plan, Five Year Plan and Capital Fund Plan

A Resolution to Approve the Submission of the PHA Annual Plan, Five-Year Plan, Capital Fund Budget. Year Beginning January 1, 2021 and Ending December 31, 2021 to the Department of Housing and Urban Development.

WHEREAS, the Housing Quality and Work Responsibility Act of 1998 requires each housing authority to submit Public Housing Authority (PHA) Plans to the Department of Housing and Urban Development (HUD) on an annual basis; and

WHEREAS, the Housing Authority of the City of Mexico, Missouri, has developed an Annual Plan, Five-Year Plan and Capital Fund Program for the fiscal year beginning January 1, 2021 and ending December 31, 2025; and

WHEREAS, public notice regarding the availability of the proposed PHA Annual Plan and for public review has been posted and advertised for the required 45-day public comment period; and

WHEREAS, the Resident Association of the housing authority has reviewed and provided comments on the PHA Annual Plan and PHA Five-Year Plan and Capital Fund Program budgets; and

WHEREAS, public meeting were held on September 17, 2020 and October 15, 2020 to receive comments from residents and the general public; and

WHEREAS, the Housing Authority of the City of Mexico, Missouri certifies that the housing authority is in compliance with the PHA Plan, Five-Year Plan and related regulations; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Mexico, Missouri, does hereby adopt Resolution 2942 approving the submission of the PHA Annual Plan, the PHA Five-Year Plan, Capital Fund Budget, for Fiscal Year beginning January 1, 2021 and ending December 31, 2021 to the Department of Housing and Urban Development, a copy of which is attached hereto and made a part hereof.

Passed this 17th day of November 2020

Denise Harrington, Chairperson

Tammy Dreyer, Board Secretary
Executive Director, Mexico Housing Authority

Streamlined Annual PHA Plan (Small PHAs)

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

OMB No. 2577-0226
Expires: 02/29/2016

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, 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. Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer 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 of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.														
A.1	<p> PHA Name: Mexico Housing Authority PHA Code: MO010 PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2021 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 203 Number of Housing Choice Vouchers (HCVs) 151 Total Combined 354 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> PHA Plans are available during normal office hours (8am to 4:30pm) at City of Mexico Housing Authority 828 Garfield, Mexico, MO 65265 or at our website mexicoha.com (anytime) </p> <p> <input type="checkbox"/> PHA Consortia: (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">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>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:					
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
Lead PHA:															
B.	<p> Annual Plan Elements Submitted with 5-Year PHA Plans. Required elements for all PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a PHA is not submitting its 5-Year Plan. See Section C for required elements in all other years (Years 1-4). </p>														

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Five-Year PHA Plan** submission?

Y N

- ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs.
☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☐ ☒ Financial Resources.
☐ ☒ Rent Determination.
☐ ☒ Homeownership Programs.
☐ ☒ Substantial Deviation.
☐ ☒ Significant Amendment/Modification

(b) The PHA must submit its Deconcentration Policy for Field Office Review.

DECONCENTRATION POLICY

It is the Mexico Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. We will use a preference system to accomplish these goals. We will accomplish this in a uniform and non-discriminating manner.

The Mexico Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

OR

The Mexico Housing Authority is not subject to the deconcentration requirements according to 24 CFR 903. Nevertheless, the Mexico Housing Authority will affirmatively market its housing to all eligible income groups.

DECONCENTRATION INCENTIVES

The Mexico Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

(c) If the PHA answered yes for any element, describe the revisions for each element below:

B.2 New Activities.

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

Y N

- ☐ ☒ Hope VI or Choice Neighborhoods.
☐ ☒ Mixed Finance Modernization or Development.
☐ ☒ Demolition and/or Disposition.
☐ ☒ Conversion of Public Housing to Tenant Based Assistance.
☐ ☒ Conversion of Public Housing to Project-Based Assistance under RAD.
☐ ☒ Project Based Vouchers.
☒ ☐ Units with Approved Vacancies for Modernization.
☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(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.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

The mission of the Mexico Housing Authority is to provide and facilitate the availability of decent, quality and affordable housing in a safe and secure living environment, improve neighborhoods and the quality of life for low and moderate – income residents throughout the City of Mexico. In order to fulfill this mission, Mexico Housing Authority must preserve its aging housing stock through timely maintenance and modernization of developments. While continuing this effort, we have made customer care our top priority by placing our residents and stakeholders first in everything we do, thereby providing safe, decent and sanitary housing and compassionate service to residents.

The Housing Authority of the City of Mexico (MHA) is a small, rural authority with less than 250 dwelling units(203) of Public Housing (PH) and 151 Housing Choice Vouchers (HCV). Most of the housing units were constructed in the 1960s and now require various renovations to meet current acceptable standards such as energy efficiency, ada accessibility, and resident resource programs. Therefore, the primary focus of this Five Year Plan and the Annual Plan is to continue the renovation of existing housing units to better curb appeal, modernize and update infrastructure and develop resources to support the families currently residing in public housing units. The Plan is to;

1. To provide high quality maintenance service
2. Ensure Equal Opportunity in Housing
3. Maintain public housing management (PHAS score)
4. Maintain the availability of decent, safe and affordable Housing
5. Improve the quality of assisted Housing by modernization techniques
6. Improve community quality of life and economic vitality
7. Promote self-sufficiency and asset development of families and individuals
8. Improve customer service.
9. Keep Choice Neighborhood Housing a priority through our deconcentration process.
10. Promote Fair Housing/LGBTQ/AFFH
11. Make units more accessible by doing concrete upgrades.
12. Enforce a Smoke Free Housing environment
13. Updated ACOP with COVID 19

PROGRESS REPORT FROM THE PREVIOUS 5-Year Plan.

1. Replaced all units with new windows
2. Replaced Ranges for energy efficiency.
3. Replaced Refrigerators with energy efficiency
4. Replacement of 200 Countertops
5. Replaced all gutters and downspouts
6. Continuous replacement of sidewalks, driveways, porches, and retaining walls
7. Continuous renovations of units
8. Installed Carbon Monoxide detectors

Fair Housing

PHA's uses the assessment to set goals to overcome issues identified

- Goals must inform later funding decisions
- Will include "meaningful actions" to:
 - overcome patterns of segregation and foster inclusive communities free from barriers to opportunity
 - address disparities in housing needs and opportunities
 - replace segregation with integrated, balanced living
- Include input from public participation process
- Mirror current Consolidated/PHA Plan

Public entities must take affirmative steps to remedy this history of segregation and prejudice in order to ensure that individuals have an opportunity to make an informed choice.

C. Annual Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a PHA is submitting its 5-Year PHA Plan.

C.1. New Activities

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

Y N

- ☐ ☒ Hope VI or Choice Neighborhoods.
- ☐ ☒ Mixed Finance Modernization or Development.
- ☐ ☒ Demolition and/or Disposition.
- ☐ ☒ Conversion of Public Housing to Tenant-Based Assistance.
- ☐ ☒ Project Based Vouchers.
- ☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(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.

(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.

(d) The PHA must submit its Deconcentration Policy for Field Office Review.

C.2	Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan <i>Form 50077-SM, Certification of Compliance with PHA Plans and Related Regulations</i> , including Item 5 must be submitted by the PHA as an electronic attachment to the PHA Plan. Item 5 requires certification on whether plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public.
D	Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.
D.1	Civil Rights Certification. <i>Form 50077-SM-HP, Certification of Compliance with PHA Plans and Related Regulations</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
D.2	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the PHA Plan? Y N <input checked="" type="checkbox"/> <input type="checkbox"/> 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.
D.3	Certification by State or Local Officials. <i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
E	Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
E.1	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. MHA last HUD-approved 5-Year Action Plan (HUD 50075.2) was approved August 2017

Instructions for Preparation of Form HUD-50075-SM Annual Plan for Small and High Performing PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Annual Plan. PHAs must complete this section during years where the 5-Year Plan is also due. (24 CFR §903.12)

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA's public housing and Section 8 tenant-based assistance waiting lists. 24 CFR §903.7(a)(1) and 24 CFR §903.12(b). Provide a description of the PHA's

strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA's public housing and Section 8 tenant-based assistance waiting lists. 24 CFR §903.7(a)(2)(ii) and 24 CFR §903.12(b).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. 24 CFR §903.7(b) Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. 24 CFR §903.7(b) A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. 24 CFR §903.7(b)

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k)) and 24 CFR §903.12(b).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: Notice PIH 1999-51. (24 CFR §903.7(r)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **Hope VI or Choice Neighborhoods.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(i))

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

C. Annual Plan. PHAs must complete this section during years where the 5-Year Plan is not due. (24 CFR §903.12)

C.1 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

☐ **Hope VI or Choice Neighborhoods.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32](#)

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

C.2 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing form HUD-50077 SM-HP.

D. Annual Plan. PHAs must complete this section in all years.

D.1 Civil Rights Certification. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

D.2 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

D.3 Certification by State or Local Officials. 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. (24 CFR §903.15)

E. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

E.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. 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, 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.

Public reporting burden for this information collection is estimated to average 16.64 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.

Privacy Act Notice. 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 obtain a benefit. The information requested does not lend itself to confidentiality.

5-Year PHA Plan (for All PHAs)

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

OMB No. 2577-0226
Expires: 02/29/2016

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, 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. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																			
A.1	<p>PHA Name: _____ Mexico Housing Authority _____ PHA Code: _MO010_</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _04/01/2021_</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>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:					
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																
				PH	HCV															
Lead PHA:																				
B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.																			
B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>The mission of the Mexico Housing Authority is to provide and facilitate the availability of decent, quality and affordable housing in a safe and secure living environment, improve neighborhoods and the quality of life for low and moderate – income residents throughout the City of Mexico. In order to fulfill this mission, Mexico Housing Authority must preserve its aging housing stock through timely maintenance and modernization of developments. While continuing this effort, we have made customer care our top priority by placing our residents and stakeholders first in everything we do, thereby providing safe, decent and sanitary housing and compassionate service to residents.</p>																			

<p>B.2</p>	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low- income families for the next five years.</p> <p>The Housing Authority of the City of Mexico (MHA) is a small, rural authority with less than 250 dwelling units of public housing and 151 housing choice vouchers. Most of the housing units were constructed in the 1960s and now require various renovations to meet current acceptable standards such as energy efficiency, ada accessibility, and resident resource programs. Therefore, the primary focus of this Five-Year Plan and the Annual Plan is to continue the renovation of existing housing units, modernize and update infrastructure and develop resources to support the families currently residing in public housing units. The Plan is to;</p> <ol style="list-style-type: none"> 1. To provide high quality maintenance service 2. Ensure Equal Opportunity in Housing 3. Maintain Public Housing Management (PHAS score) and Housing Choice Voucher SEMAP scoring 4. Increase the curb appeal for PH and modernization of units 5. Improve the quality of assisted Housing 6. Improve community quality of life and economic vitality 7. Promote self-sufficiency and asset development of families and individuals 8. Improve customer service and promote local stakeholders' involvement. 9. Keep Choice Neighborhood Housing a priority through our deconcentration process. 10. Promote Fair Housing/LGBTQ/AFFH 11. Enforce Smoke Free Housing 12. Revised ACOP and Admin with COVID 19 updates <p>Fair Housing</p> <p>PHA's uses the assessment to set goals to overcome issues identified</p> <ul style="list-style-type: none"> • Goals must inform later funding decisions • Will include "meaningful actions" to: <ul style="list-style-type: none"> -overcome patterns of segregation and foster inclusive communities free from barriers to opportunity -address disparities in housing needs and opportunities -replace segregation with integrated, balanced living • Include input from public participation process <p>Public entities must take affirmative steps to remedy this history of segregation and prejudice in order to ensure that individuals have an opportunity to make an informed choice.</p>
<p>B.3</p>	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>PROGRESS REPORT FROM THE PREVIOUS 5-Year Plan.</p> <ol style="list-style-type: none"> 1. Replaced 99 building with new windows, all 203 units have new windows 2. Replaced all ranges. 3. Replaced Refrigerators with energy efficient 4. Continuous replacement of countertops 5. All gutters replaced to more appealing color of white 6. Continuous replacement of sidewalks, driveways, porches, & retaining walls 7. Continuous renovations of units 8. Replacing water heaters as needed and upgrading to electric 9. Online application process for the waitlist, to make it easier to apply for housing

B.4

Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

Notification of Rights under Violence Against Women Act for Section 8 and Public Housing

The Congress of the United States passed the Violence Against Women Act (VAWA) and the Department of Justice Reauthorization Act of 2005, which President Bush signed into law in 2006. This law provides certain rights and protections to Section 8 and Public Housing assisted tenants and members of their households. On March 7, 2013 President Obama signed into law the Violence Against Women Reauthorization Act of 2013 which has implemented several key changes related to these housing protections for victims of domestic violence, dating violence, sexual assault, and/or stalking. As established by law these rights are required to be provided to applicants and tenants of both programs.

Protections Against Eviction or Termination of Assistance

1. Under VAWA, if an applicant or participant in the Section 8 or Public Housing program is otherwise eligible, the fact that the applicant or participant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking (as these terms are defined in VAWA) is not an appropriate basis for denial of program assistance or for denial of admission.

2. VAWA also states that an incident or incidents of actual or threatened domestic violence, dating violence, sexual assault, or stalking;

(a) Will not be considered to be a "serious or repeated" violation of your lease if you are the victim of the incidents of actual or threatened domestic violence, dating violence, sexual assault, or stalking; and

(b) Shall not be good cause for terminating your assistance, tenancy, or occupancy rights if you are the victim of such actual or threatened domestic violence, dating violence, sexual assault, or stalking.

This means you may not be evicted, nor may your assistance terminate, based on such an incident or incidents of actual or threatened domestic violence, dating violence, sexual assault, or stalking where you are the victim.

3. In addition, although you may be evicted for certain types of criminal activity as provided in your lease, and the housing authority may terminate your assistance in such cases, VAWA states that you may not be evicted, nor may your program assistance, tenancy, or occupancy rights be terminated, if the criminal activity is:

(a) Directly related to domestic violence, dating violence, sexual assault, or stalking; and

(b) Engaged in by a member of your household, or any guest, or another person under your control; and

(c) You or an affiliated individual is the victim or threatened victim of this criminal activity.

Portability/Transfer to a New Location

Section 8 households in good standing may move to another location after one year of assistance in the Mexico Housing Authority jurisdiction and their assistance will follow them. However, the law does not allow this if the family was in violation of its lease when it moved. VAWA creates an exception where a family has complied with all other Section 8 requirements but moved out in violation of the lease in order to protect the health or safety of an individual who:

(a) Was or is the victim of domestic violence, dating violence, sexual assault, or stalking, and

(b) Reasonably believed he or she was imminently threatened by harm from further violence if he or she remained in the assisted dwelling unit.

In these situations, the family will be allowed to port to a new jurisdiction even though it broke the lease by moving out.

VAWA 2013 has required HUD to adopt a model emergency transfer plan for use by PHAs and requires HUD to establish policies and procedures under which victims of abuse requesting an emergency transfer may receive, subject to the availability of tenant protection vouchers, assistance through the tenant-based section 8 program. This plan will take the place of our current port/transfer procedures once it is implemented by HUD.

Certification
If the housing authority, owner, or manager notifies you that it intends to terminate your tenancy or assistance based on the incident or incidents of domestic violence, dating violence, sexual assault, or stalking, and you claim protection against eviction or termination of assistance under VAWA, the housing authority, owner, or manager, as the case may be, may require you to deliver a certification. You must deliver a certification within 14 business days after you receive the request for it. If this is not within the 14 business days you will not have any protection under the VAWA and the agency, owner, or manager may proceed with terminating your tenancy, eviction, and/or terminating your assistance without reference to the VAWA protections.

You may certify by providing one of the following to the housing authority, owner, or manager requesting the certification:

(a) Completing and delivering a HUD-approved certification form which will be supplied to you by the housing authority, owner, or manager requesting the certification; or

(b) Providing documentation signed by an employee, agent, or volunteer of a victim service provider, and attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence, stalking, or the effects of the abuse;

(c) Producing and delivering a Federal, State, tribal, territorial, or local police or court record.

(d) Record of an administrative agency.

(e) Documentation from a mental health professional.

As established in VAWA 2013 the victim is required to provide the name of the perpetrator on the HUD-50066 form only if the name of the perpetrator is safe to provide and is known to the victim.

Confidentiality

Information you provide to the housing authority, owner, or manager relating to the fact that you or another member of your household is a victim of domestic violence, dating violence, sexual assault, or stalking will be retained by the housing authority in confidence. This information will not be shared or disclosed by the housing authority, owner, or manager without your consent except as necessary in an eviction proceeding or as otherwise required by law.

Limitations

VAWA provides certain limitations and clarifications concerning your rights as described above. In particular, you should know that nothing contained in VAWA:

1. Prevents the housing authority from terminating assistance or the owner or manager from terminating your tenancy and evicting, for any violation not involving domestic violence, dating violence, sexual assault, or stalking, for which VAWA provides the protections described above. However, the housing authority, owner, or manager may not in such cases apply any more demanding standard to you than to other assisted tenants.

2. Prevents the housing authority from terminating assistance, or the owner or manager from terminating tenancy and evicting where the housing authority, owner, or manager can demonstrate "an actual and imminent threat to other tenants or those employed at or providing the service

to the property.” Where such a threat can be demonstrated by the housing authority, owner, or manager, you will not be protected from termination of assistance or termination of tenancy and eviction by VAWA.

3. Limits the ability of the housing authority, owner, or manager to comply with court orders addressing rights of access to or control of the property. This includes civil protection ordered entered for the protection of the victim or relating to distribution or possession of the property.

4. Supersedes any Federal, State, or local law that provides greater protections than VAWA.

Owner or Manager Right to Remove Perpetrator of Domestic Violence

VAWA also creates a new authority under Federal Law that allows an owner or manager of a Section 8 or Public Housing assisted property to evict, remove, or terminate assistance to any individual tenant or lawful occupant of the property who engages in criminal acts of physical violence against family members or others. This may be done without evicting or taking any other action adverse to the other occupants.

VAWA 2013 now expands the protections regarding lease bifurcations mandating that if such bifurcation occurs, and the removed tenant or lawful occupant was the sole tenant eligible to receive assistance under a covered housing program, the PHA shall provide any remaining tenant the opportunity to establish eligibility for the covered housing program. If the remaining tenant cannot establish, the PHA is required to provide the tenant with a reasonable amount of time to find new housing or to establish eligibility under another covered housing program. This provision will be implemented once HUD provides such rulemaking and guidance in which it constitutes a reasonable time for the remaining tenants to find new housing or establish eligibility under another program.

Violence Against Women Act (VAWA) Key Definitions

Domestic Violence: Includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim share a child in common, by a person who is cohabitated with or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction.

Dating Violence: Violence committed by a person:

- a. Who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- b. Where the existence of such a relationship shall be determined based on a consideration of the following factors:
 1. The length of the relationship
 2. The type of relationship
 3. The frequency of interaction between the persons involved in the relationship

Stalking: To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate; or to place under surveillance with the intent to kill, injure, harass, or intimidate another person; and in the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts to place a person in reasonable fear of death, serious bodily injury, or to cause substantial emotional harm to that person, a member of the immediate family of that person, or the spouse or intimate partner of that family.

Sexual Assault: any involuntary sexual act in which a person is threatened, coerced, or forced to engage against their will, or any non-consensual sexual touching of a person.

Immediate Family Member: a spouse, parent, brother or sister, or child of the person, or an individual to whom that person stands in loco parentis (in place of a parent); or any other person living in the household of that person and related to that person by blood or marriage.

Affiliated Individual: an individual such as a spouse, parent, brother, sister, or child of that individual, or an individual to whom that individual stands in loco parentis (in the place of a parent), or any individual, tenant, or lawful occupant living in the household of that individual.

<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Housing Needs and Strategy for Addressing Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Housing needs have remained high during the past year especially with the pandemic in full force. Significant increases in utility costs make it more difficult for low income households to secure and maintain their housing. Poor energy saving measures puts families at financial risk often leading to unpaid utility bills and loss of housing. In turn, low income families with large debts owed to utility companies are unable to get utilities turned on in their names without paying off their debt to the utility companies. Based upon the waitlist and information we receive there is a need for low income housing in this area. It appears there is a high demand for one-bedroom units. Based upon the information contained in the Missouri Consolidated Plan applicable to the Mexico Housing Authority jurisdiction, and the history of applicants and current residents, the need is for elderly and handicap affordable housing, single moms and young families starting out. Follow Missouri Consolidated Plan of priority to keep working on increasing low- and affordable-income housing.</p> <p>Housing strategy for addressing the housing needs is that The Mexico Housing Authority has a Board appointed points system that creates a preference for working families and residency preferences when housing in the Audrain area. Which include disabled and elderly families. MHA continues to upgrade units with energy efficient products and works with the residents to get utility assistant as needed. MHA is dedicated to doing weather-stripping around doors, replacement of windows and/or sealing windows, upgrading hot water heaters to energy star ratings, and as one-bedroom units are available we return to move in condition as quickly as possible to serve those in need of one bedroom units.</p> <p>MHA has a strong set of goals to:</p> <ul style="list-style-type: none"> Improve the quality of life Strengthen relationship and service to clients and stakeholders Build and increase the community partnerships needed to provide our clients access to a variety of supportive services Expand employment and educational opportunities by increasing vendor and resident participation in Section 3 Enhance safety and security measures in housing communities Preserve and expand affordable housing Develop viable communities and neighborhoods of choice Responsibly invest capital funds to retrofit and upgrade existing housing communities Expand our inventory of affordable housing (hard units and housing assistance) Strengthen MHA's performance and service Remain a "High Performing" Agency Significantly improve our service to clients and partners Continue investing in employee development activities to build staff capacity Strengthen our internal controls and administrative systems Engage in a board-led strategic planning process Enforce Smoke Free Policy Look at repositioning PH and voluntary conversion Implement the HOTMA Over Income Limit for PH
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year 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.7</p>	<p>Certification by State or Local Officials.</p> <p><i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>

Instructions for Preparation of Form HUD-50075-5Y

5-Year PHA Plan for All PHAs

A. PHA Information 24 CFR §903.23(4)(e)

A.1 Include the full PHA Name, PHA Code, , PHA Fiscal Year Beginning (MM/YYYY), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR §903.6(a)(1))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR §903.6(b)(1)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (24 CFR §903.6(b)(2))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR §903.6(a)(3))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.17(a), 24 CFR §903.19)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 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.

Privacy Act Notice. 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.

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 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
	MEXICO (MO0100000001)	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2021	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	MEXICO (MO010000001)			\$300,000.00
ID0001	roofs(Dwelling Unit-Exterior (1480)-Roofs)	hassen, lafayette, central, trinity, seminary, garfield, union, calhoun, bolivar, ty lue, singelton, buccannon, breckenridge, missouri, wade,		\$50,000.00
ID0002	dwelling unit renovations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	hassen, lafayette, holt, missouri, wade, trinity, central, union, calhoun, garfield, seminary, ty lue, bolivar, mac, fieldcrest,		\$50,000.00
ID0003	HVAC(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	central, seminary, trinity, hassen, ty lue, garfield, union, calhoun, lafayette, holt, missouri, wade, liberty, buccannan, singelton		\$50,000.00
ID0004	tree removal(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	union, wade, liberty, buccannan, hassen, trinity, central, garfield, ty lue, seminary,		\$50,000.00
ID0005	water heaters(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	trinity, calhoun, union wade ty lue, central, seminary, mac, fieldcrest, missouri, liberty, buccannan, singelton, breckenridge		\$25,000.00
ID0006	ranges(Dwelling Unit-Interior (1480)-Appliances)	hassen, trinity, ty lue, union, wade, central, seminary, all MO010		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2021	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
ID0007	refrigerators(Dwelling Unit-Interior (1480)-Appliances)	hassen, union, mac, fieldcrest, trintiy, union, calhoun, ty lue, seminary, lafayette, wade all MO010		\$25,000.00
	Subtotal of Estimated Cost			\$300,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2022	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	MEXICO (MO010000001)			\$300,000.00
ID0008	Landscaping(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Striping)	hassen, trinity, ty lue, calhoun, union, lafayette, holt, mac, fieldcrest, seminary, garfield and all MO010		\$50,000.00
ID0009	remodel bathroom(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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	hassen, trinity, central, union, singleton, wade, ty lue, seminary, garfield, all MO010		\$25,000.00
ID0010	exterior paint(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	all MO010		\$150,000.00
ID0011	doors and screens(Dwelling Unit-Exterior (1480)-Exterior Doors)	hassen, union, trinity, wade, mo, mac, fieldcrest, central, seminary, ty lue, calhoun, liberty,		\$50,000.00
ID0012	kitchen remodel(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	hassen, wade, trinity, calhoun, central, garfield, ty lue, seminary, bolivar, all MO010		\$25,000.00
	Subtotal of Estimated Cost			\$300,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2023	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	MEXICO (MO010000001)			\$300,000.00
ID0013	electrical upgrades(Dwelling Unit-Interior (1480)-Electrical)	hassen, trinity, calhoun, holt, central, garfield, wade, mac, fc, and all MO010		\$25,000.00
ID0014	concrete replacement(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	parking lots, sidewalks, and porches, trinity, hassen, calhoun, wade missouri, mac, fc, holt lafayette and all MO010		\$50,000.00
ID0015	roofs(Dwelling Unit-Exterior (1480)-Roofs)	hassen, lafayette, wade, missouri, central, garfield, seminary, ty lue, union and all MO010		\$150,000.00
ID0016	foundations(Dwelling Unit-Exterior (1480)-Foundations)	hassen, central mac fc, trinity, lafayette, seminary, garfield, holt and all MO010		\$50,000.00
ID0017	porches decking(Dwelling Unit-Exterior (1480)-Decks and Patios)	replace porches and or decking trinity, calhoun, central, lafayette, holt, mac, fc, ty lue, hassen, wade, missouri, and all MO010		\$25,000.00
	Subtotal of Estimated Cost			\$300,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2024	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	MEXICO (MO010000001)			\$300,000.00
ID0018	fencing(Dwelling Unit-Site Work (1480)-Fencing)	hassen, trinity, seminary, union, central, ty lue, garfield, mac, fc, wade, missouri and all MO010		\$50,000.00
ID0019	remodel office(Non-Dwelling Interior (1480)-Administrative Building)	admin office and community center, and senior center		\$50,000.00
ID0020	remodel community center(Non-Dwelling Interior (1480)-Community Building)	siding and paint and flooring and bathrooms		\$50,000.00
ID0021	exterior paint and siding(Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding)	senior center and community center and office		\$50,000.00
ID0022	retaining walls(Dwelling Unit-Site Work (1480)-Other)	wade, hassen, liberty, central, seminary, ty lue, trinity, and all MO010		\$50,000.00
ID0023	downspouts and soffit(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	as needed MO010 all property		\$50,000.00

Capital Fund Program - Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2024	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	Subtotal of Estimated Cost			\$300,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2025	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	MEXICO (MO010000001)			\$300,000.00
ID0024	exterior lighting(Dwelling Unit-Exterior (1480)-Exterior Lighting)	MO010 lighting to be installed or upgraded,		\$50,000.00
ID0025	windows(Dwelling Unit-Exterior (1480)- Windows)	replacement of windows MO010 all areas as needed, trinity, hassan, central, seminary, garfield,		\$50,000.00
ID0026	flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	repalce flooring in all units MO010		\$25,000.00
ID0027	kitchen cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	replace kitchen cabinets MO010 trinity, hassan, wade, missouri, seminary, garfield, ty lue, liberty, union calhoum, mac, fc		\$50,000.00
ID0028	flooring(Non-Dwelling Interior (1480)-Community Building)	community center and senior center		\$50,000.00
ID0029	concrete replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	replacement of parking and sidewalks office, community and senior		\$50,000.00

Capital Fund Program - Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2025	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
ID0030	exterior doors(Non-Dwelling Exterior (1480)-Doors)	office, community and senior		
	Subtotal of Estimated Cost			
				\$25,000.00
				\$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. 2943

Resolution Approving Flat Rent for Public Housing FY 2021

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 17th day of November 2020

Denise Harrington, Chairperson

Tammy Dreyer, Board Secretary
Executive Director

Mexico Housing Authority

Flat Rent

2021

Project & BR Size	FMR	Utility Allowance	Flat Rent	80% FMR
MO 10-01				
1	512	72	338	410
2	675	80	460	540
MO 10-02				
0	466	63	310	373
1	512	66	344	410
2	675	73	467	540
3	862	82	608	690
4	915	92	640	732
MO 10-03				
4	915	96	636	732
MO 10-04				
2	675	73	467	540
3	862	82	608	690

Add \$4.00 for units with electric stoves



MEXICO HOUSING AUTHORITY



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RESOLUTION NO. 2944

Resolution Approving Payment Standards for Housing Choice Voucher (Section 8) FY 2021

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 17th day of November 2020

ATTEST:

Denise Harrington, Chairperson

Tammy Dreyer, Board Secretary
Executive Director

2021 Payment Standard for Mexico Housing Authority

BR Size	0	1	2	3	4
Payment Standard	451	517	684	857	925
% of FMR	97%	101%	101%	99%	101%
FMR	466	512	675	862	915