

MEXICO HOUSING AUTHORITY

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

To: MHA Board of Commissioners
From: Tammy Dreyer, ED
Date: May 12, 2017
Re: May 16, 2017 Board Meeting Agendas & Related Materials

Enclosed are the agenda packets for the MHA Board meeting on Tuesday, May 16, 2017. Included in the packets is the information related to the resolution. There will not be any hand written page numbers on this month's Board Reports, I was out of town and Jodie finalized the packet while I was gone. Please note the following:

Consent Agenda

Previous Minutes for Board Meeting March 21, 2017

Executive Director's Report

Financial Report

Bills expended

Section 8 Report-We have been leasing heavy and have made it almost to our BL(baseline) number of 151 vouchers, we have leased as the end of April 148 vouchers. We will be monitoring our BA(budget authority) to make sure we remain as close to the cash management as possible.

Public Housing Report-We are remaining 100 percent occupied in PH and our gearing up for the summer months leasing.

Contract/Capital Fund/Modernization Projects-We are still installing counter tops and upgrading as much as possible in our units as we turn the unit for new leasing. We are out for bid on the burn unit and we are under way in window replacement on Fieldcrest.

Maintenance Reports-We had work orders that did not get closed at the end of the month but rest assured they are closed now. June will be our next preventative maintenance month.

New Business

Board Resolution 2868 Approving Revised Annual Plan-I am revising the Annual plan to add using money to continue upgrading windows, exterior paint, gutters and concrete. We expend all of our CFP money and still have much more to do on our list...

Board Resolution 2869 Revision to Use Proceeds from Bolivar Sale-MHA wants to use this money to continue getting our units renovated, so we can remain physically in good shape,

Board Resolution 2870 Senior Center Lease-it is time to renew our lease,

Board Resolution 2871 Approval for SEMAP Submission-it is time for our submission for our HCV program.

Other Business

Discussion on the burn unit and direction for the expenditures on property

Purchase of a lawnmower

Attached is our monthly newsletter for public housing.

Announcement that MHA won the MONARHO Newsletter Award and one of our HCV participants won the Scholarship Award!!!

Please contact me if you have any questions or need additional information about any of the items on the meeting agenda. 573.581.2294 ext 251 or my cell number is 573.819.6625

enclosures



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

TENATIVE AGENDA REGULAR MEETING MHA Community Building, 828 Garfield Avenue, Mexico, MO 65265 Scheduled for Tuesday, May 16, 2017 at 3:30pm

- 1. Call to order by Chairperson Chris Miller**
- 2. Roll Call by Tammy Dreyer, Executive Director**
- 3. Adoption of Agenda**
- 4. Comments from the Public (limit 3 minutes per person)**

Senior Center Presentation

- 5. Approval of Consent Agenda**

Approval of regular meeting minutes for: March 21, 2017

- 6. Executive Director's Report:**

- a. Financial Reports (April 2017)
- b. Bills Expended (April 2017)
- c. Section 8 Report
- d. Public Housing Report
- e. Contract/Capital Fund/Modernization Projects
- f. Maintenance Reports

- 6. Unfinished Business**

- 7. New Business:**

Board Resolution 2868 Approving Revised Annual Plan, Board Resolution 2869 Revision to Use Proceeds from Bolivar Sale, Board Resolution 2870 Senior Center Lease, Board Resolution 2871 Approval for SEMAP Submission

- 8. Other Business:**

Discussion on burn unit and direction for expenditures on property

MHA had to purchase a lawnmower

Copy of the MHA Public Housing Newsletter

Announcement that MHA won the Scholarship Award for one of our HCV participants and we won the MONARHO Newsletter Award...

9. Comments from Commissioner:

10. Adjournment of Open Meeting:

A complete agenda packet is available for review at the MHA office during regular business hours and posted on the MHA website at: www.mexicocha.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, 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 March 21, 2017

The Board of Commissioners of the Housing Authority of the City of Mexico convened in an Open Meeting on Tuesday, March 21, 2017 at 3:30 PM at the MHA Community Building, 828 Garfield Avenue, Mexico, MO 65265. Commissioner and Board Chair Chris Miller 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 March 21, 2017 in the MHA Community Building at 828 Garfield, Mexico, Missouri 65265. Commissioner and Board Chair Chris Miller called the meeting to order at 3:31pm.

2. **Roll Call** by Executive Director Tammy Dreyer:

The following Commissioners were present:

Commissioner Tad Dobyns
Commissioner Chris Miller
Commissioner
Commissioner Joyce Jackson
Commissioner Rita Jackson

Commissioners excused:

Commissioner Ed Lawton

Others present:

Executive Director/Secretary	Tammy Dreyer
Program Manager	Dawn Mahaney
Finance Manager	Jodie Penn

3. **Adoption of Agenda**

C Miller requested a motion to adopt the Agenda. Commissioner R Jackson made a motion and J Jackson second. All commissioners present voted “aye”, and Chairperson Chris Miller declared the motion approved.

Yes:	T Dobyns, J Jackson, R Jackson
No:	None
Absent:	E Lawton

4. Comments from the public:

None

5. Approval of Consent Agenda(if applicable)

Approval of regular meeting minutes for: February 21, 2017

Chairperson Chris Miller requested a motion to approve the Consent Agenda. A motion was made by Commissioner J Jackson and seconded by Commissioner T Dobyys. All Commissioners present voted “aye” and Chairperson Chris Miller declared the motion carried.

Yes:	T Dobyys, J Jackson, R Jackson
No:	None
Absent:	E Lawton

6. Executive Director Report

Bills Expended February 2017

Executive Directors Report February 2017

Chairperson Chris Miller requested a motion to approve the Executive Director Report. A motion was made by Commissioner R Jackson and seconded by Commissioner T Dobyys. All Commissioners present voted “aye” and Chairperson Chris Miller declared the motion carried.

Yes:	T Dobyys, J Jackson, R Jackson
No:	None
Absent:	E Lawton

7. Unfinished Business

None

8. New Business

Board Resolution 2864 Approving FY Write Off for 2016/2017

Chairperson Chris Miller called for motion to approve Board Resolution 2864. A motion was made by Commissioner J Jackson and seconded by Commissioner R Jackson. Upon a roll call vote of the motion, the following vote was recorded:

Yes:	T Dobyys, J Jackson, R Jackson
No:	None
Absent:	E Lawton

Board Resolution 2865 Approving FY Operating Budget 2017/2018

Chairperson Chris Miller called for motion to approve Board Resolution 2865. A motion was made by Commissioner R Jackson and seconded by Commissioner T Dobyys. Upon a roll call vote of the motion, the following vote was recorded:

Yes: T Dobyys, J Jackson, R Jackson
No: None
Absent: E Lawton

Board Resolution 2866 Approving FY 2016/2017 Operating Budget Revision #1

Chairperson Chris Miller called for motion to approve Board Resolution 2866. A motion was made by Commissioner J Jackson and seconded by Commissioner T Dobyys. Upon a roll call vote of the motion, the following vote was recorded:

Yes: T Dobyys, J Jackson, R Jackson
No: None
Absent: E Lawton

Board Resolution 2867 Approving Acceptance of Declaration of Trust

Chairperson Chris Miller called for motion to approve Board Resolution 2867. A motion was made by Commissioner R Jackson and seconded by Commissioner J Jackson. Upon a roll call vote of the motion, the following vote was recorded:

Yes: T Dobyys, J Jackson, R Jackson
No: None
Absent: E Lawton

9. Other Business:

T Dreyer asked for the Commissioners to pass down their voting sheets for MHA 2017/2018 Board Chair and Vice Chair information. After counting the votes T Dreyer asked for a motion for Chris Miller to remain as Board Chair and Tad Dobyys to become Vice Chair. R Jackson made a motion and J Jackson second. All commissioners present voted "aye", and T Dreyer declared the motion approved.

C Miller requested a motion to cancel April 2017 Board Meeting. Commissioner R Jackson made a motion and J Jackson second. All commissioners present voted "aye", and Chairperson Chris Miller declared the motion approved.

10. Comments from Commissioners:

T Dobyys wanted to say that the Community Conversation that was hosted by CMCA in the Garfield Community Center went very well. The feedback that CMCA received will be beneficial in the future. T Dreyer stated that T Dobyys filled the Community Center with several organizations presents and the conversation went great.

11. Adjournment of Open Meeting:

Chairperson Chris Miller requested a motion to adjourn the Open meeting on March 21, 2017, Commissioner R Jackson made the motion and Commissioner J Jackson seconded. The regular session meeting was adjourned at 4:20 pm

ATTEST:

Chris Miller, Chairperson

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 March 14, 2017, I posted public notice of the March 21, 2017 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

Date

MARCH 2017 CHECK REGISTERS

S = Semi-Monthly

M = Monthly

Q = Quarterly

A = Annually

Check #	Dollars	Date	Vendor	
PH Fund				
00062570	\$78.84	03/01/2017	Always Care	M
00062571	\$661.63	03/01/2017	Ameren Missouri	M
00062572	\$5,844.02	03/01/2017	Brick City Painting & Drywall	
00062573	\$880.58	03/01/2017	Commerce Bank	
00062574	\$300.88	03/01/2017	Delta Dental Lockbox	M
00062575	\$169.60	03/01/2017	Employee travel per diem	
00062576	\$50.00	03/01/2017	Community Center deposit refund	
00062577	\$700.00	03/01/2017	Guardian Pest Control	M
00062578	\$139.10	03/01/2017	HD Supply Facilities Mtce Ltd	
00062579	Void	03/01/2017	Commissioner trave per diem	
00062580	\$154.10	03/01/2017	Marco Technologies LLC	M
00062581	\$40.00	03/01/2017	Community Center deposit refund	
00062582	\$169.60	03/01/2017	Commissioner trave per diem	
00062583	\$604.97	03/01/2017	Missouri American Water Co.	M
00062584	\$674.84	03/01/2017	Payless Plumbing	
00062585	\$32.38	03/01/2017	Plumb Supply Company	
00062586	\$5,424.30	03/01/2017	Sam Robinett Construction, Inc	
00062587	\$57.42	03/01/2017	Standard Insurance Co.	M
00062588	\$405.79	03/01/2017	Staples Advantage	
00062589	\$256.76	03/01/2017	Ultra-Chem, Inc.	
00062590	\$9,291.80	03/01/2017	United Health Care Ins. Co.	M
00062591	\$65.60	03/01/2017	Walmart Community/GEMB	
00062592	\$146.57	03/01/2017	Wright Electric LLC	
00062593	\$38.00	03/01/2017	amerenue-10051113537	M
00062594	\$41.00	03/01/2017	amerenue-2451112366	M
00062595	\$38.00	03/01/2017	Amerenue-6100611405	M
00062596	\$29.00	03/01/2017	amerenue-6351112435	M
00062597	\$23.00	03/01/2017	amerenue-2051113345	M
00062598	\$51.00	03/01/2017	amerenue-5000610588	M
00062599	\$31.00	03/01/2017	amerenue-8134208125	M
00062600	\$41.00	03/01/2017	Amerenue for 4651112270	M
00062601	\$38.00	03/01/2017	amerenue-4451112266	M
00062602	\$38.00	03/01/2017	AmerenMO - 7034208468	M
00062603	\$40.00	03/01/2017	AMEREN UE FOR 6934207167	M
00062604	\$38.00	03/01/2017	Ameren0951112349	M
00062605	\$57.00	03/01/2017	Ameren 9851112342	M
00062606	\$38.00	03/01/2017	amerenue-5051113761	M
00062607	\$41.00	03/01/2017	amerenue-3951112471	M
00062608	\$10.00	03/01/2017	amerenue-6551112500	M
00062609	\$39.00	03/01/2017	Amerenue-3651112468	M
00062610	\$31.00	03/01/2017	amerenue-8651112285	M
00062611	\$38.00	03/01/2017	AmerenMO - #70511-13484	M
00062612	\$2.00	03/01/2017	amerenue-2838113372	M
00062613	\$23.00	03/01/2017	ameren ue-9600610297	M
00062614	\$33.00	03/01/2017	AmerenMO - 4951111462	M

MARCH 2017 CHECK REGISTERS

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Check #	Dollars	Date	Vendor	
00062615	\$30.00	03/01/2017	Ameren 5273800304	M
00062616	\$44.00	03/01/2017	amerenue-2851113259	M
00062617	\$33.00	03/01/2017	Amerenue-4115109351	M
00062618	\$21.00	03/01/2017	AMERENUE-6000611247	M
00062619	\$30.00	03/01/2017	AmerenUE for 38511-13506	M
00062620	\$21.00	03/01/2017	AMEREN UE FOR 1851113410	M
00062621	\$21.00	03/01/2017	AMERENUE FOR 4273800378	M
00062622	\$21.00	03/01/2017	amerenue-8000611405	M
00062623	\$42.00	03/01/2017	amerenue-5373800393	M
00062624	\$59.00	03/01/2017	AmerenMO - 63738-00212	M
00062625	\$2.00	03/01/2017	amerenue-6310212396	M
00062626	\$32.00	03/01/2017	AmerenMO - 72102-12324	M
00062627	\$29.00	03/01/2017	amerenue-8410212560	M
00062628	\$33.00	03/01/2017	Ameren Missouri # 9034208162	M
00062629	\$43.00	03/01/2017	amerenue-8310212296	M
00062630	\$43.00	03/01/2017	AmerenMO - 7310212242	M
00062631	\$36.00	03/10/2017	Audrain County Courthouse	
00062632	\$1,398.85	03/14/2017	Ameren Missouri	M
00062633	\$396.78	03/14/2017	Cintas FAS LOCKBOX 636525	A
00062634	\$9,902.50	03/14/2017	City of Mexico	M
00062635	\$265.74	03/14/2017	Dayne's Waste Disposal, Inc.	M
00062636	\$20,000.00	03/14/2017	General Electric Company	
00062637	\$1,489.02	03/14/2017	Home Depot Credit Services	
00062638	\$739.05	03/14/2017	Housing Interiors, Inc.	
00062639	\$75.00	03/14/2017	IMS	
00062640	\$2,143.03	03/14/2017	Lacrosse Lumber-Mexico	
00062641	\$406.00	03/14/2017	Lindsey Software	M
00062642	\$186.14	03/14/2017	MFA Oil Company-KC	M
00062643	\$4,654.46	03/14/2017	Missouri American Water Co.	M
00062644	\$1,600.00	03/14/2017	Mommens Heating & Cooling, LLC	
00062645	\$50.00	03/14/2017	Community Center deposit refund	
00062646	\$503.50	03/14/2017	Purchase Power	
00062647	\$545.34	03/14/2017	Socket	M
00062648	\$457.35	03/14/2017	The P I Company	M
00062649	\$114.82	03/14/2017	U.S. Cellular	M
00062650	\$622.00	03/14/2017	Urlaub & Co., PLLC	M
00062651	\$423.40	03/14/2017	Westlakes Hardware MO-019	
bank trsfer	\$1,186.15	03/14/2017	Ameritas Retirement plan	S
00062652	\$3.00	03/23/2017	PH Tenant account refund	
bank trsfer	\$1,463.99	03/14/2017	Ameritas Retirement plan	S
00062653	\$78.84	03/31/2017	Always Care	M
00062654	\$1,811.32	03/31/2017	Ameren Missouri	M
00062655	\$14,528.47	03/31/2017	Audrain County Courthouse	A
00062656	\$758.96	03/31/2017	Commerce Bank	
00062657	\$300.88	03/31/2017	Delta Dental Lockbox	M
00062658	\$1,959.28	03/31/2017	Erdel & Wood Home	

MARCH 2017 CHECK REGISTERS

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Check #	Dollars	Date	Vendor	
00062659	\$30.00	03/31/2017	Community Center deposit refund	
00062660	\$50.00	03/31/2017	Community Center deposit refund	
00062661	\$5,713.70	03/31/2017	Greenhead Construction LLC	
00062662	\$700.00	03/31/2017	Guardian Pest Control	M
00062663	\$786.49	03/31/2017	Housing Interiors, Inc.	
00062664	\$1,250.00	03/31/2017	HousingManager.com	
00062665	\$1,340.39	03/31/2017	Lacrosse Lumber-Mexico	
00062666	\$412.00	03/31/2017	Lindsey Software	M
00062667	\$10.50	03/31/2017	Loyds Locks Co	
00062668	\$342.70	03/31/2017	Marco Technologies LLC	Q
00062669	\$5.00	03/31/2017	Miller Tire Company	
00062670	\$3,766.23	03/31/2017	Missouri American Water Co.	M
00062671	\$208.20	03/31/2017	Mommens Heating & Cooling, LLC	
00062672	\$117.00	03/31/2017	PITNEY BOWES INC	
00062673	\$22,001.70	03/31/2017	Sam Robinett Construction, Inc	
00062674	\$66.75	03/31/2017	Sound Solutions	
00062675	\$57.42	03/31/2017	Standard Insurance Co.	M
00062676	\$144.52	03/31/2017	Staples Advantage	
00062677	\$50.00	03/31/2017	Community Center deposit refund	
00062678	\$115.66	03/31/2017	U.S. Cellular	M
00062679	\$7,973.14	03/31/2017	United Health Care Ins. Co.	M
00062680	\$73.81	03/31/2017	Walmart Community/GEMB	
00062681	\$231.54	03/31/2017	Westlakes Hardware MO-019	
00062682	\$40.00	03/31/2017	Sound Solutions	
bank trsfer	\$340.00	03/31/2017	Canon Financial	M
	\$141,337.40			
Section 8 Fund				
00018395	\$1,302.00	03/01/2017	Ameren Missouri	M
00018396	\$275.00	03/01/2017	JUDY BIRD	M
00018397	\$2,408.00	03/01/2017	Berkshire Estates, LP	M
00018398	\$500.00	03/01/2017	Century 21	M
00018399	\$1,802.00	03/01/2017	Chris Bohr	M
00018400	\$394.00	03/01/2017	Jerry Boles	M
00018401	\$759.00	03/01/2017	Brenda Bryan	M
00018402	\$469.00	03/01/2017	Henry Butts	M
00018403	\$362.00	03/01/2017	Larry Carline	M
00018404	\$1,253.00	03/01/2017	Paul Carlson	M
00018405	\$6,061.00	03/01/2017	Cedar Grove LLC	M
00018406	\$5.00	03/01/2017	Consolidated Electric Coop	M
00018407	\$708.00	03/01/2017	SAMMY DYSART	M
00018408	\$474.00	03/01/2017	Davidson, Dan	M
00018409	\$825.00	03/01/2017	Grooms, James W.	M
00018410	\$643.00	03/01/2017	STEVE & CYNTHIA HARTING	M
00018411	\$686.00	03/01/2017	Ed Hammett	M
00018412	\$474.90	03/01/2017	Housing Authority of Sedalia	M

MARCH 2017 CHECK REGISTERS

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Check #	Dollars	Date	Vendor	
00018413	\$273.00	03/01/2017	Hudson, Dustin	M
00018414	\$222.00	03/01/2017	Raymond Iman	M
00018415	\$2,604.00	03/01/2017	Barbara Jones	M
00018416	\$736.00	03/01/2017	K & C Properties, LLC	M
00018417	\$1,701.00	03/01/2017	Lick Branch Properties, LLC	M
00018418	\$4,609.00	03/01/2017	MEXICO MEADOWS	M
00018419	\$381.00	03/01/2017	RALPH MIKA	M
00018420	\$203.00	03/01/2017	Frank Marth	M
00018421	\$1,047.00	03/01/2017	Estil Meeks	M
00018422	\$1,512.00	03/01/2017	Maco Management	M
00018423	\$624.00	03/01/2017	Joshua Newlon	M
00018424	\$706.00	03/01/2017	Warren Nordwald	M
00018425	\$716.00	03/01/2017	Paul L. Peters Jr.	M
00018426	\$550.00	03/01/2017	Stuart Pfeifer	M
00018427	\$1,743.00	03/01/2017	ROGERS, GREGORY MARK	M
00018428	\$215.00	03/01/2017	Reaser, Elvera	M
00018429	\$294.00	03/01/2017	Clarence Replogle	M
00018430	\$309.00	03/01/2017	Don Rittmann	M
00018431	\$194.00	03/01/2017	Rural Real Estate Holdings LLC	M
00018432	\$155.00	03/01/2017	SAP INVESTMENTS	M
00018433	\$207.00	03/01/2017	Schinkel Rentals	M
00018434	\$409.00	03/01/2017	Smith Properties	M
00018435	\$517.00	03/01/2017	Virgil O. Schroff Trust	M
00018436	\$560.00	03/01/2017	Roger Shuck	M
00018437	\$1,646.00	03/01/2017	DBA Country Place	M
00018438	\$87.00	03/01/2017	Thomas, Garnett and Joann	M
00018439	\$797.00	03/01/2017	CLIFFORD WILSON	M
00018440	\$255.00	03/01/2017	La Shonia West	M
00018441	\$715.00	03/01/2017	William David Holdings LLC	M
00018442	\$276.00	03/01/2017	GARY & SUSAN YELTON	M
00018443	\$1,847.00	03/01/2017	Cotton Top II, LLC	M
00018444	\$644.00	03/01/2017	James Zumwalt	M
00018445	\$169.00	03/13/2017	Ameren Missouri	M
00018446	\$111.00	03/13/2017	Lick Branch Properties, LLC	M
00018447	\$161.00	03/31/2017	Berkshire Estates, LP	M
00018448	\$160.00	03/31/2017	ROGERS, GREGORY MARK	M
	\$46,755.90			

APRIL 2017 CHECK REGISTERS

S = Semi-Monthly
M = Monthly
Q = Quarterly
A = Annually

Check #	Dollars	Date	Vendor	
PH Fund				
00062683	\$38.00	04/03/2017	amerenue-10051113537	M
00062684	\$41.00	04/03/2017	amerenue-2451112366	M
00062685	\$38.00	04/03/2017	Amerenue-6100611405	M
00062686	\$29.00	04/03/2017	amerenue-6351112435	M
00062687	\$23.00	04/03/2017	amerenue-2051113345	M
00062688	\$51.00	04/03/2017	amerenue-5000610588	M
00062689	\$31.00	04/03/2017	amerenue-8134208125	M
00062690	\$41.00	04/03/2017	Amerenue for 4651112270	M
00062691	\$38.00	04/03/2017	amerenue-4451112266	M
00062692	\$38.00	04/03/2017	AmerenMO - 7034208468	M
00062693	\$40.00	04/03/2017	AMEREN UE FOR 6934207167	M
00062694	\$38.00	04/03/2017	AmerenMO - 9851112342	M
00062695	\$38.00	04/03/2017	amerenue-5051113761	M
00062696	\$38.00	04/03/2017	AMEREN UE FOR 20342-08276	M
00062697	\$10.00	04/03/2017	amerenue-6551112500	M
00062698	\$39.00	04/03/2017	Amerenue-3651112468	M
00062699	\$31.00	04/03/2017	amerenue-8651112285	M
00062700	\$38.00	04/03/2017	AmerenMO - #70511-13484	M
00062701	\$2.00	04/03/2017	amerenue-2838113372	M
00062702	\$23.00	04/03/2017	ameren ue-9600610297	M
00062703	\$21.00	04/03/2017	amerenue-2700610292	M
00062704	\$33.00	04/03/2017	AmerenMO - 4951111462	M
00062705	\$30.00	04/03/2017	AmerenMO - 5273800304	M
00062706	\$44.00	04/03/2017	amerenue-2851113259	M
00062707	\$30.00	04/03/2017	Amerenue-4115109351	M
00062708	\$21.00	04/03/2017	AMERENUE-6000611247	M
00062709	\$30.00	04/03/2017	AmerenUE for 38511-13506	M
00062710	\$21.00	04/03/2017	AMEREN UE FOR 1851113410	M
00062711	\$21.00	04/03/2017	AMERENUE FOR 4273800378	M
00062712	\$21.00	04/03/2017	amerenue-8000611405	M
00062713	\$38.00	04/03/2017	amerenue-5373800393	M
00062714	\$59.00	04/03/2017	AmerenMO - 63738-00212	M
00062715	\$29.00	04/03/2017	amerenue-8410212560	M
00062716	\$33.00	04/03/2017	Ameren Missouri # 9034208162	M
00062717	\$43.00	04/03/2017	amerenue-8310212296	M
00062718	\$43.00	04/03/2017	AmerenMO - 7310212242	M
bank trsfer	\$1,325.99	04/10/2001	Ameritas Retirement plan	S
00062719	\$20.00	04/17/2017	PH Tenant account refund	
00062720	\$140.00	04/17/2017	PH Tenant account refund	
00062721	Void	04/17/2017	PH Tenant account refund	
00062722	\$368.00	04/19/2017	Ameren Missouri	M
00062723	\$9,875.29	04/19/2017	City of Mexico	M
00062724	\$210.74	04/19/2017	Dayne's Waste Disposal, Inc.	M

APRIL 2017 CHECK REGISTERS

S = Semi-Monthly
M = Monthly
Q = Quarterly
A = Annually

Check #	Dollars	Date	Vendor	
00062725	\$300.88	04/19/2017	Delta Dental Lockbox	M
00062726	\$89.64	04/19/2017	Employee travel per diem	
00062727	\$700.00	04/19/2017	Guardian Pest Control	M
00062728	\$419.57	04/19/2017	MFA Oil Company-KC	M
00062729	\$154.10	04/19/2017	Marco Technologies LLC	M
00062730	\$346.29	04/19/2017	May Communications	
00062731	\$672.06	04/19/2017	Missouri American Water Co.	M
00062732	\$12.99	04/19/2017	O'Reilly Automotive, Inc.	
00062733	\$61.19	04/19/2017	PITNEY BOWES INC	
00062734	\$89.64	04/19/2017	Employee travel per diem	
00062735	\$105.09	04/19/2017	Plumb Supply Company	
00062736	\$130.00	04/19/2017	Rick's Electrical Service	
00062737	\$636.04	04/19/2017	Socket	M
00062738	\$495.46	04/19/2017	Staples Advantage	
00062739	\$418.20	04/19/2017	The P I Company	M
00062740	\$1,626.80	04/19/2017	Wolverine Brass, Inc.	
bank trsfer	\$1,239.59	04/25/2017	Ameritas Retirement plan	S
bank trsfer	\$340.00	04/30/2017	Canon Financial	M
	\$20,959.56			
Section 8 Fund				
00018449	\$211.00	04/03/2017	Ahmann, Thomas & Linda	M
00018450	\$1,720.00	04/03/2017	Ameren Missouri	M
00018451	\$275.00	04/03/2017	JUDY BIRD	M
00018452	\$212.00	04/03/2017	Belcher Kelly L	M
00018453	\$2,735.00	04/03/2017	Berkshire Estates, LP	M
00018454	\$500.00	04/03/2017	Century 21	M
00018455	\$2,362.00	04/03/2017	Chris Bohr	M
00018456	\$394.00	04/03/2017	Jerry Boles	M
00018457	\$931.00	04/03/2017	Brenda Bryan	M
00018458	\$91.00	04/03/2017	Bryson Kelley M	M
00018459	\$469.00	04/03/2017	Henry Butts	M
00018460	\$1,253.00	04/03/2017	Paul Carlson	M
00018461	\$6,290.00	04/03/2017	Cedar Grove LLC	M
00018462	\$5.00	04/03/2017	Consolidated Electric Coop	M
00018463	\$476.00	04/03/2017	SAMMY DYSART	M
00018464	\$474.00	04/03/2017	Davidson, Dan	M
00018465	\$825.00	04/03/2017	Grooms, James W.	M
00018466	\$373.00	04/03/2017	STEVE & CYNTHIA HARTING	M
00018467	\$823.00	04/03/2017	Ed Hammett	M
00018468	\$474.90	04/03/2017	Housing Authority of Sedalia	M
00018469	\$273.00	04/03/2017	Hudson, Dustin	M
00018470	\$222.00	04/03/2017	Raymond Iman	M

APRIL 2017 CHECK REGISTERS

S = Semi-Monthly
M = Monthly
Q = Quarterly
A = Annually

Check #	Dollars	Date	Vendor	
00018471	\$2,603.00	04/03/2017	Barbara Jones	M
00018472	\$752.00	04/03/2017	K & C Properties, LLC	M
00018473	\$1,812.00	04/03/2017	Lick Branch Properties, LLC	M
00018474	\$4,606.00	04/03/2017	MEXICO MEADOWS	M
00018475	\$381.00	04/03/2017	RALPH MIKA	M
00018476	\$203.00	04/03/2017	Frank Marth	M
00018477	\$1,047.00	04/03/2017	Estil Meeks	M
00018478	\$1,549.00	04/03/2017	Maco Management	M
00018479	\$885.00	04/03/2017	Joshua Newlon	M
00018480	\$773.00	04/03/2017	Warren Nordwald	M
00018481	\$716.00	04/03/2017	Paul L. Peters Jr.	M
00018482	\$550.00	04/03/2017	Stuart Pfeifer	M
00018483	\$550.00	04/03/2017	Mark R Prater	M
00018484	\$2,050.00	04/03/2017	ROGERS, GREGORY MARK	M
00018485	\$215.00	04/03/2017	Reaser, Elvera	M
00018486	\$294.00	04/03/2017	Clarence Replogle	M
00018487	\$309.00	04/03/2017	Don Rittmann	M
00018488	\$194.00	04/03/2017	Rural Real Estate Holdings LLC	M
00018489	\$155.00	04/03/2017	SAP INVESTMENTS	M
00018490	\$207.00	04/03/2017	Schinkel Rentals	M
00018491	\$409.00	04/03/2017	Smith Properties	M
00018492	\$517.00	04/03/2017	Virgil O. Schroff Trust	M
00018493	\$560.00	04/03/2017	Roger Shuck	M
00018494	\$1,787.00	04/03/2017	DBA Country Place	M
00018495	\$87.00	04/03/2017	Thomas, Garnett and Joann	M
00018496	\$794.00	04/03/2017	CLIFFORD WILSON	M
00018497	\$255.00	04/03/2017	La Shonia West	M
00018498	\$715.00	04/03/2017	William David Holdings LLC	M
00018499	\$276.00	04/03/2017	GARY & SUSAN YELTON	M
00018500	\$1,847.00	04/03/2017	Cotton Top II, LLC	M
00018501	\$551.00	04/03/2017	James Zumwalt	M
00018502	\$373.00	04/07/2017	Berkshire Estates, LP	M
00018503	\$230.00	04/19/2017	Berkshire Estates, LP	M
00018504	\$130.00	04/28/2017	Chris Bohr	M
00018505	\$79.00	04/28/2017	Cedar Grove LLC	M
00018506	\$308.00	04/28/2017	Smith Properties	M
00018507	\$37.00	04/28/2017	Berkshire Estates, LP	M
	\$50,194.90			

Housing Choice Voucher Report FY 2016/2017

[illegible]

[illegible][illegible]

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

April 2017

Current Modernization Projects

1. We have completed forty occupied countertops.
2. Continuing the upgrades on the light fixtures, vanities, faucets and door knobs.
3. We are modernizing kitchens by replacing lights above the kitchen sink
4. We are building ADA compliant decks on porches, on a reasonable accommodation bases, we have built 5.
5. We are also replacing unit tile as needed and funds available.

Current Capital Fund

1. The window replacement for Fieldcrest has begun.

Current Contracting

1. The bidding process for 713 Lafayette restoration is underway,

Housing Authority of the City of Mexico
Monthly Report for Housing Authority Board
4/1/2017 TO 4/30/2017

WORK ORDERS

Received	Processed
152	149

Routine Work Received	Avg. Completion Time Routine
147	27.133 Hrs.

Emergency Work Received	Avg. Completion Time Emergency
2	1.000 Hrs.

All Other Work Received	Avg. Completion Time Other
3	83.367 Hrs.

PRODUCTION

Routine work orders with completion time over 24 hours:	36
Emergency work orders with completion time over 24 hours:	0

Work Orders called in this month/Outstanding 1st day of next month: 3

W/O #	Work Order Date	Reason Not Complete
132132	04/25/2017	
132152	04/28/2017	> Complete
132156	04/28/2017	

Work orders completed from prior months: 0

Work orders still outstanding from prior months: 0

(** = Emergency Work Orders over 24 hours old.)

Report Criteria

PHA:

Project:

Starting Date: 4/1/2017

Ending Date: 4/30/2017

Staff Generated Work Orders: False



MEXICO HOUSING AUTHORITY

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RESOLUTION NO. 2868

RESOLUTION APPROVING THE REVISION to MHA PHA Plan/5 Year Plan and 2017 Annual Plan

WHEREAS, the Housing Authority of the City of Mexico (MHA) through the Department of Housing and Urban Development (HUD) receives funds for the management and administration of its housing programs, and

WHEREAS, HUD requires all housing authorities to prepare a PHA Plan and submit a 5 Year Plan and Annual Plan for each year in accordance with HUD's rules and regulations, and

WHEREAS, from time to time revisions are needed to change the course of the PHA Plan, due to budget restraints and needs of our units, and

NOW, THEREFORE BE IT RESOLVED, that at a regular Board Meeting of the Board of Commissioners duly called and held on the 16th day of May 2017, The Board of Commissioners approved /authorized the submission of the REVISED MHA's PHA Plan, 5 year Plan and 2017 Annual Plan.

Passed this 16th day of May 2017

Chris Miller, 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: <u>Mexico Housing Authority</u> PHA Code: <u>MO010</u></p> <p>PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2017</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>203</u> Number of Housing Choice Vouchers (HCVs) <u>151</u></p> <p>Total Combined <u>354</u></p> <p>PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" 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" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 15%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 12.5%;">PH</th> <th style="width: 12.5%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></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.	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).
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <u>Five-Year PHA Plan</u> submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>DECONCENTRATION POLICY</p> <p>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. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.</p> <p>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.</p> <p>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.</p> <p>OR</p> <p>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.</p> <p>DECONCENTRATION INCENTIVES</p> <p>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.</p> <p>Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</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. 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 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 and single moms and young starting families.</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

	<p>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 Implement a Smoke Free Policy Promoting AFFH</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods. <input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development. <input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. <input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>MHA will be implementing a New Smoke Free Policy to take affect April 2017</p> <p>MHA is in the process of Disposition of 8 units (607, 609, 613, 615, 701, 703, 707, 709 Bolivar) which MHA is losing two one bedroom units, four two bedroom units, and two three bedroom units. MHA would like to either build one bedroom units which seem to be in high demand according to the waitlist for this size unit being so large and/or buy already standing units to convert to PH units.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <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>The Housing Authority of the City of Mexico (MHA) is a small, rural authority with less than 250 dwelling units(211) 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;</p> <ol style="list-style-type: none"> To provide high quality maintenance service Ensure Equal Opportunity in Housing Improve public housing management (PHAS score) Maintain the availability of decent, safe and affordable Housing Improve the quality of assisted Housing Improve community quality of life and economic vitality Promote self-sufficiency and asset development of families and individuals Improve customer service. Keep Choice Neighborhood Housing a priority through our deconcentration process. Promote Fair Housing/LGBT/AFFH Make units more accessible by doing concrete upgrades using reserves from operating budget and proceeds from Bolivar Sale. Replace housing stock with new or already existing units, using proceeds from the sale of Bolivar units. Implement a Smoke Free Housing environment Promote AFFH <p>PROGRESS REPORT FROM THE PREVIOUS 5-Year Plan.</p>

	<ol style="list-style-type: none"> 1. Replaced 112 units with new windows 2. Replace 86 Water Heaters, upgrade to energy efficient water heaters. 3. Replace 34 Ranges for energy efficiency. 4. Repaired 30 sinking foundations 5. Replaced 46 roofs 6. Replacement of 19 Refrigerators 7. Replacement of 31 Countertops 8. Painting of 25 Exterior Buildings 9. Continuous replacement of sidewalks, driveways, porches, & retaining walls 10. Continuous landscaping/erosion control 11. Continuous replacement/upgrades of lighting, vanity's, ranges, refrigerators, & faucets in units <p>AFFH 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 • Varying deadlines based on current Consolidated/PHA Plan <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>
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.	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process.</p> <p>(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.</p> <p>(d) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
C.2	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-SM</u>, <i>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.</p>
D	Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.
D.1	<p>Civil Rights Certification.</p> <p><u>Form 50077-SM-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

D.2	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the PHA Plan? Y N <input type="checkbox"/> <input checked="" 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. <u>Form HUD 50077-SL</u> , <i>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 May 20, 2016

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\(j\)\)](#)

☐ **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 retain a benefit. The information requested does not lend itself to confidentiality.



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

RESOLUTION NO. 2869

RESOLUTION APPROVING THE USE OF PROCEEDS FROM THE BOLIVAR SALE

WHEREAS, the Housing Authority of the City of Mexico (MHA) through the Department of Housing and Urban Development (HUD) receives funds for the administration and management of public housing program through the Operating Fund, and

WHEREAS, MHA sold 8 units on Bolivar, consisting of 607, 609, 613, 615, 701, 703, 707, and 709 Bolivar Street, Mexico, MO 65265, and

WHEREAS, MHA is seeking approval to use the proceeds from the sale of Bolivar to upgrade units, concrete, windows, exterior paint, gutters and decking throughout the property, and

NOW, THEREFORE BE IT RESOLVED that at a regular Board Meeting of the Board of Commissioners duly called and held on the 16th day of May, 2017, that the Board of Commissioners of the Housing Authority of the City of Mexico hereby approves the use of proceeds from the sale 8 Bolivar units to be used for curb appeal and upgrades throughout.

Passed this 16th day of May, 2017

Chris Miller, Chairperson

ATTEST:

Tammy Dreyer, Board Secretary
Executive Director, Mexico Housing Authority



MEXICO HOUSING AUTHORITY

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

May 16, 2017

Dear Field Office St Louis,

Mexico Housing Authority recently sold 8 units on Bolivar and previously thought we would like to purchase additional housing to replace these units. As a PHA with an active waitlist one bedroom units seem to be the popular size unit we would be interested in. Due to this size community there is no available one bedroom units on the market, nor do we for see this to happen in the future.

With the forever changing budget restraints put upon PHA's and the competitive rental market, MHA would like to use the proceeds we received from sale of 8 Bolivar units to upgrade our units. MHA would like to make more energy efficient and curb appealing units for the low income community we serve. Every year we run out of our Capital Fund money before we complete a project. Our units are need of some repairs which would make them more accessible, energy efficient, and competitive in this rural low income market.

Mexico Housing Authority has a vision to remain the leader in providing low income housing that meets safe, decent and sanitary housing for the Mexico, Mo community. MHA is trying to complete installation of energy efficient windows, exterior paint and guttering. MHA's property is in need of a lot of concrete replacement for trip hazards and crumbling concrete from being old. MHA would like to replace all concrete steps from the driveways to the entrance of the unit with ramp style sidewalks. This would make our units more accessible for those whom need this accommodation. Concrete is a very expensive necessity and MHA's concrete is need of replacement and repairs.

Thank you for considering our path of improvement, energy savings measures and curb appeal.

Mexico Housing Authority



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

RESOLUTION NO. 2870 RESOLUTION APPROVING SENIOR CENTER LEASE

WHEREAS, the Housing Authority of the City of Mexico (MHA) through the Department of Housing and Urban Development (HUD) receives funds for the administration and management of public housing program through the Operating Fund, and

WHEREAS, the Senior Center lease agreement renewal is due for annual update to reflect the needs of the Mexico Housing Authority, and

WHEREAS, the rental amount should not be set so high as to create a burden but to be set to offset the cost of housing the organization so that it does not put an undue burden on the Housing Authority's operating budget, and

NOW, THEREFORE BE IT RESOLVED that at a regular Board Meeting of the Board of Commissioners duly called and held on the 16th day of May 2017, that the Board of Commissioners of the Housing Authority of the City of Mexico hereby approves the Senior Center Lease agreement.

Passed this 16th day of May 2017

Chris Miller, Chairperson

ATTEST:

Tammy Dreyer, Board Secretary
Executive Director, Mexico Housing Authority

MHA costs associated with
Mexico Senior Center
Calendar Year 2016

	Annual \$
Property Insurance	\$ 1,871.53
HVAC repairs	\$ 1,049.60
Plumbing repairs	\$ 360.17
Mowing expenses	\$ 650.00
Misc Mtce expenses	<u>\$ 575.00</u>
TOTAL	\$ 4,506.30
Estimated Monthly Expense	\$ 375.53
Current Monthly Lease Income	\$ 125.00
Net Profit (Loss) per month	\$ (250.53)
Annual Loss	\$ (3,006.30)
Estimated FMV Rent	\$1000/month

MEXICO HOUSING AUTHORITY

828 GARFIELD AVENUE

MEXICO, MISSOURI 65265

LEASE OF REAL ESTATE

THIS LEASE (the "Lease") is made and entered into this First day of July, 2017, by and between HOUSING AUTHORITY OF THE CITY OF MEXICO, MISSOURI (hereinafter referred to as "Lessor"), and MEXICO SENIOR CENTER, INC., a Missouri non-profit corporation (hereinafter referred to as "Lessee").

In consideration of the mutual covenants contained herein the Parties agree as follows:

1. **PREMISES:** Lessor leases to Lessee and Lessee leases from Lessor, premises located at 606 Park Street, Mexico, Audrain County, Missouri and more particularly described as follows:

Lots 1,2,3,4 & 5 of Garfield Heights Addition Subdivision II, Block I, in the
City of Mexico, County of Audrain and State of Missouri.

2. **TERM:** The term of this Lease shall be for one year, beginning on the 1st day of July, 2017, and terminating on the 30th day of June, 2018. This lease can be null and void by a thirty (30) day notice by either party at anytime by written notice.

3. **RENT:** The total annual base rent under this Lease shall be \$ or annual lump sum or payable in equal monthly installments of \$ per month in advance on the first (1st) day of each calendar month during the term of this Lease. All payments shall be mailed to the Housing Authority of the City of Mexico, Missouri, P.O. Box 484, Mexico, Missouri 65265 or hand delivered to the Lessor's office in Mexico.

4. **USE OF PREMISES:** The premises are to be used solely for the purposes of Mexico Senior Center, Inc. business. Lessee shall restrict its use to such purposes and shall not use or permit the use of premises for any other purpose without the advance written consent of Lessor. Lessee shall not allow any waste or nuisance on the premises or use or allow the premises to be used for any unlawful purpose. Lessee agrees the Lessee will keep the premises free from any debris, trash, filth, and will not do anything to create a danger or fire or cause an increase in insurance rates or to cause a cancellation of insurance. Plumbing fixtures shall be used for the purposes intended only, and cloth, grease, cardboard or any other materials not designed for disposal in this manner shall not be placed in and disposed of in any plumbing fixture. Lessee shall comply with all municipal ordinances, and the building and safety codes and health regulations of the City of Mexico.

5. **ASSIGNMENT, SUBLEASE OR LICENSE:** Lessee shall not assign or sublease the premises or any portion thereof, or allow any other persons or businesses to occupy the premises without first obtaining the written consent of the Lessor, which consent may be withheld in the sole and absolute discretion of Lessor. Any unauthorized assignment, subleases or license to occupy by Lessee shall void and terminate this Lease at

the option of Lessor. The rights and interest of Lessee in this Lease are not assignable without written consent of Lessor.

6. ENTRY ON PREMISES BY LESSOR: Lessor, its officers, agents, directors, and employees, reserve the right to enter on the premises at reasonable times to inspect the premises, to perform any required maintenance, to make alterations or additions deemed necessary by Lessor, to show the premises to prospective tenants or for other reasonable purposes and Lessee shall permit Lessor to do so at anytime.

7. CONDITION OF PREMISES: Lessee has examined the premises and finds them to be in a safe and habitable condition; in good order and repair. Lessor makes no express warranties as to the condition of the rental premises.

8. UTILITIES: Lessee shall arrange for and bear the cost of all utility services furnished to the premises during the lease term. Lessee shall be responsible for replacing any lighting materials as needed.

9. INSURANCE: Lessee shall obtain and maintain in force a public liability insurance policy covering the demised premises during the term of the lease. The policy shall also protect Lessor against liability for injury or death of persons or loss or damage to property occurring on or about the demised premises, and Lessor shall be named as an additional insured on any public liability insurance policy obtained pursuant to this paragraph of this Lease. Such insurance policy shall contain a clause stating that the insurer will not cancel or change the insurance without first giving Lessor thirty (30) days prior written notice. Lessee shall be responsible for insuring Lessee's own personal property on the premises and will provide Lessor with a copy of Lessee's policy covering Lessee's personal property. Mexico Housing Authority should also be listed as an additional named insured on the personal property policy to protect the Lessor in case someone gets injured on Lessee's personal property. Any public liability policy obtained by Lessee pursuant to this paragraph of this Lease shall provide for insurance in an amount no less than One Million Dollars (\$1,000,000) in respect to any one occurrence, and not less than Two Million Dollars (\$2,000,000) in the aggregate. Lessee shall provide Lessor with a copy of such policy and shall confirm its continued existence in full force and effect upon request by Lessor. Failure of Lessee to comply with the terms of this paragraph of this Lease shall be deemed a material breach of this Lease.

10. ALTERATIONS AND MODIFICATIONS: Lessee shall not make any alterations or modifications to the premises without the prior written approval of Lessor, which consent may be withheld in Lessor's sole and absolute discretion. Any alterations or modifications formally approved by Lessor shall become part of the demised premises and title thereto shall vest in Lessor.

11. SURRENDER OF PREMISES: Lessee shall on the last day of the term, or on earlier termination of the Lease, quietly surrender and deliver the demised premises to Lessor in good condition and repair, ordinary wear excepted.

12. MAINTENANCE AND REPAIRS: Lessee shall be responsible for maintaining the yard and grounds, including grass cutting, weed control, snow and ice removal. Lessee shall be responsible for any painting which is required on the interior of the building.

Lessee shall promptly remove ice and snow as necessary and as required by local ordinance.

Lessor shall be responsible for normal routine maintenance on heating, cooling systems, electrical and plumbing systems, and the painting and upkeep of the exterior of the building, and basic upkeep of the driveway.

13. **DESTRUCTION OF PREMISES:** In the event of a destruction of the premises during the term of the Lease from any cause this Lease shall terminate. In the event of a partial destruction that does not render the premises unfit for occupancy, the premises may be restored by Lessor at Lessor's option and Lessee shall pay a reasonable rent during restoration for that portion fit for occupancy.

14. **TERMINATION:** Lessor may terminate this Agreement prior to the expiration of the Lease term in the event: (a): (i) Lessee shall fail to pay rent or other sums which Lessee is obligated to pay pursuant to any provision of this Lease when and as it is due; or (ii) Lessee breaches any covenant or agreement of Lessor contained within this Lease, and such failure to pay rent or such breach is not cured within thirty (30) days after Lessee receives written notice from Lessor of such breach; or (b) Lessor loses its funding or otherwise ceases to exist as a business entity. Lessee shall have the option to cancel this lease by giving thirty days advance notice in the event that State and/or Federal funding is eliminated for CMAAA.

15. **HOLDS HARMLESS:** Lessor shall not be liable to Lessee or any of Lessee's guests, invitees, agents or employees for any loss, injury or damage to them or their persons or property while they are on said property. All persons and personal property in or on said property shall be at the sole risk and responsibility of Lessee. Lessee hereby expressly and without reservation agrees to save Lessor harmless in all such matters, unless such injury or damage is committed deliberately and with malice by the Lessor.

16. **COSTS OF ENFORCEMENT:** If the Lessee defaults in the performance of any obligations imposed on Lessee by this lease agreement, including, but not limited to, a default in the payment of any money or a refusal of the Lessee to vacate the premises, then Lessee covenants and agrees to pay the Lessor all costs and fees involved in correcting the default and/or collecting the money including reasonable attorney's fees incurred by the Lessor, notwithstanding the fact that a suit has not yet been instituted, and if a suit is instituted, the Lessee shall also pay the costs of the suit.

17. **NO WAIVER:** Failure of the Lessor to insist upon the strict performance of the terms, covenants, agreements and conditions herein contained, or any of them, shall not constitute or be construed as a waiver or relinquishment of the Lessor's right thereafter to enforce any such term, covenant, agreement, or condition, but the same shall continue in full force and effect. Further, acceptance of rental payments during any such breach shall not be construed as a waiver or relinquishment of any of Lessor's rights under this lease.

18. **ABANDONMENT OF PERSONAL PROPERTY BY LESSEE:** At the termination of this lease, Lessee shall remove all of Lessee's personal property from the premises and leave the premises in a "broom clean" condition. Any personal property of Lessee remaining on the real estate after the termination of this Lease shall be deemed abandoned and shall become the property of Lessor and if said property is disposed of by the Lessor, the Lessee will pay the cost of the trash hauling fees and removal.

19. **NOTICE OF DEFECT:** Lessee will give Lessor notice of any known defect, breakage, malfunction, or damage to or in the structure, equipment or fixtures in or on said premises. This covenant, however, does not obligate, and is not to be understood, interpreted, construed, or in any way to imply that Lessor is obligated or expected to repair or correct such defect breakage, malfunction, or damage except as already provided.

20. TRASH RECEPTACLES: Lessee shall provide appropriate receptacles for the collection, storage, and removal of garbage, rubbish and other waste and arrange for the prompt removal of same.

21. ESTOPPEL CERTIFICATES: Lessee agrees, within ten (10) days after written request by Lessor, to execute, acknowledge and deliver to and in favor of any proposed mortgagee or purchaser of the demised premises, an estoppel certificate, in the form customarily used by such proposed mortgagee or purchaser.

22. HAZARDOUS SUBSTANCES:

a. As used herein, "Hazardous Substances" shall mean any substance, material or waste that is regulated by any federal, state or local government, or quasi-governmental authority because of its toxicity, infectiousness, radioactivity, explosiveness, ignitability, corrosiveness or reactivity; and "Environmental Requirements" shall mean all legal requirements relating to industrial hygiene, protection of human health, hazard communication, employee right-to-know, environmental protection, or the use, handling, storage, disposal, control, transportation or emission of any Hazardous Substances.

b. Lessee shall not cause or knowingly permit any Hazardous Substances to be brought upon, generated, produced, kept or used in or about the premises by Lessee or any of Lessee's employees, agents, officers, directors, invitees, or licensees, without Lessor's written consent.

c. Lessee agrees to indemnify and hold Lessor and Lessor's parties harmless from and against any and all claims, liabilities, penalties, fines, judgments, forfeitures, losses (including without limitations reasonable attorney's fees, consultant fees, expert fees, and costs), arising out of or in connection with Lessee's failure to comply with any and all Environmental Requirements in connection with any Hazardous Substances.

23. SIGNAGE: Lessee shall not erect any sign or signs on the exterior demised premises without the prior written consent of Lessor. All signs shall comply with applicable ordinances and determination of such requirements and compliance therewith shall be the responsibility of Lessee.

24. BINDING NATURE OF LEASE: This Lease is binding on all parties who lawfully succeed or take the place of the Lessor or Lessee.

25. WAIVER OF JURY TRIAL: Lessor and Lessee hereby waive trial by jury in any action, proceeding, or counterclaim brought by either of the parties hereto against the other one or in respect of any matter whatsoever arising out of or in any way connected with this lease, the relationship of Lessor and Lessee hereunder, Lessee's use or occupancy of the premises, and/or any claim of "injury or damage".

IN WITNESS WHEREOF, the parties have affixed their signatures hereto.

LESSOR: **HOUSING AUTHORITY OF THE CITY OF MEXICO, MISSOURI**

By: _____

Tammy Dreyer, Executive Director

Date: _____

LESSEE: **MEXICO SENIOR CENTER, INC.**

By: _____

Title _____

By: _____

Board Member

By: _____

Board Member

By: _____

Board Member

Date: _____

Attachment to Lease Agreement-Smoke Free Policy Addendum _____received

MEXICO HOUSING AUTHORITY

SMOKE FREE POLICY

The U.S. Surgeon General has warned that breathing secondhand smoke for even a short time is dangerous. Children, the elderly and disabled, and low-income and other disadvantaged individuals and families are the most likely to suffer from breathing secondhand smoke. Secondhand smoke causes heart attacks and lung cancer and it makes asthma worse. Smoke-free housing is especially important for kids. Secondhand smoke can hurt their growing lungs, and kids and teens with asthma have difficulty breathing. Secondhand smoke is also associated with Sudden Infant Death Syndrome (SIDS). Research has demonstrated that smoke does not stay contained within individual apartments and as a result can harm residents in non-smoking apartments.

In an effort to protect nonsmokers, especially children, from the harmful effects of secondhand smoke the Mexico Housing Authority (MHA) will implement a smoke free policy at all of its owned and managed properties beginning April 1, 2017.

This policy bans smoking inside all buildings and structures owned or managed by the Mexico Housing Authority (MHA). The smoke free policy will be in full effect April 1, 2017 and this applies to all employees, residents and their guests.

Purpose of Smoke-Free Policy. The purpose of the Smoke-Free policy is to protect everyone's right to choose whether or not to smoke and to protect the interiors of buildings from damage caused by smoking. Smoking is not allowed inside any MHA-owned property, within a certain distance from public exterior entrances. This policy will take effect agency-wide April 1, 2017. Failure of any resident to follow the smoke-free policy will be considered a lease violation.

Definition of Smoking. The term "smoking" means inhaling, exhaling, breathing or carrying any lighted cigar, cigarette, hookah, e-cigarette or other tobacco product, incense or similar lighted product in any manner in any form.

The MHA promotes Smoke-Free Policy. "No Smoking" signs will be posted at all entrances to the buildings. "No Smoking" signs will be posted at the common areas. Smoke Free Building signs will be affixed to family site units.

Smoking Areas. Smoking outside the buildings is limited to at least 25 feet away from public entrances. At family sites, residents are asked to be considerate of open windows and doors when choosing where to smoke outside. Signage will be posted prohibiting smoking within 25 feet of units.

Resident to Promote Smoke-Free Policy and to Alert Management of Violations. Resident shall inform Resident's guests of the Smoke-Free policy. If residents smell smoke in any place in the smoke-free areas, they are encouraged to report this to the

Site Manager as soon as possible and identify the location. Management will seek the specific source of the smoke and take appropriate action.

The MHA Not a Guarantor of Smoke-Free Environment. The MHA's adoption of a smoke-free living environment and the efforts to designate MHA property as smoke-free, do not make the MHA or any of its managing agents the guarantor of the resident's health or of the smoke-free condition of the resident's unit and the common areas. However, the MHA will take reasonable steps to enforce the smoke-free terms of its leases. The MHA is not required to take steps in response to smoking unless the MHA knows of said smoking or has been given written notice of said smoking.

Other Residents are Third-Party Beneficiaries of Resident's Agreement. The Resident agrees that the other residents in MHA-owned properties are the third-party beneficiaries of the Resident's smoke-free addendum agreements with the MHA. (In layman's terms, this means that the Resident's commitments in a lease addendum are made to the other residents as well as to the MHA.) A resident may sue another resident for an injunction to prohibit smoking or for damages, but does not have the right to evict another resident. Any suit between residents herein shall not create a presumption that the MHA breached any lease addendum.

Effect of Breach and Right to Terminate Lease. A breach of this Lease Addendum shall give each party all the rights contained herein, as well as the rights in the lease. A material breach of this addendum shall be a material breach of the lease and grounds for immediate termination of the lease by the MHA.

Violation of Smoke-Free Policy. A resident household will be determined to be in violation of the policies if:

- Staff witnesses a tenant, tenant's guest, family member, service provider or other person smoking or using incense inside a MHA-owned property.
- Staff witnesses a lighted smoking product in an ashtray or other receptacle inside a MHA-owned property.
- Damages to the interior of MHA-owned property that are the result of burns, nicotine stains and/or ashes caused by smoking products.
- Repeated reports to staff of violations of this policy by third parties.
- Clogged plumbing caused by a smoking product or products.

Notification of Violation of Lease. Violation notices will be issued in accordance with the HUD-approved lease as follows:

- **First Offense:** Staff will send the resident a gentle reminder of the smoking ban, including a copy of the lease addendum, and inform the resident of the smoking cessation resources the agency has available.

- **Second Offense:** Staff will send the resident a notice of a mandatory conference to discuss the policy and repeated violations. Property management staff will be present to assist the resident in developing strategies to help them comply with the policy in order to safeguard their housing. If the resident fails to attend the conference, he/she will receive a lease violation notice per MHA policy.
- **Third Offence:** Staff will send a 30-day notice of termination of housing – with option to remedy, information on the grievance policy and information on smoking cessation materials
- If resident does not comply, MHA will proceed with eviction. MHA will work closely with Audrain County Health Department throughout the enforcement process, referring those residents who would like extra assistance in finding services to organizations as applicable.

Disclaimer by the MHA. The resident acknowledges that the MHA's adoption of a smoke-free living environment and the efforts to designate the specific locations as smoke-free do not in any way change the standard of care that the MHA or managing agent would have to a resident household to render buildings and premises designated as smoke-free any safer, more habitable, or improved in air quality standards than any other rental premises. The MHA specifically disclaims any implied or express warranties that the building, common areas or resident's premises will have any higher or improved air quality standards than any other rental property. The MHA cannot and does not warranty or promise that the rental premises or common areas will be free from secondhand smoke. Resident acknowledges that the MHA's ability to police, monitor, or enforce the agreements of this addendum is dependent in significant part on voluntary compliance by Resident and Resident's guests. Residents with respiratory ailments, allergies or any other physical or mental condition relating to smoke are put on notice that the MHA does not assume any higher duty of care to enforce this addendum than any other landlord obligation under the lease.

New residents will be given a copy of the smoking policy. After review, the resident will sign the form and signed copy will be maintained in the resident's file.

Upon adoption of this policy, all current residents of properties covered by this policy will be given a copy of the policy. After review, the resident will sign the form and return it to the Manager's office, where it will be filed into the tenant's file. Any current damages to your unit caused by smoking, including cigarette burns in the vinyl, vanity, tile, counters and other locations **MUST** be reported and documented before April 1, 2017.

_____ date _____

Resident

_____ date _____

Resident



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

RESOLUTION NO. 2871

A Resolution To Approve The Submission of the Annual Section Eight Management Assessment Program (SEMAP) Report to the US Department of Housing and Urban Development (HUD) for the Fiscal Year Ending March 31, 2017

Whereas, the US Department of Housing and Urban Development (HUD) has established the Section Eight Management Assessment Program (SEMAP) for the purpose of measuring the annual performance of public housing agencies (PHAs) that administer the Section 8 housing choice voucher program; and

Whereas, SEMAP applies to PHA administration of the tenant-based Section 8 rental voucher and rental certificate programs (24 CFR part 982); and

Whereas, SEMAP assesses 14 indicators of performance designed to assess whether Section 8 tenant-based assistance programs operate to help eligible families afford decent rental units at the correct subsidy cost; and

Whereas, SEMAP also establishes a system for HUD to measure PHA performance in key Section 8 program areas and to assign performance ratings; and

Whereas, SEMAP provides procedures for HUD to identify PHA management capabilities and deficiencies in order to target monitoring and program assistance more effectively; and

Whereas, PHAs can use the SEMAP performance analysis to assess and improve their own program operations; and

Whereas, the Executive Director has compiled Section 8 Housing Choice Voucher Program data as required for the annual SEMAP submission to the US Department of Housing and Urban Development; and

BOARD RESOLUTION

RESOLUTION NO. 2871

A Resolution To Approve The Submission of the Annual Section Eight Management Assessment Program (SEMAP) Report to the US Department of Housing and Urban Development (HUD) for the Fiscal Year Ending March 31, 2017

Now, therefore be it resolved, that at a regular Board meeting of the Board of Commissioners duly called and held on the 16th day of May 2017, at which a quorum was present, and by an affirmative and concurring vote of the majority of the Board, The Board of Commissioners of The Housing Authority of City of Mexico, Missouri hereby adopts the Resolution 2871 approving the annual Section Eight Management Assessment Program (SEMAP) report for Fiscal Year Ending March 31, 2017.

Passed this 16th day of May 2017.

Chris Miller, Chairperson

Tammy Dreyer, Board Secretary
Executive Director Mexico Housing Authority

Section 8 Management Assessment Program (SEMAP) Certification

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

OMB Approval No. 2577-0215
(exp. 11/30/2016)

Public reporting burden for this collection of information is estimated to average 12 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. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name Mexico Housing Authority	For PHA FY Ending (mm/dd/yyyy) 03/31/2017	Submission Date (mm/dd/yyyy) 05/30/2017
---	---	---

Check here if the PHA expends less than \$300,000 a year in Federal awards ☐

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes ☒ No ☐

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes ☒ No ☐

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes ☒ No ☐

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response ☒ At least 98% of units sampled ☐ 80 to 97% of units sampled ☐ Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response ☒ At least 90% of files sampled ☐ 80 to 89% of files sampled ☐ Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes ☒ No ☐

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes ☒ No ☐

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response ☒ At least 98% of cases sampled ☐ Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable ☒

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes ☐ No ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes ☐ No ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes ☐ No ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes ☐ No ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes ☐ No ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes ☐ No ☐

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes ☒ No ☐

Enter current FMRs and payment standards (PS)

0-BR FMR	461	1-BR FMR	521	2-BR FMR	693	3-BR FMR	867	4-BR FMR	955
PS	461	PS	521	PS	693	PS	867	PS	955

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes ☒ No ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes ☒ No ☐

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response Yes ☒ No ☐

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response Yes ☒ No ☐

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

PHA Response Yes ☒ No ☐

- 14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☒

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☒

PHA Response

Yes ☐

No ☐

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
- (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

or

- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response

Yes ☐

No ☐

If yes, attach completed deconcentration bonus indicator addendum.

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy) _____

Date (mm/dd/yyyy) _____

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

MEXICO HOUSING

AUTHORITY

828 Garfield Avenue

Mexico, MO 65265

573-581-2294

Fax 573-581-6636

www.mexicoha.com

June 2017 Public Housing Newsletter

June Dates to

Remember:

Guardian Pest Control

and management will be in your unit once each month to spray for pests.

Please make sure screen doors are unlocked and pets are secured.

2nd Friday of each month:

Trinity, Garfield, Seminary, Central, Tyronn Lue, Union, Calhoun, Bolivar

4th Friday of each month:

MacFarlane, Fieldcrest, Missouri, Wade, Liberty, Breckenridge, Singleton, Buchanan, Hassen, Boulevard, Holt, Lafayette

Friday, June 2—Office Closed for Admin Work Day

Wednesday, June 14—Flag Day

Sunday, June 18—Father's Day

Monday, June 19—Juneteenth



Please welcome our newest employee Brandi Williams!

Brandi will be working the front office area, with focus on the PH program and property management.

Brandi and her family live in Mexico. She previously worked for the GRO organization and is looking forward to working with our agency and residents.

Welcome aboard Brandi!



Mexico Housing Authority maintenance staff will be in every unit during the week of June 5-9th for preventative maintenance inspections. During the entire month of June, the needed repairs will be completed.

NEW OFFICE POLICY EFFECTIVE IMMEDIATELY

You will need an appointment to meet with MHA office staff. You may come to the office and provide information and reason for meeting and someone on staff will contact you within 24 hours. Or you may call 581.2294 and leave your name, phone number and message requesting the meeting, and you will receive a return call within 24 hours.

Thanks for your understanding.

Summertime Reminders

- BBQ grills, toys, bicycles, yard games **MUST BE** kept on back porch.
- No basketball goals, swimming pools, trampolines, fire pits and/or gazebos are allowed on MHA property.
- Dogs **CANNOT** be chained outside unattended. No stakes or tethers can be used in your yard.
- Mowers will be at your residence regularly. Keep all flower pots, games, toys, etc. out of your yard.
- Vandalism, graffiti on walls, damage to fences & buildings will not be tolerated. Any of these could result in termination of your housing.



Looking for a good summertime book? Don't forget to check out the "Little Free Library" box located in the yard just south of the Garfield Community Center. It is regularly stocked with books for the whole family.

Smoking Policy Reminder:

Effective 04-01-2017, MHA adopted the HUD Smoke-Free policy. All PH units are now SMOKE-FREE. No smoking is allowed within 25 feet of PH property. Thanks for your continued cooperation with this new policy.

Congratulations to MHA office personnel for receiving a recognition award for our monthly newsletter from the Missouri NAHRO group.

GREAT WORK GANG!

Spring Word Search

K	L	S	O	I	L	L	I	R	P	A	D	U	O	L	C	R	R
I	D	T	C	E	S	N	I	O	S	H	O	V	E	L	G	A	L
T	P	R	G	O	F	W	O	R	M	Z	S	W	D	N	L	H	G
E	B	U	A	R	E	W	O	H	S	T	A	E	I	L	T	V	A
B	E	L	D	I	X	P	F	T	O	H	E	R	I	R	W	X	R
I	B	W	O	D	N	H	I	O	T	S	P	P	A	P	S	M	D
R	R	A	V	O	L	C	R	C	W	S	R	E	K	L	E	A	E
D	L	R	I	W	M	E	O	O	N	E	F	C	L	A	A	R	N
E	E	M	O	M	A	Y	B	A	T	I	I	C	F	N	S	C	G
N	A	B	L	L	Y	N	R	A	T	H	C	S	L	T	O	H	R
E	F	U	E	I	I	E	C	S	C	D	I	G	P	I	N	J	O
S	F	T	T	A	T	H	A	T	C	H	P	W	S	R	L	R	W
T	R	T	R	A	W	D	A	F	F	O	D	I	L	T	O	A	K
U	X	E	W	J	I	S	U	N	S	H	I	N	E	W	O	U	C
I	K	R	L	G	N	S	F	R	A	I	N	Y	E	O	E	R	T
Z	C	F	K	X	D	Q	A	P	I	L	U	T	X	G	E	E	M
M	C	L	M	E	T	S	L	L	A	B	E	S	A	B	G	Q	D
O	M	Y	F	L	O	W	E	R	G	A	L	L	E	R	B	M	U

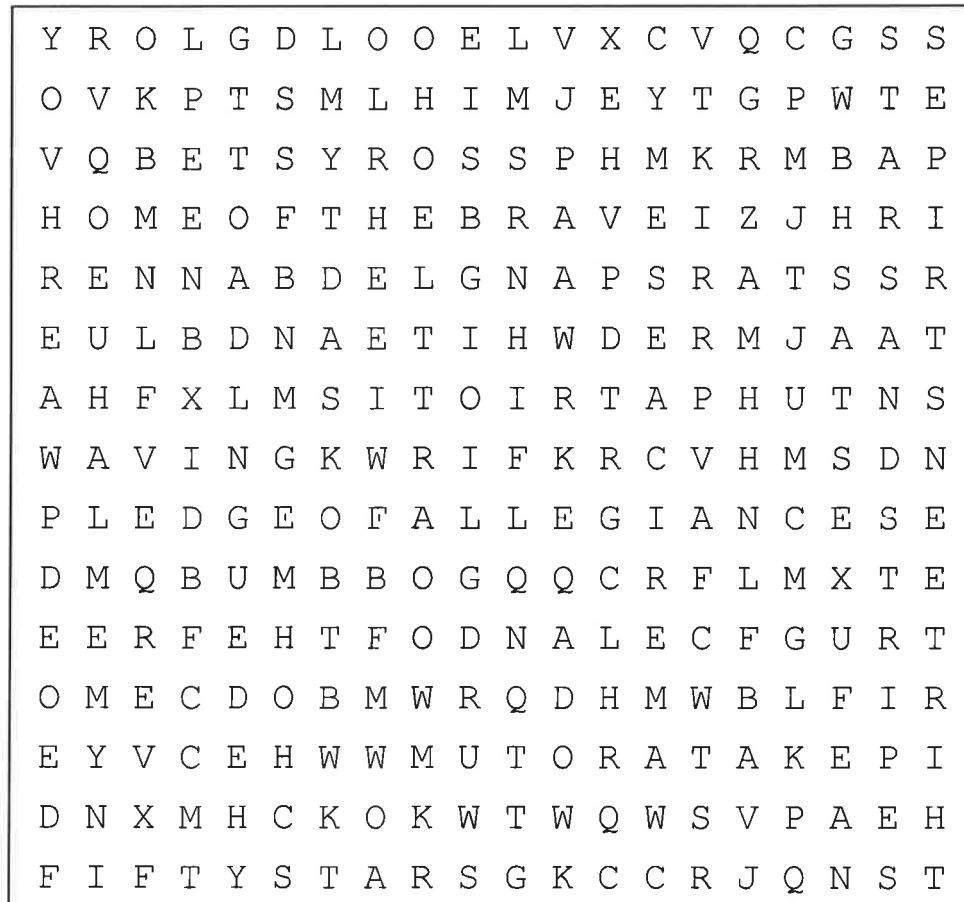
April	fog	puddle	stem
baseball	garden	rainbow	storm
bird	grow	raincoat	sunshine
bloom	hatch	rainy	thaw
butterfly	insect	roots	tulip
caterpillar	kite	season	umbrella
chick	leaf	seed	violet
cloud	lilac	shovel	warm
daffodil	March	shower	water
dig	May	soil	weed
earth	nest	spring	wind
egg	picnic	sprout	worm
flower	plant		



Name: _____

FLAG DAY

Word Search Puzzle



America

Betsy Ross

fifty stars

home of the brave

land of the free

Old Glory

patriotism

Pledge of Allegiance

red, white, and blue

salute

stars and stripes

"Star-Spangled Banner"

thirteen stripes

waving