



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: November 14, 2018
Re: November 20, 2018, Board Meeting Agendas & Related Materials

Enclosed are the agenda packets for the MHA Board meeting on Tuesday, November 20, 2018. Please note the following:

Consent Agenda

Previous Minutes for Board Meeting September 18, 2018

Executive Director's Report

Financial Report-The first two reports are the income statements for PH and S8 programs. Next is the balance sheet with our three accounts on them. After that is the current totals of 2017-2018 CFP budget.

Bills expended-Attached is the September and October 2018 Check Register which is a snapshot of our expenditures.

Financial Analysis-This reports give the S8 and PH (Low Rent) summary of the programs that help low income individuals in our community.

Section 8 Utilization Report-This report gives a summary of the cash management portion of the S8 program. We need to lease more vouchers in this area to utilize our funding.

PH/S8 Waitlist-This report give the BOC a breakdown of the potential participants awaiting housing.

Contract/Capital Fund/Modernization Projects-I have attached both September and October 2018 updates of what's going on here at MHA contract wise.

Maintenance Reports-Work orders are going well. November is our next preventive maintenance month and our last one for this year. Our lawn crew is not on property until next year. We hope for another mild winter and expect a REAC inspection early spring of 2019.

Unfinished Business

Make sure system log in is in current status.

New Business

Resolution 2900, Approving MHA employee dental plan. We have not seen an increase from Delta Dental in two years. This year they are asking for a 5 percent increase in our plan.

According to our broker, this is a fair price for this benefit.

Resolution 2901, Approving MHA 2019 PHA Plan/5 Year Plan. Every year MHA puts together these plans to give our agency direction.

Resolution 2902, Approving 2019 Capital Fund and Five-Year Plan. We as a PH agency have a long list of capital needs. This plan is to sustain our housing stock and keep it in marketable condition.

Resolution 2903, Approving Flat Rent PH 2019. Every year HUD post the FMR, which is the fair market rent rates by an established area. With that we are mandated by regulations to calculate a flat rent for year 2019.

Resolution 2904, Approving S8 Payment Standards for 2019. Every year we are mandated by HUD to make sure our payment standards are in line with the regulations and do not need adjusting.

Other Business

Copy of our monthly newsletter for public housing

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 Administration Office,
828 Garfield Avenue, Mexico, MO 65265**

**Scheduled for
Tuesday, November 20, 2018 at 3:30pm**

- 1. Call to order by Vice Chairperson Tad Dobyns**
- 2. Roll Call by Tammy Dreyer, Executive Director**
- 3. Adoption of Agenda**
- 4. Comments from the Public (limit 3 minutes per person)**
- 5. Approval of Consent Agenda**

Approval of Regular meeting minutes for: September 18, 2018

Executive Director's Report:

- a. Financial Reports
- b. Bills Expended
- c. S8/PH Report
- d. S8/PH Waitlist
- e. Contract/Capital Fund/Modernization Projects
- f. Maintenance Reports

6. Unfinished Business

Secured System log in

7. New Business:

RESOLUTION 2900 Resolution Approving MHA Employee Dental Benefit Package
RESOLUTION 2901 Resolution Approving MHA 2019 PHA Plan/5 Year Plan
RESOLUTION 2902 Resolution Approving MHA 2019 Capital Fund/5 Year Plan
RESOLUTION 2903 Resolution Approving PH Flat Rent FY 2019
RESOLUTION 2904 Resolution Approving S8 Payment Standard FY 2018

8. Other Business:

T Dreyer wanted to remind everyone to try and solicit from local businesses in this area to donate 300 things to our SWNAHRO Annual Conference in Kansas City, theme is "Game on"

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.mexicoha.com

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact MHA at (573) 581-2294 press 2 and leave a message, at least one working day prior to the meeting.

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF MEXICO
HELD ON September 18, 2018

The Board of Commissioners of the Housing Authority of the City of Mexico convened in an Open Meeting on Tuesday, September 18, 2018 at 3:30 PM at the MHA Administration Building, 828 Garfield Avenue, Mexico, MO 65265. Commissioner and Vice Board Chair Tad Dobyns 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 September 18, 2018 in the MHA Community Building at 828 Garfield, Mexico, Missouri 65265. Commissioner and Vice Board Chair Tad Dobyns called the meeting to order at 3:35pm.

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

The following Commissioners were present:

Commissioner Amy Prater
Commissioner Vacancy
Commissioner Tad Dobyns
Commissioner Rita Jackson
Commissioner Vacancy

Commissioners excused:

Others present:

Executive Director/Secretary

Tammy Dreyer

3. **Adoption of Agenda**

T Dobyns requested a motion to adopt the Agenda. Commissioner A Prater made a motion and R Jackson second. All commissioners present voted “aye”, and Vice Chairperson T Dobyns declared the motion approved.

Yes: R Jackson, A Prater
No: None
Absent: None

4. **Comments from the public:**

Jay Eichler from the RATI gave a very nice summary of information about the RATI.

5. **Approval of Consent Agenda (if applicable)**

Approval of regular meeting minutes for: August 21, 2018

Vice Chairperson T Dobyns requested a motion to approve the Consent Agenda. A motion was made by Commissioner A Prater and seconded by Commissioner R Jackson. All Commissioners present voted “aye” and Vice Chairperson T Dobyns declared the motion carried.

Yes:	R Jackson, A Prater
No:	None
Absent:	None

6. Executive Director’s Report

T Dreyer went over the budget and explained questions about the bills expended. T Dreyer gave a report about PH occupancy and HCV voucher count. T Dreyer gave the BOC a summary of how many windows, gutters and exterior paint contracts average cost per building that has been completed. She also explained where the counter tops and flooring for the in-house maintenance accounts are purchased from. She also gave actual comments from the residents, community stakeholders, contractors and general community regarding the curb appeal and noticeable positive changes that has been made since she has come on board as the Director. Most comments are extremely positive and kind in nature.

Vice Chairperson Tad Dobyns called for motion to approve Executive Director Report. A motion was made by Commissioner R Jackson and seconded by Commissioner A Prater. Upon a roll call vote of the motion, the following vote was recorded:

Yes:	R Jackson, A Prater
No:	None
Absent:	None

7. Unfinished Business

T Dobyns has recently logged into Secured System.

8. New Business

Board Resolution 2899, Approving the RATI Lease of Community Center for January and February 2019

Vice Chairperson Tad Dobyns called for motion to approve Board Resolution 2899. A motion was made by Commissioner A Prater and seconded by Commissioner R Jackson. Upon a roll call vote of the motion, the following vote was recorded:

Yes:	R Jackson, A Prater
No:	None
Absent:	None

9. Other Business:

Reminder for donation for the SW NAHRO Annual Conference items.

Discussion was overlooked to mention that the October 16, 2018 Mexico Housing Authority Board Meeting is canceled for T Dreyer will be attending a MARPHA roundtable and MONAHRO Maintenance Conference. Secretary T Dreyer called each BOC and they voted unanimously to cancel meeting.

Upon a roll call vote of the motion, the following vote was recorded:

Yes:	R Jackson, A Prater
No:	None
Absent:	None

10. Comments from Commissioners:

11. Adjournment of Open Meeting:

Vice Chairperson Tad Dobyns requested a motion to adjourn the Open meeting on September 18, 2018, Commissioner A Prater made the motion and Commissioner R Jackson seconded. The regular session meeting was adjourned at 4:39 pm

ATTEST:

Tad Dobyns, Vice 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 September 10, 2018, I posted public notice of the September 18, 2018 Board of Commissioners meeting and made available to the public by request at the MHA office during regular business hours and on the MHA website at www.mexicoha.com, copies of the Agenda and Board Packet for review.

Tammy Dreyer

Mexico Housing Authority
Income Statement-Operating Fund
1 Month and 6 Months Ended 9/30/2018

	Current Month	Year to Date	Budget	Variance
Operating Revenues				
Net tenant rental revenue	\$ 29,201.00	\$ 174,576.00	\$ 354,510.00	\$ 179,934.00
Tenant revenue - other	1,677.47	6,021.57	13,960.00	7,938.43
HUD PHA operating grants	59,421.00	368,284.00	689,103.00	320,819.00
Investment income - unrestricted	1,111.09	5,769.38	10,190.00	4,420.62
Other revenue	2,484.10	7,504.55	13,730.00	6,225.45
Total Operating Revenues	<u>93,894.66</u>	<u>562,155.50</u>	<u>1,081,493.00</u>	<u>519,337.50</u>
Operating Expenses				
Administrative salaries	12,438.56	74,810.62	155,320.00	80,509.38
Auditing fees	0.00	0.00	5,950.00	5,950.00
Advertising and marketing	0.00	983.96	2,175.00	1,191.04
Employee benefits - administrative	6,630.33	39,625.72	81,560.00	41,934.28
Office expenses	2,458.09	11,796.21	25,500.00	13,703.79
Legal expenses	201.00	2,311.25	6,090.00	3,778.75
Travel	205.59	2,889.33	15,300.00	12,410.67
Other admin.	1,975.89	9,802.69	22,140.00	12,337.31
Total Administrative	<u>23,909.46</u>	<u>142,219.78</u>	<u>314,035.00</u>	<u>171,815.22</u>
Tenant services - other	0.00	545.44	5,000.00	4,454.56
Total Tenant Services	<u>0.00</u>	<u>545.44</u>	<u>5,000.00</u>	<u>4,454.56</u>
Water	5,343.68	26,329.76	56,270.00	29,940.24
Electricity	1,728.97	8,401.95	17,380.00	8,978.05
Gas	263.17	1,631.01	4,400.00	2,768.99
Sewer	7,177.18	43,865.25	104,430.00	60,564.75
Total Utilities	<u>14,513.00</u>	<u>80,227.97</u>	<u>182,480.00</u>	<u>102,252.03</u>
Maintenance labor	7,556.25	53,970.63	126,210.00	72,239.37
Maintenance materials	13,097.07	60,939.94	95,000.00	34,060.06
Maintenance contracts	8,695.04	47,259.71	101,130.00	53,870.29
Employee benefits - maintenance	3,903.01	24,676.77	47,530.00	22,853.23
Total Maintenance	<u>33,251.37</u>	<u>186,847.05</u>	<u>369,870.00</u>	<u>183,022.95</u>
Property insurance	4,903.16	29,294.08	58,810.00	29,515.92
Liability insurance	674.66	4,047.96	6,690.00	2,642.04
Workmen's compensation	693.32	3,929.35	7,840.00	3,910.65
All other insurance	423.57	2,201.82	5,990.00	3,788.18
Total Insurance	<u>6,694.71</u>	<u>39,473.21</u>	<u>79,330.00</u>	<u>39,856.79</u>
Protective services - other contract costs	0.00	125.00	0.00	(125.00)
Total Protective Services	<u>0.00</u>	<u>125.00</u>	<u>0.00</u>	<u>(125.00)</u>
Other general expenses	0.00	1,062.33	0.00	(1,062.33)
Compensated absences	0.00	0.00	14,960.00	14,960.00
Payments in lieu of taxes	9,434.80	9,434.80	17,200.00	7,765.20
Bad debt - tenant rents	0.00	665.85	10,000.00	9,334.15
Total General Expenses	<u>9,434.80</u>	<u>11,162.98</u>	<u>42,160.00</u>	<u>30,997.02</u>
Total Operating Expenses	<u>87,803.34</u>	<u>460,601.43</u>	<u>992,875.00</u>	<u>532,273.57</u>
Operating Income (Loss)	<u>6,091.32</u>	<u>101,554.07</u>	<u>88,618.00</u>	<u>(12,936.07)</u>

Mexico Housing Authority
Income Statement-Operating Fund
1 Month and 6 Months Ended 9/30/2018

	Current Month	Year to Date	Budget	Variance
Other Financial Items				
Operating transfer in	0.00	0.00	(20,000.00)	(20,000.00)
Casualty losses - non-capitalized	16,415.00	20,918.95	0.00	(20,918.95)
Prior period adjustments	0.00	0.00	0.00	0.00
Replacement of equipment	0.00	0.00	60,000.00	60,000.00
Property betterments & additions	5,983.50	151,268.70	173,600.00	22,331.30
Total Other Financial Items	<u>22,398.50</u>	<u>172,187.65</u>	<u>213,600.00</u>	<u>41,412.35</u>
Net Income (Loss)	<u>\$ (16,307.18)</u>	<u>\$ (70,633.58)</u>	<u>\$ (124,982.00)</u>	<u>\$ (54,348.42)</u>

Mexico Housing Authority
Income Statement-Section 8 Voucher
6 Months Ended 9/30/2018

	Administration	HAP	Total
Operating Revenues			
HUD PHA operating grants	\$ 40,048.00	\$ 262,419.00	\$ 302,467.00
Investment income - unrestricted	769.33	0.00	769.33
Fraud recovery	992.96	992.94	1,985.90
Other revenue	14,391.69	0.00	14,391.69
Total Operating Revenues	<u>56,201.98</u>	<u>263,411.94</u>	<u>319,613.92</u>
Operating Expenses			
Administrative salaries	19,873.48	0.00	19,873.48
Advertising and marketing	8.69	0.00	8.69
Employee benefits - administrative	10,048.00	0.00	10,048.00
Office expenses	1,703.85	0.00	1,703.85
Travel	424.85	0.00	424.85
Other admin.	1,381.06	0.00	1,381.06
Total Administrative	<u>33,439.93</u>	<u>0.00</u>	<u>33,439.93</u>
Liability insurance	272.40	0.00	272.40
Workmen's compensation	385.00	0.00	385.00
Total Insurance	<u>657.40</u>	<u>0.00</u>	<u>657.40</u>
Housing assistance payments	0.00	245,660.00	245,660.00
HAP portability-in	3,130.00	0.00	3,130.00
Total Housing Assistance Payments	<u>3,130.00</u>	<u>245,660.00</u>	<u>248,790.00</u>
Other general expenses	212.94	0.00	212.94
Total General Expenses	<u>212.94</u>	<u>0.00</u>	<u>212.94</u>
Total Operating Expenses	<u>37,440.27</u>	<u>245,660.00</u>	<u>283,100.27</u>
Operating Income (Loss)	<u>18,761.71</u>	<u>17,751.94</u>	<u>36,513.65</u>
Other Financial Items			
Prior period adjustments	0.00	0.00	0.00
Replacement of equipment	0.00	0.00	0.00
Property betterments & additions	0.00	0.00	0.00
Total Other Financial Items	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income (Loss)	<u>\$ 18,761.71</u>	<u>\$ 17,751.94</u>	<u>\$ 36,513.65</u>

**Mexico Housing Authority
Balance Sheet - Combining
As of September 30, 2018
Assets**

	Low Rent	Section 8	Local Fund	Total
Current Assets				
Cash-unrestricted	\$ 1,232,433.13	\$ 162,794.66	\$ 11,329.61	\$ 1,406,557.40
Accounts receivable - miscellaneous	149.00	0.00	0.00	149.00
Accounts receivable - tenants (net)	11,197.61	0.00	0.00	11,197.61
Accrued interest receivable	458.16	9.20	0.00	467.36
Investments - unrestricted	881,172.49	29,244.80	0.00	910,417.29
Prepaid expenses and other assets	36,858.63	1,601.75	0.00	38,460.38
Inventories (net)	56,851.25	0.00	0.00	56,851.25
Inter program - due from	5,706.43	0.00	0.00	5,706.43
Total Current Assets	<u>2,224,826.70</u>	<u>193,650.41</u>	<u>11,329.61</u>	<u>2,429,806.72</u>
Property and Equipment				
Land	296,135.76	0.00	0.00	296,135.76
Buildings	13,323,491.41	27,883.88	0.00	13,351,375.29
Furniture, equipment and machinery - administration	299,291.91	0.00	0.00	299,291.91
Accumulated depreciation	(9,968,644.37)	(15,735.29)	0.00	(9,984,379.66)
Construction in progress	342,821.57	0.00	0.00	342,821.57
Net Property and Equipment	<u>4,293,096.28</u>	<u>12,148.59</u>	<u>0.00</u>	<u>4,305,244.87</u>
Total Assets	<u>\$ 6,517,922.98</u>	<u>\$ 205,799.00</u>	<u>\$ 11,329.61</u>	<u>\$ 6,735,051.59</u>

Liabilities and Net Position

Current Liabilities				
Accrued wage/payroll taxes payable	\$ 7.56	\$ 0.00	\$ 0.00	\$ 7.56
Accrued compensated absences - current portion	6,111.51	674.23	0.00	6,785.74
Accounts payable - other government	26,759.75	0.00	0.00	26,759.75
Tenant security deposits	27,180.63	0.00	0.00	27,180.63
Unearned revenue	4,980.50	222.00	0.00	5,202.50
Inter program - due to	0.00	5,706.43	0.00	5,706.43
Total Current Liabilities	<u>65,039.95</u>	<u>6,602.66</u>	<u>0.00</u>	<u>71,642.61</u>
Long-Term Liabilities				
Accrued compensated absences - non-current	5,655.07	762.96	0.00	6,418.03
Total Long-Term Liabilities	<u>5,655.07</u>	<u>762.96</u>	<u>0.00</u>	<u>6,418.03</u>
Total Liabilities	<u>70,695.02</u>	<u>7,365.62</u>	<u>0.00</u>	<u>78,060.64</u>
Net Position				
Investment in capital assets	4,008,999.71	12,148.59	0.00	4,021,148.30
Unrestricted	2,274,582.33	123,308.47	11,322.66	2,409,213.46
Restricted	0.00	26,462.67	0.00	26,462.67
Capital expenditures-contra	284,096.57	0.00	0.00	284,096.57
Net income (loss)	(120,450.65)	36,513.65	6.95	(83,930.05)
Total Net Position	<u>6,447,227.96</u>	<u>198,433.38</u>	<u>11,329.61</u>	<u>6,656,990.95</u>
Total Liabilities and Net Position	<u>\$ 6,517,922.98</u>	<u>\$ 205,799.00</u>	<u>\$ 11,329.61</u>	<u>\$ 6,735,051.59</u>

Mexico Housing Authority
2017 CFP Report
09/30/18

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Advances			
CFP Advances	<u>\$ 190,850.31</u>	<u>\$ 301,720.00</u>	<u>\$ 110,869.69</u>
Expenditures			
Operations	20,000.00	20,000.00	0.00
Management Improvement	4,632.50	5,000.00	367.50
Administration	0.00	29,500.00	29,500.00
General capital activity	<u>216,034.88</u>	<u>247,220.00</u>	<u>31,185.12</u>
Total Expenditures	<u>\$ 240,667.38</u>	<u>\$ 301,720.00</u>	<u>\$ 61,052.62</u>
Excess (Deficiency) of Funds Advanced	<u>\$ (49,817.07)</u>	<u>\$ 0.00</u>	<u>\$ (49,817.07)</u>

**Mexico Housing Authority
2018 CFP Report
09/30/18**

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Advances			
CFP Advances	\$ 455.10	\$ 462,661.00	\$ 462,205.90
Expenditures			
Operations	0.00	20,000.00	20,000.00
Management Improvement	0.00	5,000.00	5,000.00
Administration	0.00	27,500.00	27,500.00
General Capital Activity	455.10	410,161.00	409,705.90
Total Expenditures	\$ 455.10	\$ 462,661.00	\$ 462,205.90
Excess (Deficiency) of Funds Advanced	\$ 0.00	\$ 0.00	\$ 0.00

Housing Authority of the City of Mexico

Check Register

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Housing Authority of the City of Mexico

Bank Account: 1 01 1111.1 0 - Public Housing & General Fund

All Check Numbers

Check Dates from 9/1/2018 through 10/31/2018

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00063733	Check	\$91.18	Reconciled	09/04/2018	Always Care
00063734	Check	\$1,866.47	Reconciled	09/04/2018	Ameren Missouri
00063735	Check	\$3,833.00	Reconciled	09/04/2018	American Bankers Insurance Co
00063736	Check	\$1,450.00	Reconciled	09/04/2018	Beals Tree Service
00063737	Check	\$88.05	Reconciled	09/04/2018	Butler Supply, Inc.
00063738	Check	\$201.00	Reconciled	09/04/2018	Clampitt Law LLC
00063739	Check	\$338.49	Reconciled	09/04/2018	Delta Dental Lockbox
00063740	Check	\$6,768.39	Reconciled	09/04/2018	HD Supply Facilities Mtce Ltd
00063741	Check	\$2,329.50	Reconciled	09/04/2018	IMS
00063742	Check	\$549.32	Reconciled	09/04/2018	MFA Oil Company-KC
00063743	Check	\$213.80	Reconciled	09/04/2018	Marco Technologies LLC
00063744	Check	\$447.83	Reconciled	09/04/2018	Miller Tire Company
00063745	Check	\$978.61	Reconciled	09/04/2018	Missouri American Water Co.
00063746	Check	\$118.86	Reconciled	09/04/2018	Mommens Heating & Cooling, LLC
00063747	Check	\$13,823.62	Reconciled	09/04/2018	Sam Robinett Construction, Inc
00063748	Check	\$1,680.00	Reconciled	09/04/2018	Sherwin Williams Co.
00063749	Check	\$16,415.00	Reconciled	09/04/2018	Sound Solutions
00063750	Check	\$55.19	Reconciled	09/04/2018	Standard Insurance Co.
00063751	Check	\$498.44	Reconciled	09/04/2018	Staples Advantage
00063752	Check	\$116.81	Reconciled	09/04/2018	U.S. Cellular
00063753	Check	\$9,399.31	Reconciled	09/04/2018	United Health Care Ins. Co.
00063754	Check	\$84.44	Reconciled	09/04/2018	Walmart Community/GEMB
00063755	Check	\$319.19	Reconciled	09/04/2018	Westlakes Hardware MO-019
00063756	Check	\$100.00	Reconciled	09/04/2018	White, Michael
00063757	Check	\$213.12	Reconciled	09/10/2018	Tammy Dreyer
00063758	Check	\$125.67	Reconciled	09/14/2018	Ameren Missouri
00063759	Check	\$168.19	Reconciled	09/14/2018	Butler Supply, Inc.
00063760	Check	\$1,053.74	Reconciled	09/14/2018	Commerce Bank
00063761	Check	\$43.75	Reconciled	09/14/2018	Crown Linen
00063762	Check	\$189.46	Reconciled	09/14/2018	Dayne's Waste Disposal, Inc.
00063763	Check	\$48.50	Reconciled	09/14/2018	Dollar General-MS410526
00063764	Check	\$1,072.40	Reconciled	09/14/2018	Erdel & Wood Home
00063765	Check	\$653.35	Reconciled	09/14/2018	Home Depot Credit Services
00063766	Check	\$125.00	Reconciled	09/14/2018	IMS
00063767	Check	\$515.00	Reconciled	09/14/2018	JLT RE North America Inc
00063768	Check	\$741.02	Reconciled	09/14/2018	Lacrosse Lumber-Mexico
00063769	Check	\$570.00	Reconciled	09/14/2018	Lindsey Software
00063770	Check	\$265.98	Reconciled	09/14/2018	Meeks Mexico

Housing Authority of the City of Mexico

Check Register

1

Housing Authority of the City of Mexico

Bank Account: 1 01 1111.1 0 - Public Housing & General Fund

All Check Numbers

Check Dates from 9/1/2018 through 10/31/2018

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00063771	Check	\$4,365.07	Reconciled	09/14/2018	Missouri American Water Co.
00063772	Check	\$729.81	Reconciled	09/14/2018	Mommens Heating & Cooling, LLC
00063773	Check	\$516.53	Reconciled	09/14/2018	Purchase Power
00063774	Check	\$9.68	Reconciled	09/14/2018	Plumb Supply Company
00063775	Check	\$55,712.25	Reconciled	09/14/2018	Sam Robinett Construction, Inc
00063776	Check	\$749.36	Reconciled	09/14/2018	Socket
00063777	Check		Void	09/14/2018	Staples Advantage
00063778	Check	\$580.40	Reconciled	09/14/2018	The P I Company
00063779	Check	\$622.00	Reconciled	09/14/2018	Urlaub & Co., PLLC
00063780	Check	\$193.83	Reconciled	09/14/2018	Wright Electric LLC
00063781	Check	\$9,562.43	Reconciled	09/24/2018	City of Mexico
00063783	Check	\$77.90	Reconciled	10/01/2018	Always Care
00063784	Check	\$310.49	Reconciled	10/01/2018	Ameren Missouri
00063785	Check	\$263.27	Reconciled	10/01/2018	Delta Dental Lockbox
00063786	Check	\$700.00	Reconciled	10/01/2018	Guardian Pest Control
00063787	Check	\$157.95	Reconciled	10/01/2018	HD Supply Facilities Mtce Ltd
00063788	Check	\$786.49	Open	10/01/2018	Housing Interiors, Inc.
00063789	Check	\$100.00	Reconciled	10/01/2018	Kaiser, Cameale
00063790	Check	\$472.51	Reconciled	10/01/2018	MFA Oil Company-KC
00063791	Check	\$361.25	Reconciled	10/01/2018	Marco Technologies LLC
00063792	Check	\$147.99	Reconciled	10/01/2018	Mexico Ledger
00063793	Check	\$2,800.00	Reconciled	10/01/2018	Midwest Environmental
00063794	Check	\$579.41	Reconciled	10/01/2018	Missouri American Water Co.
00063795	Check	\$77.72	Reconciled	10/01/2018	Mommens Heating & Cooling, LLC
00063796	Check	\$117.00	Reconciled	10/01/2018	PITNEY BOWES INC
00063797	Check	\$1,591.79	Reconciled	10/01/2018	Pro Exteriors
00063798	Check	\$2,073.38	Reconciled	10/01/2018	Sam Robinett Construction, Inc
00063799	Check	\$42.43	Reconciled	10/01/2018	Standard Insurance Co.
00063800	Check	\$130.50	Reconciled	10/01/2018	Staples Advantage
00063801	Check	\$8,726.80	Reconciled	10/01/2018	United Health Care Ins. Co.
00063802	Check	\$34.81	Reconciled	10/01/2018	Walmart Community/GEMB
00063804	Check	\$151.25	Reconciled	10/04/2018	Tammy Dreyer
00063806	Check	\$1,577.63	Reconciled	10/15/2018	Ameren Missouri
00063807	Check	\$35.00	Reconciled	10/15/2018	SSM Health St Mary's-Audrain
00063808	Check	\$74.10	Reconciled	10/15/2018	Butler Supply, Inc.
00063809	Check	\$962.07	Open	10/15/2018	Clampitt Law LLC
00063810	Check	\$189.46	Reconciled	10/15/2018	Dayne's Waste Disposal, Inc.
00063811	Check	\$147.84	Reconciled	10/15/2018	Tammy Dreyer

Housing Authority of the City of Mexico

Check Register

1

Housing Authority of the City of Mexico

Bank Account: 1 01 1111.1 0 - Public Housing & General Fund

All Check Numbers

Check Dates from 9/1/2018 through 10/31/2018

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00063812	Check	\$93.85	Reconciled	10/15/2018	Erdel & Wood Home
00063813	Check	\$2,680.00	Reconciled	10/15/2018	Green House of Mexico MO LLC
00063814	Check	\$700.00	Reconciled	10/15/2018	Guardian Pest Control
00063815	Check	\$1,714.37	Reconciled	10/15/2018	HD Supply Facilities Mtce Ltd
00063816	Check	\$147.84	Reconciled	10/15/2018	Hinten, Josh
00063817	Check	\$43.46	Reconciled	10/15/2018	John Deere Financial
00063818	Check	\$203.69	Reconciled	10/15/2018	Ken's Fast-Lube
00063819	Check	\$470.20	Reconciled	10/15/2018	Lacrosse Lumber-Mexico
00063820	Check	\$420.00	Reconciled	10/15/2018	Lindsey Software
00063821	Check	\$2,451.03	Reconciled	10/15/2018	Loyds Locks Co
00063822	Check	\$236.91	Reconciled	10/15/2018	MFA Audrain & Montgomery Co.
00063823	Check	\$265.98	Reconciled	10/15/2018	Meeks Mexico
00063824	Check	\$85.00	Reconciled	10/15/2018	Mexico Area Chamber ofCommerce
00063825	Check	\$920.28	Reconciled	10/15/2018	Mexico Ledger
00063826	Check	\$5.50	Reconciled	10/15/2018	Miller Tire Company
00063827	Check	\$6,298.37	Reconciled	10/15/2018	Missouri American Water Co.
00063828	Check	\$847.77	Reconciled	10/15/2018	Mommens Heating & Cooling, LLC
00063829	Check	\$117.00	Open	10/15/2018	PITNEY BOWES INC
00063830	Check	\$746.42	Reconciled	10/15/2018	Socket
00063831	Check	\$204.40	Reconciled	10/15/2018	The P I Company
00063832	Check	\$112.88	Open	10/15/2018	U.S. Cellular
00063833	Check	\$471.07	Reconciled	10/15/2018	Ultra-Chem, Inc.
00063834	Check	\$622.00	Reconciled	10/15/2018	Urlaub & Co.,PLLC
00063835	Check	\$320.06	Reconciled	10/15/2018	Westlakes Hardware MO-019
00063836	Check	\$9,746.40	Reconciled	10/19/2018	City of Mexico

Total # of checks listed: 101

Total amount of all checks: \$193,206.56

Total Open: 4

Total Cleared: 0

Total Reconciled: 96

Total Void: 1

Housing Authority of the City of Mexico

Check Register

8

Housing Authority of the City of Mexico

Bank Account: 8 01 1111.2 0 - Section 8 Fund

All Check Numbers

Check Dates from 9/1/2018 through 10/31/2018

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00019299	ACH	\$204.00	Reconciled	09/04/2018	Ahmann, Thomas & Linda
00019300	Check	\$1,005.00	Reconciled	09/04/2018	Ameren Missouri
00019301	ACH	\$282.00	Reconciled	09/04/2018	JUDY BIRD
00019302	ACH	\$3,474.00	Reconciled	09/04/2018	Berkshire Estates, LP
00019303	Check	\$500.00	Reconciled	09/04/2018	Century 21
00019304	ACH	\$2,221.00	Reconciled	09/04/2018	Chris Bohr
00019305	ACH	\$1,502.00	Reconciled	09/04/2018	Jerry Boles
00019306	ACH	\$882.00	Reconciled	09/04/2018	Brenda Bryan
00019307	ACH	\$424.00	Reconciled	09/04/2018	Henry Butts
00019308	ACH	\$467.00	Reconciled	09/04/2018	Paul Carlson
00019309	ACH	\$7,278.00	Reconciled	09/04/2018	Cedar Grove LLC
00019310	ACH	\$323.00	Reconciled	09/04/2018	SAMMY DYSART
00019311	ACH	\$474.00	Reconciled	09/04/2018	Davidson, Dan
00019312	ACH	\$534.00	Reconciled	09/04/2018	Tammy Gibbons
00019313	ACH	\$825.00	Reconciled	09/04/2018	Grooms, James W.
00019314	ACH	\$703.00	Reconciled	09/04/2018	STEVE HARTING
00019315	ACH	\$294.00	Reconciled	09/04/2018	Hudson, Dustin
00019316	ACH	\$1,399.00	Reconciled	09/04/2018	Barbara Jones
00019317	Check	\$595.00	Reconciled	09/04/2018	K & C Properties, LLC
00019318	ACH	\$458.00	Reconciled	09/04/2018	Lick Branch Properties, LLC
00019319	ACH	\$4,000.00	Reconciled	09/04/2018	MEXICO MEADOWS
00019320	Check	\$392.00	Reconciled	09/04/2018	RALPH MIKA
00019321	ACH	\$500.00	Reconciled	09/04/2018	Frank Marth
00019322	ACH	\$1,142.00	Reconciled	09/04/2018	Maco Management
00019323	ACH	\$720.00	Reconciled	09/04/2018	Joshua Newlon
00019324	ACH	\$730.00	Reconciled	09/04/2018	Warren Nordwald
00019325	ACH	\$550.00	Reconciled	09/04/2018	Stuart Pfeifer
00019326	Check	\$756.00	Reconciled	09/04/2018	ROGERS, GREGORY MARK
00019327	ACH	\$80.00	Reconciled	09/04/2018	Replogle, Clarence P.
00019328	Check	\$248.00	Reconciled	09/04/2018	Don Rittmann
00019329	ACH	\$548.00	Reconciled	09/04/2018	Rural Real Estate Holdings LLC
00019330	Check	\$44.00	Reconciled	09/04/2018	SAP INVESTMENTS
00019331	ACH	\$255.00	Reconciled	09/04/2018	Schinkel Rentals
00019332	ACH	\$388.00	Reconciled	09/04/2018	Smith Properties
00019333	ACH	\$425.00	Reconciled	09/04/2018	Virgil O. Schroff Trust
00019334	ACH	\$557.00	Reconciled	09/04/2018	Roger Shuck
00019335	ACH	\$1,947.00	Reconciled	09/04/2018	DBA Country Place
00019336	ACH	\$311.00	Reconciled	09/04/2018	Thomas, Garnett and Joann

Housing Authority of the City of Mexico

Check Register

8

Housing Authority of the City of Mexico

Bank Account: 8 01 1111.2 0 - Section 8 Fund

All Check Numbers

Check Dates from 9/1/2018 through 10/31/2018

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00019337	Check	\$135.00	Reconciled	09/04/2018	Tosjia K Belcher
00019338	ACH	\$1,012.00	Reconciled	09/04/2018	CLIFFORD WILSON
00019339	Check	\$163.00	Reconciled	09/04/2018	Walker, Kenneth
00019340	ACH	\$232.00	Reconciled	09/04/2018	La Shonia West
00019341	ACH	\$641.00	Reconciled	09/04/2018	William David Holdings LLC
00019342	ACH	\$281.00	Reconciled	09/04/2018	YELTON, GARY & SUSAN
00019343	ACH	\$707.00	Reconciled	09/04/2018	Cotton Top II, LLC
00019344	ACH	\$489.00	Reconciled	09/04/2018	James Zumwalt
00019345	Check	\$154.00	Reconciled	09/25/2018	Berkshire Estates, LP
00019346	Check	\$142.00	Reconciled	09/25/2018	Paul Carlson
00019347	Check	\$211.00	Reconciled	09/25/2018	MEXICO MEADOWS
00019348	Check	\$44.00	Reconciled	09/28/2018	Cedar Grove LLC
00019349	ACH	\$204.00	Reconciled	10/01/2018	Ahmann, Thomas & Linda
00019350	Check	\$1,029.00	Reconciled	10/01/2018	Ameren Missouri
00019351	ACH	\$284.00	Reconciled	10/01/2018	JUDY BIRD
00019352	ACH	\$3,278.00	Reconciled	10/01/2018	Berkshire Estates, LP
00019353	Check	\$500.00	Reconciled	10/01/2018	Century 21
00019354	ACH	\$2,285.00	Reconciled	10/01/2018	Chris Bohr
00019355	ACH	\$1,502.00	Reconciled	10/01/2018	Jerry Boles
00019356	ACH	\$882.00	Open	10/01/2018	Brenda Bryan
00019357	ACH	\$424.00	Reconciled	10/01/2018	Henry Butts
00019358	ACH	\$609.00	Reconciled	10/01/2018	Paul Carlson
00019359	ACH	\$7,500.00	Reconciled	10/01/2018	Cedar Grove LLC
00019360	ACH	\$323.00	Reconciled	10/01/2018	SAMMY DYSART
00019361	ACH	\$474.00	Reconciled	10/01/2018	Davidson, Dan
00019362	ACH	\$534.00	Reconciled	10/01/2018	Tammy Gibbons
00019363	ACH	\$825.00	Reconciled	10/01/2018	Grooms, James W.
00019364	ACH	\$703.00	Reconciled	10/01/2018	STEVE HARTING
00019365	ACH	\$1,424.00	Reconciled	10/01/2018	Barbara Jones
00019366	Check	\$595.00	Reconciled	10/01/2018	K & C Properties, LLC
00019367	ACH	\$458.00	Reconciled	10/01/2018	Lick Branch Properties, LLC
00019368	ACH	\$3,865.00	Reconciled	10/01/2018	MEXICO MEADOWS
00019369	Check	\$392.00	Reconciled	10/01/2018	RALPH MIKA
00019370	ACH	\$500.00	Reconciled	10/01/2018	Frank Marth
00019371	ACH	\$1,147.00	Reconciled	10/01/2018	Maco Management
00019372	ACH	\$720.00	Reconciled	10/01/2018	Joshua Newlon
00019373	ACH	\$730.00	Reconciled	10/01/2018	Warren Nordwald
00019374	ACH	\$392.00	Reconciled	10/01/2018	Stuart Pfeifer

Housing Authority of the City of Mexico

Check Register

8

Housing Authority of the City of Mexico

Bank Account: 8 01 1111.2 0 - Section 8 Fund

All Check Numbers

Check Dates from 9/1/2018 through 10/31/2018

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00019375	Check	\$756.00	Reconciled	10/01/2018	ROGERS, GREGORY MARK
00019376	ACH	\$80.00	Reconciled	10/01/2018	Replogle, Clarence P.
00019377	Check	\$248.00	Reconciled	10/01/2018	Don Rittmann
00019378	ACH	\$535.00	Reconciled	10/01/2018	Rural Real Estate Holdings LLC
00019379	Check	\$44.00	Reconciled	10/01/2018	SAP INVESTMENTS
00019380	ACH	\$152.00	Reconciled	10/01/2018	Schinkel Rentals
00019381	ACH	\$388.00	Reconciled	10/01/2018	Smith Properties
00019382	ACH	\$425.00	Reconciled	10/01/2018	Virgil O. Schroff Trust
00019383	ACH	\$557.00	Reconciled	10/01/2018	Roger Shuck
00019384	ACH	\$999.00	Reconciled	10/01/2018	DBA Country Place
00019385	ACH	\$311.00	Reconciled	10/01/2018	Thomas, Garnett and Joann
00019386	ACH	\$1,012.00	Reconciled	10/01/2018	CLIFFORD WILSON
00019387	Check	\$163.00	Reconciled	10/01/2018	Walker, Kenneth
00019388	ACH	\$232.00	Reconciled	10/01/2018	La Shonia West
00019389	ACH	\$641.00	Reconciled	10/01/2018	William David Holdings LLC
00019390	ACH	\$281.00	Reconciled	10/01/2018	YELTON, GARY & SUSAN
00019391	ACH	\$463.00	Reconciled	10/01/2018	Cotton Top II, LLC
00019392	ACH	\$222.00	Reconciled	10/01/2018	James Zumwalt
00019393	Check	\$605.49	Open	09/28/2018	Hous Auth City of Charleston
00019394	Check	\$118.00	Reconciled	10/16/2018	DBA Country Place

Total # of checks listed: 96

Total amount of all checks: \$81,459.49

Total Open: 2

Total Cleared: 0

Total Reconciled: 94

Total Void: 0

**Mexico Housing Authority
Financial Analysis
09/30/18**

Low Rent **04/30/18** **05/31/18** **06/30/18** **07/31/18** **08/31/18** **09/30/18** **10/31/18** **11/30/18** **12/31/18** **01/31/19** **02/28/19** **03/31/19**

Balance Sheet

Cash-unrestricted	\$1,385,603.72	\$1,360,307.93	\$1,260,939.71	\$1,269,573.66	\$1,271,219.15	\$1,232,433.13							
Investments - unrestricted	880,809.91	880,809.91	880,942.14	880,942.14	880,967.52	881,172.49							
Tenant accounts receivable	2,490.38	4,469.03	6,082.87	6,051.96	9,348.67	11,459.31							

Income Statement

Net tenant rental revenue	29,021.00	28,069.00	28,209.00	30,187.00	29,889.00	29,201.00							
Operating expenses	42,153.30	74,281.54	102,609.10	73,520.79	80,233.36	87,803.34							
Operating income/loss (monthly)	53,844.27	(15,457.48)	(96,498.12)	(4,170.31)	7,955.24	(16,307.18)							
Operating income/loss (ytd)	53,844.27	38,386.79	(58,111.33)	(62,281.64)	(54,326.40)	(70,633.58)							
Units leased	199.00	200.00	200.00	201.00	201.00	199.00							
Occupancy rate	98%	99%	99%	99%	99%	98%							
Average monthly rent	145.83	140.35	141.05	150.18	148.70	146.74							

Section 8

Balance Sheet

Cash-unrestricted	\$160,020.17	\$172,813.52	\$172,940.29	\$175,165.98	\$162,211.25	\$162,794.66							
Investments - unrestricted	15,993.80	15,993.80	15,993.80	29,244.80	29,244.80	29,244.80							

Income Statement

Housing assistance payments	40,675.00	40,793.00	41,135.00	41,257.00	40,821.00	40,979.00							
Operating expenses	3,561.17	5,653.11	7,928.14	5,819.99	5,736.27	5,611.59							
Operating income/loss (monthly)	10,113.62	8,273.55	(3,832.37)	17,373.26	2,742.66	1,842.93							
Operating income/loss (ytd)	10,113.62	18,387.17	14,554.80	31,928.06	34,670.72	36,513.65							
Units leased	122.00	124.00	123.00	123.00	123.00	129.00							
Average HAP cost (monthly)	333.40	328.98	334.43	335.42	331.88	317.67							

Mexico Housing Authority
Section 8 Utilization Report
For the Year Ended December 31, 2018

	Actual	Available 12/31	Budgeted
Annual Budget Authority		591,407	591,407
HUD-held Program Reserve		56,256	25,834
PHA-held NRA Balance		10,578	-
Administrative Fee Reserve		-	-
Total Funding Available		658,241	617,241

Monthly HAP payments target is \$51,437 based on budgeted funding. This represents 104% of HUD funding.

Baseline Units

151

Month	Units Leased	HAP Payments	% of Monthly HUD Funding Utilized	% of Year to Date HUD Funding Utilized	Monthly Average HAP	Year to Date Average HAP	Monthly Lease Up Rate	Year to Date Lease Up Rate
Jan	132	\$ 45,273.00	92%	92%	\$ 342.98	\$ 342.98	87%	87%
Feb	126	42,643.00	87%	89%	338.44	340.76	83%	85%
Mar	123	40,444.33	82%	87%	328.82	336.90	81%	84%
Apr	122	40,681.00	83%	86%	333.45	336.07	81%	83%
May	124	40,787.00	83%	85%	328.93	334.65	82%	83%
Jun	123	41,135.00	83%	85%	334.43	334.62	81%	83%
Jul	123	41,257.00	84%	85%	335.42	334.73	81%	83%
Aug	123	40,821.00	83%	84%	331.88	334.38	81%	82%
Sep	129	40,979.00	83%	84%	317.67	332.46	85%	83%
Oct								
Nov								
Dec								

A - Low Rent Waiting List

Housing Authority of the City of Mexico

Bedroom Size: ALL

Effective Date : 11/13/2018

Size	0BR	1BR	2BR	3BR	4BR	5BR	6+BR	TOTAL
Elderly	0	1	0	1	0	0	0	2
Near Elderly	0	0	0	0	0	0	0	0
Handi/Disabled	0	9	2	1	1	0	0	13
Single Fed Disp	0	0	0	0	0	0	0	0
Family	0	13	13	7	3	0	0	36
Hispanic	0	0	0	0	0	0	0	0
White	0	18	7	4	2	0	0	31
Black	0	4	6	3	1	0	0	14
Indian/Alaskan	0	0	0	0	0	0	0	0
Asian	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0
Mixed	0	1	2	1	1	0	0	5

Income Limit Breakdown

High:	1
Low:	4
Very Low:	8
ExtLow:	36

Waiting List Recap by Voucher Size

Size	0BR	1BR	2BR	3BR	4BR	5BR	6+BR	TOTAL
Elderly	1	2	1	0	0	0	0	4
Near Elderly	0	0	0	0	0	0	0	0
Handi/Disabled	0	9	4	0	1	0	0	14
Single Fed Disp	0	0	0	0	0	0	0	0
Family	0	10	26	9	3	0	0	48
Hispanic	0	0	1	0	0	0	0	1
White	1	14	14	4	2	0	0	35
Black	0	6	13	4	1	0	0	24
Indian/Alaskan	0	0	0	0	0	0	0	0
Asian	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0
Mixed	0	0	2	0	1	0	0	3

Income Limit Breakdown

High:	1
Low:	3
Very Low:	13
ExtLow:	47



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

September 2018

Current Modernization Projects

1. We have replaced 100 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
5. We are also replacing unit tile as needed and funds available.

Current Capital Fund

1. The replacement of windows on Garfield is 98 percent complete.

Current Contracting



MEXICO HOUSING AUTHORITY

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CONTRACTING/CAPITAL FUND/ PROPERTY UPDATES

October 2018

Current Modernization Projects

1. We have replaced 103 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
5. We are also replacing unit tile as needed and funds available.

Current Capital Fund

1. The replacement of windows on Garfield is complete.
2. Replacement of gutters, soffit, fascia, down spouts and exterior painting on Garfield is complete
3. Exterior painting on Holt, Trinity, Seminary has begun.

Current Contracting

Housing Authority of the City of Mexico
Monthly Report for Housing Authority Board
9/1/2018 TO 9/30/2018

WORK ORDERS

Received	Processed
136	136

Routine Work Received	Avg. Completion Time Routine
115	13.424 Hrs.
Emergency Work Received	Avg. Completion Time Emergency
14	5.550 Hrs.
All Other Work Received	Avg. Completion Time Other
7	40.845 Hrs.

PRODUCTION

Routine work orders with completion time over 24 hours:	20
Emergency work orders with completion time over 24 hours:	0

Work Orders called in this month/Outstanding 1st day of next month: 0

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: 9/1/2018

Ending Date: 9/30/2018

Staff Generated Work Orders: False

Housing Authority of the City of Mexico
Monthly Report for Housing Authority Board
10/1/2018 TO 10/31/2018

WORK ORDERS

Received	Processed
175	175

Routine Work Received	Avg. Completion Time Routine
155	9.918 Hrs.

Emergency Work Received	Avg. Completion Time Emergency
4	5.000 Hrs.

All Other Work Received	Avg. Completion Time Other
16	27.157 Hrs.

PRODUCTION

Routine work orders with completion time over 24 hours:	17
Emergency work orders with completion time over 24 hours:	0

Work Orders called in this month/Outstanding 1st day of next month: 0

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: 10/1/2018

Ending Date: 10/31/2018

Staff Generated Work Orders: False



MEXICO HOUSING AUTHORITY

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RESOLUTION NO. 2900 RESOLUTION APPROVING THE MHA EMPLOYEE Dental Benefit Package

WHEREAS, the Housing Authority of the City of Mexico (MHA) as a part of the employee benefits package for the calendar year CY2019 for the employee dental benefits; and

WHEREAS, the benefits package for CY2019 focused on priorities involving managing increasing costs for benefits, retaining a strong benefit for employees and controlling the rising cost of benefits; and

WHEREAS, the recommended benefits package for this year is a very competitive package for the MHA employees with a rate increase of 5 percent for dental which is below the rising cost, and

NOW, THEREFORE BE IT RESOLVED that at a regular Board Meeting of the Board of Commissioners of the Housing Authority of the City of Mexico, Missouri duly called and held on the 20th day of November 2018, at which a quorum was present, and by an affirmative and concurring vote of the majority of the Board, The Board of Commissioners approves the MHA Medical Benefit Package as attached hereto and made a part hereof.

Passed this 20th, November 2018

Tad Dobyns, Vice Chairperson

Tammy Dreyer, Board Secretary
Executive Director Mexico Housing Authority



HOUSING AUTHORITY OF THE CITY OF MEXICO
828 BARFIELD
MEXICO, MO 65265

Dear Ms. Penn,

I personally want to thank you for placing your trust in Delta Dental of Missouri as your dental benefits provider. It has been our pleasure to serve **HOUSING AUTHORITY OF THE CITY OF MEXICO (18521087)** and we hope your experience with Delta Dental has been equally exceptional.

Your group's anniversary date with Delta Dental is **December 1, 2018**. To assist you with your renewal, I have included a summary of your current rates along with your renewal rates for your review and consideration. The renewal rates are guaranteed for 1 year.

This is also an opportunity to change your plan design, if desired, including items such as dependent age limits. If you have any questions or concerns related to these items, please do not hesitate to contact me or your broker directly.

	<u>Current Rates</u>	<u>Renewal Rates</u>	<u>Enrollment</u>
Employee	\$37.61	\$39.61	8
Employee & Spouse	\$76.83	\$80.91	0
Employee & Child(ren)	\$76.04	\$80.08	0
Family	\$112.29	\$118.25	0

Along with your renewal, we are pleased to offer you the option to select benefit enhancements from our new product, **DeltaVision**! If you add **DeltaVision** with your dental renewal*, a **2% discount** will be applied to your dental renewal rates. **Applicable to new vision business only. Applicable to groups of a minimum of 2 enrolled.*

Please keep in mind that this is your annual enrollment period. Now is the time for your employees to review and make changes to their current coverage, which will become effective on your anniversary.

Thank you for your continued partnership with Delta Dental.

Sincerely,

Jacob Morris
Client Services Associate
Phone: (314) 656-2617
Fax: (314) 656-4743

cc: Mary E. Good
USI Insurance Services National Inc - MO



MEXICO HOUSING AUTHORITY

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

RESOLUTION NO. 2901

RESOLUTION APPROVING THE MHA 2019 PHA Plan/5 Year 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, the Housing Quality and Work Responsibility Act of 1998 requires each housing authority to submit Public Housing Authority (PHA) Plans to the Department of Housing and Urban Development (HUD) on an annual basis; and

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

NOW, THEREFORE BE IT RESOLVED, that at a regular Board Meeting of the Board of Commissioners duly called and held on the 20th day of November 2018, The Board of Commissioners approved /authorized the submission of the MHA's 2019 PHA Plan and 5 year Plan.

Passed this 20th day of November 2018

Tad Dobyns, Vice Chairperson

Tammy Dreyer, Board Secretary
Executive Director, Mexico Housing Authority

Streamlined Annual PHA Plan <i>(Small PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, 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	PHA Name: <u>Mexico Housing Authority</u> PHA Code: <u>MO010</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2019</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>203</u> Number of Housing Choice Vouchers (HCVs) <u>151</u> Total Combined <u>354</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission				
	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. 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)				
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)				
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
					PH HCV
	Lead PHA:				
B.	Annual Plan Elements Submitted with 5-Year PHA Plans. Required elements for all PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a PHA is not submitting its 5-Year Plan. See Section C for required elements in all other years (Years 1-4).				

<p>B.1</p>	<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 type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" 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. We will use a preference system to accomplish these goals. 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>B.2</p>	<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"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</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. 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>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <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>

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

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

PROGRESS REPORT FROM THE PREVIOUS 5-Year Plan.

1. Replaced 89 building(40units) with new windows
2. Replaced 80 gas and 2 electric Ranges for energy efficiency.
3. Replaced 125 Refrigerators
4. Replacement of 95 Countertops
5. Painting of 89 Exterior Buildings
6. Continuous replacement of sidewalks, driveways, porches,& retaining walls
7. Continuous renovations of units

AFFH

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

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

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

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

C.1. New Activities

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

Y N

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

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process.

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

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

C.2	Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan <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.
D	Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.
D.1	Civil Rights Certification. <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.
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 August 2017

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(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 obtain a benefit. The information requested does not lend itself to confidentiality.

5-Year PHA Plan (for All PHAs)

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

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

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

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

A.	PHA Information.																			
A.1	<p>PHA Name: _____ Mexico Housing Authority _____ PHA Code: _MO010_</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _04/01/2019_</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:					
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																
				PH	HCV															
Lead PHA:																				
B.	5-Year Plan. Required for all PHAs completing this form.																			
B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>The mission of the Mexico Housing Authority is to provide and facilitate the availability of decent, quality and affordable housing in a safe and secure living environment, improve neighborhoods and the quality of life for low and moderate – income residents throughout the City of Mexico. In order to fulfill this mission, Mexico Housing Authority must preserve its aging housing stock through timely maintenance and modernization of developments. While continuing this effort, we have made customer care our top priority by placing our residents and stakeholders first in everything we do, thereby providing safe, decent and sanitary housing and compassionate service to residents.</p>																			

<p>B.2</p>	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low- income families for the next five years.</p> <p>The Housing Authority of the City of Mexico (MHA) is a small, rural authority with less than 250 dwelling units of public housing and 151 housing choice vouchers. Most of the housing units were constructed in the 1960s and now require various renovations to meet current acceptable standards such as energy efficiency, ada accessibility, and resident resource programs. Therefore, the primary focus of this Five Year Plan and the Annual Plan is to continue the renovation of existing housing units, modernize and update infrastructure and develop resources to support the families currently residing in public housing units. The Plan is to;</p> <ol style="list-style-type: none"> 1. To provide high quality maintenance service 2. Ensure Equal Opportunity in Housing 3. Maintain public housing management (PHAS score) 4. Increase the availability of decent, safe and affordable Housing 5. Improve the quality of assisted Housing 6. Improve community quality of life and economic vitality 7. Promote self-sufficiency and asset development of families and individuals 8. Improve customer service. 9. Keep Choice Neighborhood Housing a priority through our deconcentration process. 10. Promote Fair Housing/LGBT/AFFH 11. Enforce Smoke Free Housing <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>
<p>B.3</p>	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>PROGRESS REPORT FROM THE PREVIOUS 5-Year Plan.</p> <ol style="list-style-type: none"> 1. Replaced 89 building(40units) with new windows 2. Replaced 80 gas and 2 electric Ranges for energy efficiency. 3. Replaced 125 Refrigerators 4. Replacement of 95 Countertops 5. Painting of 89 Exterior Buildings 6. Continuous replacement of sidewalks, driveways, porches,& retaining walls 7. Continuous renovations of units

B.4

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

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

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

Protections Against Eviction or Termination of Assistance

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

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

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

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

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

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

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

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

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

Portability/Transfer to a New Location

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

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

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

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

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

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

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

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

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

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

(d) Record of an administrative agency.

(e) Documentation from a mental health professional.

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

Confidentiality

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

Limitations

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

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

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

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

3. Limits the ability of the housing authority, owner, or manager to comply with court orders addressing rights of access to or control of the property. This includes civil protection ordered entered for the protection of the victim or relating to distribution or possession of the property.
4. Supersedes any Federal, State, or local law that provides greater protections than VAWA.

Owner or Manager Right to Remove Perpetrator of Domestic Violence

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

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

Violence Against Women Act (VAWA) Key Definitions

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

Dating Violence: Violence committed by a person:

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

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

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

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

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

B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Housing Needs and Strategy for Addressing Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Housing needs have remained high during the past year. 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 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 Promote AFFH
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<p>Certification by State or Local Officials.</p> <p><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.</p>

Instructions for Preparation of Form HUD-50075-5Y

5-Year PHA Plan for All PHAs

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

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

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

B. 5-Year Plan.

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

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

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

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

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

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

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

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

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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



MEXICO HOUSING AUTHORITY

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RESOLUTION NO. 2902

RESOLUTION APPROVING THE MHA 2019 Capital Fund/Five Year 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 Capital Fund Plan for each year in accordance with HUD's rules and regulations, and

WHEREAS, no comments were received from the Resident Association.

NOW, THEREFORE BE IT RESOLVED, that at a regular Board Meeting of the Board of Commissioners duly called and held on the 20nd day of November 2018, The Board of Commissioners approved /authorized the submission of the MHA's PHA 2019 Capital Fund/Five Year Plan.

Passed this 20nd day of November 2018

Tad Dobyns, Vice Chairperson

Tammy Dreyer, Board Secretary
Executive Director, Mexico Housing Authority

