

5 Year PHA Plan



2018-2022

Public Hearing Notice

The Mexico Housing Authority (MHA) and its Board of Commissioners is requesting public comment on the following MHA planning documents for FYE2018.

- FYE2018 Annual PHA Plan and Five Year Plan
- FYE2018 Operating and Capital Fund Budgets
- 2018 Standardized Charges

These annual planning and budgeting documents are available for public review at the following locations:

- Mexico Housing Authority 828 Garfield Ave
- The MHA web site at: www.mexicoha.com

Public Hearing/Meeting

The MHA Board and the Mexico Housing Authority will hold two public hearings/meeting on these documents at their regular monthly Resident Association meetings held on the following dates:

- Thursday, October 19, 2017

The public hearings/meeting will begin at 3:00 p.m. at the MHA Garfield Community Center, 828 Garfield Ave. Written public comment will also be accepted and should be addressed to:

Tammy Dreyer
Executive Director
Mexico Housing Authority
828 Garfield Ave
Mexico, Mo 65265

Email comments may also be submitted through the MHA web site at:

www.mexicoha.com Contact Us

For more information call: (573) 581.2294.

Please leave posted until October 19, 2017

PUBLIC HEARING NOTICE

The Mexico Housing Authority (MHA) announced that on September 1, 2017, MHA shall make available at 828 Garfield Avenue, Mexico, MO, a draft copy of the 2018 PHA Plan, 2018 Capital Fund Grant Annual Plan and the four year action plan for the following years of 2019 through 2022. These documents shall be made available for public review per the guidelines of 24 CFR Part 85 and 2 CFR Part 225, a requirement of the Quality Housing and Work Responsibility Act of 1998.

These documents shall be made available Monday through Friday from 8:00 AM until 4:00 PM for a period of 45 days. MHA has scheduled a public hearing to be held on October 19, 2017 at 3:00 PM at the Garfield Community Center, 828 Garfield Avenue, Mexico, MO. At this time, MHA shall receive and consider any and all comments prior to the finalization of the Five-Year Capital Fund Plan and PHA Annual Plan for submission to HUD on or before January 2018.

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>04/2018</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					
	<p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>PHA Plans are available during normal office hours (8am to 4:30pm) at City of Mexico Housing Authority 828 Garfield, Mexico, MO 65265 or at our website mexicoha.com (anytime)</p>					
	<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).
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Five-Year PHA Plan submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>DECONCENTRATION POLICY</p> <p>It is the Mexico Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. 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>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 Housing Choice Voucher (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/elderly/disabled families and residency preferences when housing in the Audrain area. 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> <p>Improve the quality of life</p> <p>Strengthen relationship and service to clients and stakeholders</p> <p>Build and increase the community partnerships needed to provide our clients access to a variety of supportive services</p> <p>Expand employment and educational opportunities by increasing vendor and resident participation in Section 3</p>

	<p>Enhance safety and security measures in housing communities Preserve and expand affordable housing Develop viable communities and neighborhoods of choice Responsibly invest capital funds to retrofit and upgrade existing housing communities Expand our inventory of affordable housing (hard units and housing assistance) Strengthen MHA's performance and service Remain a "High Performing" Agency Significantly improve our service to clients and partners Continue investing in employee development activities to build staff capacity Strengthen our internal controls and administrative systems Engage in a board-led strategic planning process Enforce a Smoke Free Policy Promoting AFFH</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> <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;</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. 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 <p>PROGRESS REPORT FROM THE PREVIOUS 5-Year Plan.</p> <ol style="list-style-type: none"> 1. Replaced 20 building(40units) with new windows 2. Replaced 68 gas and 2 electric Ranges for energy efficiency. 3. Replaced 43 Refrigerators 4. Replacement of 59 Countertops 5. Painting of 13 Exterior Buildings 6. Continuous replacement of sidewalks, driveways, porches,& retaining walls 7. Continuous renovations of units

	<p>AFFH PHA's uses the assessment to set goals to overcome issues identified</p> <ul style="list-style-type: none"> • Goals must inform later funding decisions • Will include "meaningful actions" to: <ul style="list-style-type: none"> -overcome patterns of segregation and foster inclusive communities free from barriers to opportunity -address disparities in housing needs and opportunities -replace segregation with integrated, balanced living • Include input from public participation process • Varying deadlines based on current Consolidated/PHA Plan <p>Public entities must take affirmative steps to remedy this history of segregation and prejudice in order to ensure that individuals have an opportunity to make an informed choice.</p>
C.	<p>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.</p>
C.1.	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process.</p> <p>(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>(d) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
C.2	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-SM</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, including Item 5 must be submitted by the PHA as an electronic attachment to the PHA Plan. Item 5 requires certification on whether plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public.</p>
D	<p>Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.</p>
D.1	<p>Civil Rights Certification.</p> <p><u>Form 50077-SM-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
D.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

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(d)

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

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

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

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

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

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

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

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

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

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

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

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

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

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

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

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

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

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

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

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

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

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

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

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

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

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

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

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

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

D.3 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

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

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

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

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

A.	PHA Information.																																
A.1	<div> <div> PHA Name: _____Mexico Housing Authority_____ PHA Code: _MO010_ </div> <div> PHA Plan for Fiscal Year Beginning: (MM/YYYY): _04/01/2018_ </div> <div> PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input checked="" type="checkbox"/> Revised 5-Year Plan Submission </div> </div> <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> <div> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </div> <table border="1"> <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> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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		PH	HCV																														
Lead PHA:																																	
B.	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</p> <p>PHA's uses the assessment to set goals to overcome issues identified</p> <ul style="list-style-type: none"> • Goals must inform later funding decisions • Will include "meaningful actions" to: <ul style="list-style-type: none"> -overcome patterns of segregation and foster inclusive communities free from barriers to opportunity -address disparities in housing needs and opportunities -replace segregation with integrated, balanced living • Include input from public participation process • 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 20 building(40units) with new windows 2. Replaced 68 gas and 2 electric Ranges for energy efficiency. 3. Replaced 43 Refrigerators 4. Replacement of 59 Countertops 5. Painting of 13 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 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)(c)

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



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

“Ideas and Suggestions”

Five Year Action Plan - Capital Fund Program

Mexico Housing Authority is currently preparing our Annual 5-year plan for the Capital Fund Program (Modernization), for fiscal year, 2018 to 2022 as well as ideas for futures years. We request ideas and suggestions every year from our Residents, Employees, Resident Council, Tenant Associations and we strongly encouraging everyones input.

If you are not familiar with this program, HUD annually allocates money to Housing Authorities to perform major capital projects for our properties that the Operations Budget cannot support. MHA has budgeted for \$250,000.00 annually over the next five years for our Capital Fund Improvements, although there is a continuous threat that this funding may be reduced. The following are examples of categories of “work items” that qualify under this program:

- Management Improvements (Staff training)
- Administration (Modernization salaries and construction advertising)
- Construction Consultants (Architects and Engineers)
- Site Improvements (landscaping, fencing, concrete, drainage, roofing, etc.)
- Dwelling Structures (screen doors, floor tile, central air, HVAC, hot water heaters, windows etc.)
- Dwelling Equipment (ranges, refrigerators, etc.)
- Non-dwelling Structures (community space furniture, computers, Maintenance tools, etc.)

Attached you will find our current Five Year Capital Fund Plan and Annual PHA Plan for years 2018 to 2022.

Please see our Active PHA Plan and Current 5 Year Capital Fund Plan and provide use with any ideas and suggestions for future improvements to the Mexico Housing Authority Properties.

Hand delivered

August 11, 2017 and August 25, 2017

Mexico Housing Authority

Listed on the front side is our Active and Current 5 Year Capital Fund Plan. Please provide us with a list of work items or suggestions that you would recommend for our future 2018 Capital Funds

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Any Questions Please Contact: Josh Hinten Contract/Inventory Manager
573-581-2294 ext. 242, or jhinten@mexicoha.com

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary		Grant Type and Number		FFY of Grant: 2017 FFY of Grant Approval: 2016	
PHA Name: Housing Authority of City of Mexico MO		Capital Fund Program Grant No: MO36P01050117 Replacement Housing Factor Grant No: no Date of CFFP:			
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:					
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report					
Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹	
Line		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$20,000.00			
3	1408 Management Improvements	\$			
4	1410 Administration (may not exceed 10% of line 21)	\$			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$20,000.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$14,360.00			
10	1460 Dwelling Structures	\$199,770.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$20,870.00			
12	1470 Non-dwelling Structures	\$0.00			
13	1475 Non-dwelling Equipment	\$0.00			
14	1485 Demolition	\$0.00			
15	1492 Moving to Work Demonstration	\$0.00			
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary							
PHA Name: HA of City of Mexico MO	Grant Type and Number Capital Fund Program Grant No: MO36P01050117 Replacement Housing Factor Grant No: no Date of CFFP:	FFY of Grant: 2017 FFY of Grant Approval: 2016					
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Revised ²	Obligated	Total Actual Cost ¹		
					Total Estimated Cost	Expend	
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$0.00					
21	Amount of line 20 Related to LBP Activities	\$275,000.00					
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures	\$ 172,425.00					
Signature of Executive Director		Date		Signature of Public Housing Director		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part II: Supporting Pages							Federal FFY of Grant: 2017	
PHA Name: Housing Authority of City Of Mexico MO		Grant Type and Number Capital Fund Program Grant No: MO36P01050117 CFFP (Yes/ No): no Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Operations	Operations	1406		20,000.00				
Administration	Management Improvements	1408		0.00				
Administration	Management Fees	1410.000		29,500.00				
PHA Wide	A&E Fees	1430.010		20,000.00				
PHA Wide	Tree services	1450.320	5 units	7,180.00				
PHA Wide	Porch/balconies	1460.460	1 unit	7,180.00				
PHA Wide	Concrete work	1450.560	900 sq	7,180.00				
PHA Wide	Painting, Interior	1460.170	10 units	14,350.00				
PHA Wide	Kitchen Cabinets/Fixtures	1460.220	10 units	7,715.00				
MO 03-04	Windows	1460.310	18 units	56,930.00				
PHA Wide	Unit Restoration	1460.830	3 units	3735.00				
MO -01,02, 03, 04	Window Screens	1460.300	20units	35,870.00				
MO -01,02, 03, 04	Bath cabinets/fixtures	1460.230	5 units	3590.00				
MO 01 02 03 04	Gutter, Down spouts	1460.430	13 units	19360.00				
MO 01, 02 03, 04	Water heater	1460.590	10 units	7180.00				
MO 01 02 03 04	Furnace	1460.690	5 units	7180.00				
MO 01 02 03 04	AC central	1460.700	10 units	7180.00				
MO -01,02, 03, 04	Refrigerators	1465.012	14 units	10995.00				
MO-01 02 03 04	Ranges	1465.014	10 units	9875.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

Part I: Summary

PHA Name/Number		Locality (City/County & State) Mexico Audrain Missouri				Original 5-Year Plan		Revision No:
Development Number and Name: Mexico Housing Authority MO010		Work Statement for Year 1 FFY 2018	Work Statement for Year 2 FFY 2019	Work Statement for Year 3 FFY 2020	Work Statement for Year 4 FFY 2021	Work Statement for Year 5 FFY 2022		
A.	Physical Improvements Subtotal	Annual Statement	\$225,000.00	\$225,000.00	\$225,000.00	\$225,000.00	\$225,000.00	
B.	Management Improvements		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
C.	PHA-Wide Non-dwelling Structures and Equipment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
D.	Administration		\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
E.	Other (A&E FEES)		\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	
F.	Operations		\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	
G.	Demolition		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
H.	Development		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
I.	Capital Fund Financing – Debt Service							
J.	Total CFP Funds		\$275,000.00	\$275,000.00	\$275,000.00	\$275,000.00	\$275,000.00	
K.	Total Non-CFP Funds							
L.	Grand Total							
M.								

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

[illegible]

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2018	Work Statement for Year 2019			Work Statement for 2020			Year
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	
See	1450.320 Tree Work	7units	\$6990.00	1450.320 Tree Work	7 units	\$7180.00	
Annual	1450.400 Landscape erosion	5 units	\$6990.00	1450.400 Landscaping, Erosion	5 units	\$7180.00	
	1450.560 Concrete	2 units	\$7180.00	1460.180 Exterior Painting	3 units	\$7180.00	
	1460.310 Windows	7 units	\$50460.00	1460.250 Floor tile	10 units	\$7180.00	
	1460.300 Window screens	7 units	\$13980.00	1460.220 Kitchen cabinets/fixtures	9 units	\$7180.00	
	1460.180 Exterior Painting	10 units	\$20700.00	1460.310 Windows	15 units	\$88540.00	
	1460.230 Bath cabinets	15 units	\$6990.00.0	1460.430 Gutters	10 units	\$14360.00	
	1460.690 Furnaces	5 units	\$6910.00	1460.440 Siding exterior	5 units	\$7180.00	
	1460.700 Ac central	3 units	\$6690.00	1460.590 Water heaters	5 units	\$7180.00	
	1465.014 Range	14 units	\$7180.00	1460.690 Furnace	7 units	\$14800.00	
	1460.450 Roofing	7 units	\$13980.00	1465.012 Refrigerators	24 units	\$7020.00	
	1460.460 porches balconies	5 units	\$13980.00	1460.700 Ac central	7 units	\$14360.00	
	1460.680 gas lines	6 units	\$6990.00	1460.230 bath cabinets/fixtures	12 units	\$7180.00	
	1460.830 unit restoration	10 units	\$6990.00	1460.460 porches balconies	5 units	\$14280.00	
	1460.25 Floor Tile	4 units	\$6990.00	1460.270 floor/slabs	6 units	\$7180.00	
	1460.220 Kitchen cabinets/fixtures	12	\$7020.00				
	1460.270 floor/slabs	5 units	\$6990.00				
	1460.360 Screen doors	15 units	\$6990.00	1465.014 Range	10 units	\$ 7020.00	
	1460.430 gutters/downspouts	7 units	\$6990.00				
	1465.014 refrigerators	14 units	\$7020.00				
	1460.590 water heaters	8 units	\$6990.00				
	Subtotal of Estimated Cost		\$225,000	Subtotal of Estimated Cost		\$225,000	

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2018	Work Statement for Year 2021 FFY 2021			Work Statement for Year: 2022 FFY 2022		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	1450.320 Tree Work	7 units	\$6990.00	1450.320 Tree Work	7 units	\$6990.00
Annual	1450.400 Landscaping, Erosion	15 units	\$6990.00	1450.400 Landscaping, Erosion	15 units	\$6990.00
Statement	1460.180 Exterior Painting	12 units	\$17000.00	1460.220 Kitchen cabinets/fixtures	12 units	\$6990.00
	1450.560 Concrete	10 units	\$13980.00	1450.560 Concrete	10 units	\$13980.00
	1460.230 Bath cabinet fixtures	20 units	\$6990.00	1460.690 Furance	4 units	\$10990.00
	1460.310 Windows	8 units	\$27960.00	1460.180 Painting exterior	10 units	\$13.980.00
	1460.300 Window screens	5 units	\$13980.00	1460.830 Unit restoration	10 units	\$13.980.00
	1460.430 Gutters/ down spouts	20 units	\$13980.00	1460.230 Bath cabinets / fixtures	20 units	\$6990.00
	1460.590 Water heaters	20 units	\$14360.00	1460.360 Screen Doors	17 units	\$6990.00
	1460.690 Furnaces	5 units	\$14360.00	1460.450 Roofing	5 units	\$13.980.00
	1460.700 Ac central	5 units	\$12780.00	1460.460 Porches/balconies	10 units	\$13.980.00
				1460.700 AC Central	4 units	\$10990.00
	1460.270 Floor slabs/foundations	20 units	\$13980.00	1465.014 Ranges	24 units	\$7020.00
	1460.46 Porches/Balconies	5 units	\$21200.00	1460.250 Floors	7 units	\$6990.00
	1460.240 handrails	10 units	\$6990.00	1460.59 Water heaters	20 units	\$15000.00
	1460.220 Kitchen cabinets/fixtures	12 units	\$6990.00	1460.250 floor slabs	5 units	\$6990.00
	1460.440 siding	5 units	\$6990.00	1460.300 Window screens	5 units	\$15200.00
	1460.830 unit restoration	5 units	\$5000.00	1460.430 Gutters/ down spouts	5 units	\$6990.00
	1465.014 refrigerators	12 units	\$7240.00	1465.014 refrigerators	12 units	\$7020.00
	1465.014 Range	12 units	\$7240.00	1460.310 Windows	15 units	\$32960.00
	Subtotal of Estimated Cost		\$225,000	Subtotal of Estimated Cost		\$225000

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2001

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2001

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2018	Work Statement for Year 2021 FFY		Work Statement for Year:2022 FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	1406.000 Operations	\$20,000.00	1406.000 Operations	\$20,000.00
	1410.000 Administrative Costs	\$10,000.00	1410.000 Administrative Costs	\$10,000.00
	1430.010 A&E Fees	\$20,000.00	1430.010 A&E Fees	\$20,000.00
	Subtotal of Estimated Cost	\$50,000.00	Subtotal of Estimated Cost	\$50,000.00

AS OF:	August 17, 2017	YEAR 0 2018 CFP 501-18	YEAR 1 2019 CFP 501-19	YEAR 2 2020 CFP 501-20	YEAR 3 2021 CFP 501-21	YEAR 4 2022 CFP 501-2022	YEAR 5 2023 CFP 501-2023
ACCT #	Budget Year: Grant Number:						
1450.700	Fuel Storage Tanks						
1450.900	Force Account Salaries						
1450.950	Force Account Benefits						
Totals:	1450 SITE IMPROVEMENTS	\$14,360.00	\$21,160.00	\$14,360.00	\$27,960.00	\$27,960.00	\$21,540.00
1460.110	Security Systems, Apartments						
1460.120	Asbestos Abatement						
1460.140	504 Enhancements, Dwellings						
1460.170	Painting, Interior						
1460.180	Painting, Exterior	\$17,940.00	\$20,700.00	\$7,180.00	\$17,000.00	\$13,980.00	\$7,180.00
1460.190	Ceiling Tile						
1460.220	Kitchen Cabinets / Fixtures	\$7,715.00	\$7,020.00	\$7,180.00	\$6,990.00	\$6,990.00	\$7,180.00
1460.230	Bath Cabinets / Fixtures	\$3,590.00	\$6,990.00	\$7,180.00	\$6,990.00	\$6,990.00	\$7,180.00
1460.240	Handrails, Interior				\$6,990.00		
1460.250	Floor Tile		\$6,990.00	\$7,180.00		\$6,990.00	\$7,180.00
1460.260	Sub Floors						
1460.270	Floor Slabs / Foundations		\$6,990.00	\$7,180.00	\$13,980.00	\$6,990.00	\$7,180.00
1460.300	Window Screens	\$61,780.00	\$13,980.00	\$14,360.00	\$13,980.00	\$15,200.00	\$14,360.00
1460.310	Windows	\$56,930.00	\$50,460.00	\$74,180.00	\$27,960.00	\$32,960.00	\$50,380.00
1460.330	Door Hardware	MO01, MO02	mo01, mo02				
1460.340	Interior Doors						
1460.360	Screen Doors		\$6,990.00			\$6,990.00	
1460.370	Entry Doors						
1460.390	Room Dividers						
1460.400	Mailboxes						
1460.430	Gutters / Downspouts	\$19,360.00	\$6,990.00	\$14,360.00	\$13,980.00	\$6,990.00	\$14,360.00
1460.440	Siding, Exterior			\$7,180.00	\$6,990.00		
1460.450	Roofing		\$13,980.00			\$13,980.00	\$7,180.00

AS OF:	August 17, 2017		YEAR 0 2018 CFP 501-18	YEAR 1 2019 CFP 501-19	YEAR 2 2020 CFP 501-20	YEAR 3 2021 CFP 501-21	YEAR 4 2022 CFP 501-2022	YEAR 5 2023 CFP 501-2023
ACCT #	Budget Year: Grant Number:							
1470.120	Public Bathrooms							
1470.160	Window Screens, Non-Dwelling							
1470.180	Windows, Non-Dwelling							
1470.200	Door Hardware, Non-Dwelling							
1470.200	Doors, Interior, Non-Dwelling							
1470.240	Doors, Exterior, Non-Dwelling							
1470.260	Community Space Dividers							
1470.280	Roofing, Non-Dwelling							
1470.320	Park Shelter							
1470.400	Administration Building							
1470.460	Laundry Facilities							
1470.520	Community Centers							
1470.700	Maintenance Shops							
1470.760	Warehousing							
1470.830	Renovation, Non-Dwelling							
1470.900	Force Account Salaries							
1470.950	Force Account Benefits							
Totals:	1470 NONDWELL STRUCT.		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1475.011	Office Furniture							
1475.014	Office Equipment							
1475.017	Communication Equipment							
1475.021	Maintenance Tools & Equip							
1475.024	Grounds Tools & Equipment							
1475.035	Community Space Furniture							
1475.040	Community Space Equipment							
1475.045	Laundry Equipment							
1475.050	Security Systems, Non-Dwelling							

