

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 16, 2017
Re: November 21, 2017 Board Meeting Agendas & Related Materials

Enclosed are the agenda packets for the MHA Board meeting on Tuesday, November 21, 2017. Included in the packets is the information related to the resolution. There will not be any handwritten page numbers on this month's Board Reports. Please note the following:

Consent Agenda

Previous Minutes for Board Meeting September 19, 2017

Executive Director's Report

Financial Report-there is a cover sheet here from Jodie summarizing the reports
Bills expended-for August, September, October 2017.

Section 8 Report-We have dropped back down to 132 vouchers as of November
Public Housing Report-We are remaining 100 percent occupied in PH.

Contract/Capital Fund/Modernization Projects-2017 CFP money has been released so we can expend funds for fencing on Hassen and refrigerator replacement.

Maintenance Reports-All is going well with maintenance, we just came off of Preventative Maintenance Month, and October is furnace filter, smoke detector and dryer vent month as well.

New Business

Board Resolution 2879 Approval of MAHAPCI, which is our property insurance and it has went down this year just little.

Board Resolution 2880 Approving renewal of Dental and Vision Benefits, there has been no change in cost

Board Resolution 2881 Approving updated Standardized Charges, every year we take a look at our charges and update as needed with the cost increases

Board Resolution 2882 Approving PH Flat FMR rates for 2018, our rates have decrease just a little

Board Resolution 2883 Approving HCV Payment Standards, we are keeping them at 100% of FMR

Board Resolution 2884 Approving 2018 PHA/5 Year Plan, this is our plan for the future of MHA

Board Resolution 2885 Approving 2018 CFP, this is path of spending on capital improvements

Board Resolution 2886 Approving ED price of living increases and extra vacation time

Board Resolution 2887 Approving Tenant Write Offs to Bad Debt collection

Other Business

Copy of our monthly newsletter for public housing
Copy of our newsletter for HCV

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 21st, 2017 at 3:30pm

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

Approval of regular meeting minutes for: September 19, 2017

6. Executive Director's Report:

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

7. Unfinished Business

8. New Business:

Board Resolution 2879 Approving MAHAPCI renewal, Board Resolution 2880 Approving renewal of Dental and Vision Benefits, Board Resolution 2881 Approving updated Standardized Charges, Board Resolution 2882 Approving Public Housing Flat FMR Rates, Board Resolution 2883 Approving Section 8 Payment Standards, Board Resolution 2884 Approving PHA Plan for 2018, Board Resolution 2885 Approving 2018 CFP, Board Resolution 2886 Executive Director Pay Increase/Vacation increase, Board Resolution 2887 Approving 2017 Resident Write Offs to Bad Debt

9. Other Business:

Copy of the MHA Public Housing Newsletter

Copy of Housing Choice Voucher (Section 8) Newsletter

10. Comments from Commissioner:

11. 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 4 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 19, 2017

The Board of Commissioners of the Housing Authority of the City of Mexico convened in an Open Meeting on Tuesday, September 19, 2017 at 3:30 PM at the MHA Administration Building, 828 Garfield Avenue, Mexico, MO 65265. Commissioner and Board Chair Chris Miller presided.

1. **Call to order:** The Board of Commissioners of the Housing Authority of the City of Mexico, Missouri (MHA) met in open session on September 19, 2017 in the MHA Community Building at 828 Garfield, Mexico, Missouri 65265. Commissioner and Board Chair Chris Miller called the meeting to order at 3:32pm.
2. **Roll Call** by Executive Director Tammy Dreyer:

The following Commissioners were present:

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

Commissioners excused:

Commissioner

Others present:

Executive Director/Secretary

Tammy Dreyer

3. Adoption of Agenda

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

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

4. Comments from the public:

None

5. Approval of Consent Agenda(if applicable)

Approval of regular meeting minutes for: July 17, 2017

Executive Director Report

Financial Reports (July and August 2017)

Bills Expended (July and August 2017)

Executive Directors Report August 2017

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

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

6. Unfinished Business

None

7. New Business

Board Resolution 2878 Approving Medical Benefits

T Dreyer explained that the medical benefits is only an increase of 5.5% and this is well within the national average of 8-12% increase.

Chairperson Chris Miller called for motion to approve Board Resolution 2878. A motion was made by Commissioner R Jackson and seconded by Commissioner E Lawton. Upon a roll call vote of the motion, the following vote was recorded:

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

8. Other Business:

T Dreyer stated that SWNAHRO CR&D Committee nominated her as Secretary of this committee

T Dreyer handed out the new version of the TYT for the HCV Program.

T Dreyer stated that MHA’s PHAS score is 96% and that we are in HIGH Performance status. This is the Public Housing program.

T Dreyer also stated the MHA’s Father’s Day Event this year went very well and she hopes to do it again next year! And the Solar Eclipse event went very well and was a site to see....

T Dreyer said that MHA will be doing Fire Safety event for next month with the MPS bringing a fire truck to tour, this event will also be registered with Housing America Month and posted on HUD's website...

9. Comments from Commissioners:

none

10. Adjournment of Open Meeting:

Chairperson Chris Miller requested a motion to adjourn the Open meeting on September 19, 2017, Commissioner J Jackson made the motion and Commissioner T Dobyys seconded. The regular session meeting was adjourned at 3:55 pm

ATTEST:

Chris Miller, Chairperson

Tammy Dreyer, Executive Director

Certification of Public Notice

I, Tammy Dreyer, Executive Director and Secretary of the Board, of Housing Authority of the City of Mexico, Missouri, do hereby certify that on September 13, 2017, I posted public notice of the September 19, 2017 Board of Commissioners meeting and made available to the public by request at the MHA office during regular business hours and on the MHA website at www.mexicoha.com, copies of the Agenda and Board Packet for review.

Tammy Dreyer

November 21, 2017 Board Meeting

Finance Report – Aug/Sept/Oct 2017 Results

Pages 1-2 – Detail monthly PH expenses versus budget.

- 1) Pages 1 & 2 detail April through October FYE 2018 and show an operating income YTD of \$198,567.
- 2) On the “Maintenance Materials” and “Maintenance Contract” budget lines, note the inflated expense results. We have actually transferred \$73,105 from the Tripoli/Bolivar Disposition fund to the PH fund to offset this expense.

Pages 3 - Financial Analysis of Low Rent (PH) and Section 8 programs:

- 1) Low Rent – occupancy rate = 99%; with average monthly rent received from tenant for FYE2018 being \$148.97/month.
- 2) Section 8 – units leased first of the month = 137; with average HAP rent payment for FYE2018 being \$355.45/month.

Pages 4-5 – Income Statement for PH Operating Fund

Page 6 – Income Statement for Section 8 fund

Page 7 – Balance Sheet – all funds

- 1) Current cash/invested assets:
 - PH (Low Rent) = \$2,557,195
 - Section 8 - \$138,031
 - Local Fund (generated from HQS Inspections) = \$9,911

Pages 8-10 – Bills Expended Report AUGUST 2017

Pages 11-12– Bills Expended Report SEPTEMBER 2017

Pages 13-15 – Bills Expended Report OCTOBER 2017

Low Rent Operating Budget				
FDS Line #	Account Title	Actual Apr2017- Oct2017 Results	FYE 03/2018 Budget	Variance Expenses vs. Budget
Operating Income:				
70000	Total Operating Income	703,744	646,356	57,388
Operating Expenditures:				
	<u>Administrative</u>			
91100	Administrative Salaries	80,053	101,343	21,290
91500	Employee Benefits - Administrative	43,025	51,024	7,999
91200	Auditing Fees	-	3,716	3,716
91300	Management Fees	-	-	0
91900A	Accounting Fees	3,454	3,949	495
91400	Advertising and Marketing	2,752	2,788	36
91600	Office Expenses	15,982	15,750	(232)
91700	Legal Expense	3,802	2,683	(1,119)
91800	Travel	2,598	9,555	6,957
91900	Other Administrative Costs	9,064	9,917	852
91000	Total Administrative	160,731	200,725	39,994
92000	Asset Management Fees			
	<u>Tenant Services</u>			
92100	Tenant Services - Salaries			
92300	Employee Benefits - Tenant Services			
92200	Relocation Costs	-	-	
92400	Tenant Services-Other	602	2,934	
92500	Total Tenant Services	602	2,934	2,332
	<u>Utilities</u>			
93100	Water	29,304	42,992	13,688
93200	Electricity	8,845	10,628	1,784
93300	Gas	1,544	2,643	1,099
93400	Fuel		-	0
93600	Sewer	54,435	53,894	(541)
93800	Other		-	
93000	Total Utilities	94,127	110,157	16,029
	<u>Maintenance</u>			
94100	Labor	62,243	55,493	(6,750)
94500	Employee Benefits - Maintenance	25,144	27,166	2,022
94200	Maintenance Materials	57,580	40,833	(16,747)
	Maint. Contract:	45,698	18,043	(27,655)
94300-010	Garbage and Trash Removal Contracts			
94300-020	Heating & Cooling Contracts			
94300-030	Snow Removal Contracts			
94300-040	Elevator Maintenance			
94300-050	Landscape & Grounds Contracts			

Low Rent Operating Budget		Actual Apr2017- Oct2017 Results	FYE 03/2018 Budget	Variance Expenses vs. Budget
FDS Line #	Account Title			
94300-060	Unit Turnaround Contract			
94300-070	Electrical Contracts			
94300-080	Plumbing Contracts			
94300-090	Extermination Contracts			
94300-100	Janitorial Contracts			
94300-110	Routine Maintenance Contracts			
94300-120	Other Misc. Contract Costs			
94000	Total Maintenance	190,665	141,535	(49,130)
	<u>Protective Services</u>			
95100	Protective Services - Labor			
95500	Employee Benefits - Protective Services			
95200	Protective Services Contract Costs			
95300	Protective Service Other			
95000	Total Protective Services			
	<u>Insurance</u>			
96110	Property	34,295	35,146	851
96120	General Liability	3,685	3,185	(500)
96130	Worker's Comp.	4,636	4,778	141
96140	Other Insurance	3,817	3,658	(159)
96100	Total Insurance Expense	46,432	46,766	334
95200	Protective services - other contract costs	300	-	(300)
	Total Protective Services	300	-	(300)
	<u>General Expenses</u>			
96200	Other General Expense	-	-	0
96210	Compensated Absences		8,972	8,972
96300	Payments In Lieu of Taxes - Accrual	9,947	9,456	(491)
96400	Bad Debt-Tenants	2,373	5,833	3,460
96800	Severance Expense		-	0
96000	Total General Expenses	12,320	24,261	11,941
96900	Total Operating Expenditures	505,176	582,009	21,501
	OPERATING INCOME (LOSS)	198,567		

**Mexico Housing Authority
Financial Analysis
10/31/17**

Low Rent 04/30/17 05/31/17 06/30/17 07/31/17 08/31/17 09/30/17 10/31/17 11/30/17 12/31/17 01/31/18 02/28/18 03/31/18

Balance Sheet

Cash-unrestricted	\$1,419,889.81	\$1,436,111.03	\$1,487,149.65	\$1,462,488.27	\$1,496,303.22	\$1,491,292.00	\$1,525,702.93					
Investments - unrestricted	877,312.56	877,367.46	877,430.99	877,897.90	878,007.27	878,489.60	878,624.60					
Tenant accounts receivable	4,634.69	7,034.58	7,501.65	8,105.74	9,307.99	10,203.76	11,559.59					

Income Statement

Net tenant rental revenue	32,093.00	30,353.00	29,071.00	28,714.00	28,903.00	29,560.00	29,793.50					
Operating expenses	37,623.80	70,091.69	78,910.16	85,777.35	73,010.91	77,231.88	82,530.73					
Operating income/loss (monthly)	43,136.82	16,320.35	21,452.45	3,850.62	(21,713.28)	(8,798.42)	(715.92)					
Operating income/loss (ytd)	43,136.82	59,457.17	80,909.62	84,760.24	63,046.96	54,248.54	53,532.62					
Units leased	201.00	201.00	201.00	201.00	201.00	201.00	200.00					
Occupancy rate	99%	99%	99%	99%	99%	99%	99%					
Average monthly rent	159.67	151.01	144.63	142.86	143.80	147.06	148.97					

Section 8

Balance Sheet

Cash-unrestricted	\$100,948.77	\$106,433.26	\$111,237.73	\$103,594.71	\$118,046.82	\$126,634.57	\$117,178.59					
Investments - unrestricted	10,662.00	10,662.00	10,662.00	15,993.80	15,993.80	15,993.80	15,993.80					

Income Statement

Housing assistance payments	49,850.00	50,414.00	49,596.00	51,685.00	48,941.00	47,998.00	48,697.00					
Operating expenses	904.08	1,654.57	2,084.26	3,619.01	3,288.28	3,389.54	3,715.78					
Operating income/loss (monthly)	6,216.95	4,307.80	4,713.11	(1,363.53)	11,154.83	5,198.21	1,279.40					
Operating income/loss (ytd)	6,216.95	10,524.75	15,237.86	13,874.33	25,029.16	30,227.37	31,506.77					
Units leased	144.00	150.00	149.00	148.00	146.00	141.00	137.00					
Average HAP cost (monthly)	346.18	336.09	332.86	349.22	335.21	340.41	355.45					

Mexico Housing Authority
Income Statement-Operating Fund
1 Month and 7 Months Ended 10/31/2017

	Current Month	Year to Date	Budget	Variance
Operating Revenues				
Net tenant rental revenue	\$ 29,793.50	\$ 208,487.50	\$ 350,930.00	\$ 142,442.50
Tenant revenue - other	559.75	8,394.95	19,090.00	10,695.05
HUD PHA operating grants	60,008.00	421,818.00	688,839.00	267,021.00
Investment income - unrestricted	707.42	4,894.71	4,610.00	(284.71)
Other revenue	2,324.08	60,148.60	10,070.00	(50,078.60)
Total Operating Revenues	<u>93,392.75</u>	<u>703,743.76</u>	<u>1,073,539.00</u>	<u>369,795.24</u>
Operating Expenses				
Administrative salaries	11,529.19	80,053.01	173,730.00	93,676.99
Auditing fees	0.00	0.00	6,370.00	6,370.00
Advertising and marketing	0.00	2,752.38	2,280.00	(472.38)
Employee benefits - administrative	6,557.79	43,025.05	87,470.00	44,444.95
Office expenses	4,120.50	15,982.12	27,000.00	11,017.88
Legal expenses	407.25	3,801.92	4,600.00	798.08
Travel	637.81	2,597.87	16,380.00	13,782.13
Other admin.	2,611.28	12,518.28	23,770.00	11,251.72
Total Administrative	<u>25,863.82</u>	<u>160,730.63</u>	<u>341,600.00</u>	<u>180,869.37</u>
Tenant services - other	257.30	602.11	5,030.00	4,427.89
Total Tenant Services	<u>257.30</u>	<u>602.11</u>	<u>5,030.00</u>	<u>4,427.89</u>
Water	6,815.97	29,303.67	73,700.00	44,396.33
Electricity	1,640.09	8,844.58	18,220.00	9,375.42
Gas	265.41	1,543.55	4,530.00	2,986.45
Sewer	6,179.57	54,435.42	92,390.00	37,954.58
Total Utilities	<u>14,901.04</u>	<u>94,127.22</u>	<u>188,840.00</u>	<u>94,712.78</u>
Maintenance labor	8,809.25	62,242.85	95,130.00	32,887.15
Maintenance materials	15,341.44	57,580.39	70,000.00	12,419.61
Maintenance contracts	8,078.26	45,697.56	114,300.00	68,602.44
Employee benefits - maintenance	2,645.44	25,143.87	46,570.00	21,426.13
Total Maintenance	<u>34,874.39</u>	<u>190,664.67</u>	<u>326,000.00</u>	<u>135,335.33</u>
Property insurance	4,950.29	34,294.52	60,250.00	25,955.48
Liability insurance	488.25	3,684.53	5,460.00	1,775.47
Workmen's compensation	640.19	4,636.08	8,190.00	3,553.92
All other insurance	555.45	3,816.60	6,270.00	2,453.40
Total Insurance	<u>6,634.18</u>	<u>46,431.73</u>	<u>80,170.00</u>	<u>33,738.27</u>
Protective services - other contract costs	0.00	300.00	0.00	(300.00)
Total Protective Services	<u>0.00</u>	<u>300.00</u>	<u>0.00</u>	<u>(300.00)</u>
Compensated absences	0.00	0.00	15,380.00	15,380.00
Payments in lieu of taxes	0.00	9,946.78	16,210.00	6,263.22
Bad debt - tenant rents	0.00	2,373.38	10,000.00	7,626.62
Total General Expenses	<u>0.00</u>	<u>12,320.16</u>	<u>41,590.00</u>	<u>29,269.84</u>
Total Operating Expenses	<u>82,530.73</u>	<u>505,176.52</u>	<u>983,230.00</u>	<u>478,053.48</u>
Operating Income (Loss)	<u>10,862.02</u>	<u>198,567.24</u>	<u>90,309.00</u>	<u>(108,258.24)</u>

Mexico Housing Authority
Income Statement-Operating Fund
1 Month and 7 Months Ended 10/31/2017

	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	(24,339.60)	95,267.08	0.00	(95,267.08)
Prior period adjustments	0.00	0.00	0.00	0.00
Replacement of equipment	0.00	13,850.00	60,000.00	46,150.00
Property betterments & additions	35,917.54	35,917.54	40,000.00	4,082.46
Total Other Financial Items	<u>11,577.94</u>	<u>145,034.62</u>	<u>80,000.00</u>	<u>(65,034.62)</u>
Net Income (Loss)	<u>\$ (715.92)</u>	<u>\$ 53,532.62</u>	<u>\$ 10,309.00</u>	<u>\$ (43,223.62)</u>

Mexico Housing Authority
Income Statement-Section 8 Voucher
7 Months Ended 10/31/2017

	Administration	HAP	Total
Operating Revenues			
HUD PHA operating grants	\$ 47,801.00	\$ 342,619.00	\$ 390,420.00
Investment income - unrestricted	309.40	0.00	309.40
Other revenue	9,986.89	0.00	9,986.89
Total Operating Revenues	<u>58,097.29</u>	<u>342,619.00</u>	<u>400,716.29</u>
Operating Expenses			
Administrative salaries	10,586.00	0.00	10,586.00
Advertising and marketing	44.72	0.00	44.72
Employee benefits - administrative	4,357.99	0.00	4,357.99
Office expenses	1,397.84	0.00	1,397.84
Travel	232.06	0.00	232.06
Other admin.	1,226.50	0.00	1,226.50
Total Administrative	<u>17,845.11</u>	<u>0.00</u>	<u>17,845.11</u>
Liability insurance	339.40	0.00	339.40
Workmen's compensation	331.41	0.00	331.41
Total Insurance	<u>670.81</u>	<u>0.00</u>	<u>670.81</u>
Housing assistance payments	0.00	347,181.00	347,181.00
HAP portability-in	3,373.00	0.00	3,373.00
Total Housing Assistance Payments	<u>3,373.00</u>	<u>347,181.00</u>	<u>350,554.00</u>
Other general expenses	139.60	0.00	139.60
Total General Expenses	<u>139.60</u>	<u>0.00</u>	<u>139.60</u>
Total Operating Expenses	<u>22,028.52</u>	<u>347,181.00</u>	<u>369,209.52</u>
Operating Income (Loss)	<u>36,068.77</u>	<u>(4,562.00)</u>	<u>31,506.77</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>\$ 36,068.77</u>	<u>\$ (4,562.00)</u>	<u>\$ 31,506.77</u>

**Mexico Housing Authority
Balance Sheet - Combining
As of October 31, 2017
Assets**

	Low Rent	Section 8	Local Fund	Total
Current Assets				
Cash-unrestricted	\$ 1,525,702.93	\$ 117,178.59	\$ 8,692.61	\$ 1,651,574.13
Cash-other restricted	12,458.88	0.00	0.00	12,458.88
Accounts receivable - PHA projects	0.00	417.79	0.00	417.79
Accounts receivable - HUD other projects	0.00	3,780.00	0.00	3,780.00
Accounts receivable - miscellaneous	149.00	0.00	1,148.78	1,297.78
Accounts receivable - tenants (net)	11,302.95	0.00	0.00	11,302.95
Accrued interest receivable	375.14	6.13	0.00	381.27
Investments - unrestricted	878,624.60	15,993.80	0.00	894,618.40
Prepaid expenses and other assets	26,752.70	654.75	70.34	27,477.79
Inventories (net)	97,382.61	0.00	0.00	97,382.61
Inter program - due from	4,447.02	0.00	0.00	4,447.02
Total Current Assets	<u>2,557,195.83</u>	<u>138,031.06</u>	<u>9,911.73</u>	<u>2,705,138.62</u>
Property and Equipment				
Land	296,135.76	0.00	0.00	296,135.76
Buildings	13,099,570.66	27,883.88	0.00	13,127,454.54
Furniture, equipment and machinery - administration	290,872.30	0.00	0.00	290,872.30
Accumulated depreciation	(9,533,059.65)	(14,619.94)	0.00	(9,547,679.59)
Construction in progress	35,917.54	0.00	0.00	35,917.54
Net Property and Equipment	<u>4,189,436.61</u>	<u>13,263.94</u>	<u>0.00</u>	<u>4,202,700.55</u>
Total Assets	<u>\$ 6,746,632.44</u>	<u>\$ 151,295.00</u>	<u>\$ 9,911.73</u>	<u>\$ 6,907,839.17</u>

Liabilities and Net Position

Current Liabilities				
Accrued wage/payroll taxes payable	\$ (3.56)	\$ 0.00	\$ 0.00	\$ (3.56)
Accrued compensated absences - current portion	6,471.59	223.39	24.76	6,719.74
Accounts payable - HUD PHA programs	0.00	10,663.60	0.00	10,663.60
Accounts payable - other government	28,240.15	0.00	0.00	28,240.15
Tenant security deposits	28,159.63	0.00	0.00	28,159.63
Unearned revenue	5,460.11	0.00	0.00	5,460.11
Inter program - due to	0.00	3,613.50	833.52	4,447.02
Total Current Liabilities	<u>68,327.92</u>	<u>14,500.49</u>	<u>858.28</u>	<u>83,686.69</u>
Long-Term Liabilities				
Accrued compensated absences - non-current	5,268.52	52.93	21.29	5,342.74
Total Long-Term Liabilities	<u>5,268.52</u>	<u>52.93</u>	<u>21.29</u>	<u>5,342.74</u>
Total Liabilities	<u>73,596.44</u>	<u>14,553.42</u>	<u>879.57</u>	<u>89,029.43</u>
Net Position				
Investment in capital assets	4,040,378.12	13,263.94	0.00	4,053,642.06
Unrestricted	2,430,066.77	85,808.38	6,231.97	2,522,107.12
Restricted	0.00	6,162.49	0.00	6,162.49
Capital expenditures-contra	149,058.49	0.00	0.00	149,058.49
Net income (loss)	53,532.62	31,506.77	2,800.19	87,839.58
Total Net Position	<u>6,673,036.00</u>	<u>136,741.58</u>	<u>9,032.16</u>	<u>6,818,809.74</u>
Total Liabilities and Net Position	<u>\$ 6,746,632.44</u>	<u>\$ 151,295.00</u>	<u>\$ 9,911.73</u>	<u>\$ 6,907,839.17</u>

CHECK REGISTERS				S = Semi-Monthly
				M = Monthly
				Q = Quarterly
				A = Annually
Check #	Dollars	Date	Vendor	
PH FUND - AUGUST 2017				
00063058	\$78.84	08/01/2017	Always Care	M
00063059	\$1,843.51	08/01/2017	Ameren Missouri	
00063060	\$379.71	08/01/2017	Clampitt Law Firm, P.C.	
00063061	\$361.29	08/01/2017	Commerce Bank	
00063062	\$300.88	08/01/2017	Delta Dental Lockbox	M
00063063	\$689.61	08/01/2017	HD Supply Facilities Mtce Ltd	
00063064	\$42.22	08/01/2017	Ken's Fast-Lube	
00063065	\$1,139.41	08/01/2017	Missouri American Water Co.	
00063066	\$8,442.00	08/01/2017	Missouri Employers Mutual	A
00063067	\$993.41	08/01/2017	Mommens Heating & Cooling, LLC	
00063068	\$612.00	08/01/2017	One Stop Custom	
00063069	\$592.95	08/01/2017	Plumb Supply Company	
00063070	\$7,990.49	08/01/2017	United Health Care Ins. Co.	M
00063071	\$48.79	08/01/2017	Walmart Community/GEMB	
00063072	\$911.00	08/01/2017	Wolverine Brass, Inc.	
00063073	\$1,525.00	08/03/2017	Ameren Missouri	
00063074	\$100.00	08/14/2017	Community Room deposit refund	
on-line trsfr	\$1,303.39	08/14/2017	Ameritas Retirement Plan	S
00063075	\$198.09	08/15/2017	Ameren Missouri	
00063076	\$784.00	08/15/2017	American Bankers Insurance Co	A
00063077	\$41,075.25	08/15/2017	Anchor Constructors LLC	
00063078	\$50.00	08/15/2017	Community Room deposit refund	
00063079	\$10,065.28	08/15/2017	City of Mexico	M
00063080	\$50.00	08/15/2017	Community Room deposit refund	
00063081	\$50.00	08/15/2017	Community Room deposit refund	
00063082	\$180.74	08/15/2017	Dayne's Waste Disposal, Inc.	M
00063083	\$15.00	08/15/2017	Dollar General-MSC410526	
00063084	\$1,716.40	08/15/2017	Erdel & Wood Home	
00063085	\$50.00	08/15/2017	Community Room deposit refund	
00063086	\$700.00	08/15/2017	Guardian Pest Control	M
00063087	\$3,856.24	08/15/2017	HD Supply Facilities Mtce Ltd	
00063088	\$495.07	08/15/2017	Home Depot Credit Services	
00063089	\$497.82	08/15/2017	Housing Interiors, Inc.	
00063090	\$500.00	08/15/2017	HousingManager.com	A
00063091	\$42.55	08/15/2017	John Deere Financial	
00063092	\$61.84	08/15/2017	Ken's Fast-Lube	
00063093	\$337.22	08/15/2017	Lacrosse Lumber-Mexico	
00063094	\$412.00	08/15/2017	Lindsey Software	M
00063095	\$419.55	08/15/2017	MFA Oil Company-KC	M
00063096	\$187.22	08/15/2017	Marco Technologies LLC	M
00063097	\$173.39	08/15/2017	Menards	
00063098	\$78.67	08/15/2017	Mexico Service Center	
00063099	\$4,030.07	08/15/2017	Missouri American Water Co.	
00063100	\$4,349.81	08/15/2017	Mommens Heating & Cooling, LLC	
00063101	\$355.00	08/15/2017	One Stop Custom	
00063102	\$554.67	08/15/2017	Payless Plumbing	
00063103	\$503.50	08/15/2017	Purchase Power	
00063104	\$124.20	08/15/2017	Plumb Supply Company	
00063105	\$51.04	08/15/2017	Standard Insurance Co.	M
00063106	\$190.17	08/15/2017	Sydenstricker Implement Co.	
00063107	\$121.69	08/15/2017	U.S. Cellular	M

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Check #	Dollars	Date	Vendor	
00063108	\$622.00	08/15/2017	Urlaub & Co., PLLC	M
00063109	\$489.26	08/15/2017	Westlakes Hardware MO-019	
00063110	\$440.05	08/15/2017	Wright Electric LLC	
00063111	\$634.35	08/16/2017	Socket	M
00063112	\$128.00	08/16/2017	Tammy Dreyer - travel	
on-line trsfr	\$340.00	08/24/2017	Canon Financial	M
00063113	\$22.05	08/28/2017	PH Tenant account refund	
on-line trsfr	\$1,308.39	08/29/2017	Ameritas Retirement Plan	S
	\$103,615.08			
Section 8 Fund - AUGUST 2017				
00018665	\$211.00	08/01/2017	Ahmann, Thomas & Linda	M
00018666	\$1,855.00	08/01/2017	Ameren Missouri	M
00018667	\$275.00	08/01/2017	JUDY BIRD	M
00018668	\$4,084.00	08/01/2017	Berkshire Estates, LP	M
00018669	\$500.00	08/01/2017	Century 21	M
00018670	\$2,478.00	08/01/2017	Chris Bohr	M
00018671	\$797.00	08/01/2017	Jerry Boles	M
00018672	\$930.00	08/01/2017	Brenda Bryan	M
00018673	\$469.00	08/01/2017	Henry Butts	M
00018674	\$996.00	08/01/2017	Paul Carlson	M
00018675	\$7,344.00	08/01/2017	Cedar Grove LLC	M
00018676	\$561.00	08/01/2017	SAMMY DYSART	M
00018677	\$474.00	08/01/2017	Davidson, Dan	M
00018678	\$32.00	08/01/2017	Grooms, James W.	M
00018679	\$588.00	08/01/2017	STEVE & CYNTHIA HARTING	M
00018680	\$916.00	08/01/2017	Ed Hammett	M
00018681	\$361.00	08/01/2017	Hudson, Dustin	M
00018682	\$222.00	08/01/2017	Raymond Iman	M
00018683	\$2,091.00	08/01/2017	Barbara Jones	M
00018684	\$735.00	08/01/2017	K & C Properties, LLC	M
00018685	\$1,400.00	08/01/2017	Lick Branch Properties, LLC	M
00018686	\$4,213.00	08/01/2017	MEXICO MEADOWS	M
00018687	\$381.00	08/01/2017	RALPH MIKA	M
00018688	\$246.00	08/01/2017	Frank Marth	M
00018689	\$1,047.00	08/01/2017	Estil Meeks	M
00018690	\$1,492.00	08/01/2017	Maco Management	M
00018691	\$170.00	08/01/2017	Roger Montague	M
00018692	\$1,221.00	08/01/2017	Joshua Newlon	M
00018693	\$773.00	08/01/2017	Warren Nordwald	M
00018694	\$550.00	08/01/2017	Stuart Pfeifer	M
00018695	\$550.00	08/01/2017	Mark R Prater	M
00018696	\$1,700.00	08/01/2017	ROGERS, GREGORY MARK	M
00018697	\$215.00	08/01/2017	Reaser, Elvera	M
00018698	\$353.00	08/01/2017	Clarence Replogle	M
00018699	\$309.00	08/01/2017	Don Rittmann	M
00018700	\$194.00	08/01/2017	Rural Real Estate Holdings LLC	M
00018701	\$36.00	08/01/2017	SAP INVESTMENTS	M
00018702	\$207.00	08/01/2017	Schinkel Rentals	M
00018703	\$953.00	08/01/2017	Smith Properties	M
00018704	\$529.00	08/01/2017	Virgil O. Schroff Trust	M
00018705	\$488.00	08/01/2017	Roger Shuck	M
00018706	\$1,935.00	08/01/2017	DBA Country Place	M
00018707	\$197.00	08/01/2017	Thomas, Garnett and Joann	M
00018708	\$706.00	08/01/2017	CLIFFORD WILSON	M
00018709	\$255.00	08/01/2017	La Shonia West	M
00018710	\$680.00	08/01/2017	William David Holdings LLC	M
00018711	\$278.00	08/01/2017	GARY & SUSAN YELTON	M
00018712	\$1,625.00	08/01/2017	Cotton Top II, LLC	M
00018713	\$544.00	08/01/2017	James Zumwalt	M
00018714	\$11.00	08/15/2017	Cedar Grove LLC	M

CHECK REGISTERS

				S = Semi-Monthly
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Check #	Dollars	Date	Vendor	
00018715	\$254.00	08/15/2017	Frank Marth	M
00018716	\$189.00	08/31/2017	Ameren Missouri	M
	\$49,620.00			

CHECK REGISTERS			S = Semi-Monthly
			M = Monthly
			Q = Quarterly
			A = Annually
Check #	Dollars	Date	Vendor
PH Fund - SEPTEMBER 2017			
00063114	\$1,407.00	09/01/2017	Ameren Missouri
00063115	\$78.84	09/01/2017	Always Care
00063116	\$1,742.59	09/01/2017	Ameren Missouri
00063117	\$3,824.00	09/01/2017	American Bankers Insurance Co
00063118	\$566.00	09/01/2017	Clampitt Law LLC
00063119	\$502.73	09/01/2017	Commerce Bank
00063120	\$300.88	09/01/2017	Delta Dental Lockbox
00063121	\$226.40	09/01/2017	GE Appliances
00063122	\$1,899.60	09/01/2017	Housing Interiors, Inc.
00063123	\$48.34	09/01/2017	Ken's Fast-Lube
00063124	\$828.18	09/01/2017	Missouri American Water Co.
00063125	\$50.00	09/01/2017	Community Room deposit refund
00063126	\$428.36	09/01/2017	Mommens Heating & Cooling, LLC
00063127	\$1,139.99	09/01/2017	Nate's Computer Repair
00063128	\$174.69	09/01/2017	Orschelns
00063129	\$24,339.60	09/01/2017	Sam Robinett Construction, Inc
00063130	\$187.50	09/01/2017	Securities America Advisors
00063131	\$782.11	09/01/2017	Sound Solutions
00063132	\$51.04	09/01/2017	Standard Insurance Co.
00063133	\$299.58	09/01/2017	Staples Advantage
00063134	\$122.24	09/01/2017	U.S. Cellular
00063135	\$7,990.49	09/01/2017	United Health Care Ins. Co.
00063136	\$196.59	09/01/2017	Westlakes Hardware MO-019
on-line trnsfr	\$1,192.59	09/12/2017	Ameritas Retirement Plan
00063137	\$127.78	09/13/2017	Ameren Missouri
00063138	\$4,700.00	09/13/2017	Beals Tree Service
00063139	\$243.05	09/13/2017	Dayne's Waste Disposal, Inc.
00063140	\$143.64	09/13/2017	Tammy Dreyer - travel
00063141	\$160.65	09/13/2017	Erdel & Wood Home
00063142	\$11.20	09/13/2017	GE Appliances
00063143	\$610.00	09/13/2017	General Electric Co
00063144	\$700.00	09/13/2017	Guardian Pest Control
00063145	\$661.38	09/13/2017	Lacrosse Lumber-Mexico
00063146	\$637.00	09/13/2017	Lindsey Software
00063147	\$70.50	09/13/2017	M & M Golf Cars, LLC
00063148	\$227.50	09/13/2017	May Communications
00063149	\$172.00	09/13/2017	Mexico Ledger
00063150	\$2,807.81	09/13/2017	Missouri American Water Co.
00063151	\$80.00	09/13/2017	Mommens Heating & Cooling, LLC
00063152	\$503.50	09/13/2017	Purchase Power
00063153	\$651.13	09/13/2017	Socket
00063154	\$187.26	09/13/2017	Staples Advantage
00063155	\$159.15	09/13/2017	The P I Company
00063156	\$37,458.64	09/22/2017	Anchor Contractors LLC
00063157	\$12,093.97	09/22/2017	City of Mexico
00063158	\$3,700.00	09/22/2017	Greenhead Construction LLC
00063159	\$102.00	09/25/2017	Mahaney, Dawn - travel
00063160	\$102.00	09/25/2017	Williams, Brandi - travel
on-line trnsfr	\$1,192.59	9/25/2017	Ameritas Retirement Plan
on-line trnsfr	\$340.00	09/28/2017	Canon Financial
	\$116,222.09		
Section 8 Fund - SEPTEMBER 2017			
00018717	\$211.00	09/01/2017	Ahmann, Thomas & Linda
00018718	\$2,111.00	09/01/2017	Ameren Missouri
00018719	\$275.00	09/01/2017	JUDY BIRD
00018720	\$3,955.00	09/01/2017	Berkshire Estates, LP
00018721	\$500.00	09/01/2017	Century 21

CHECK REGISTERS				S = Semi-Monthly
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				A = Annually
Check #	Dollars	Date	Vendor	
00018722	\$2,275.00	09/01/2017	Chris Bohr	M
00018723	\$1,253.00	09/01/2017	Jerry Boles	M
00018724	\$930.00	09/01/2017	Brenda Bryan	M
00018725	\$469.00	09/01/2017	Henry Butts	M
00018726	\$996.00	09/01/2017	Paul Carlson	M
00018727	\$6,769.00	09/01/2017	Cedar Grove LLC	M
00018728	\$561.00	09/01/2017	SAMMY DYSART	M
00018729	\$474.00	09/01/2017	Davidson, Dan	M
00018730	\$32.00	09/01/2017	Grooms, James W.	M
00018731	\$583.00	09/01/2017	STEVE HARTING	M
00018732	\$349.00	09/01/2017	Ed Hammett	M
00018733	\$420.00	09/01/2017	Harting, Cynthia	M
00018734	\$361.00	09/01/2017	Hudson, Dustin	M
00018735	\$106.00	09/01/2017	Raymond Iman	M
00018736	\$2,026.00	09/01/2017	Barbara Jones	M
00018737	\$735.00	09/01/2017	K & C Properties, LLC	M
00018738	\$1,929.00	09/01/2017	Lick Branch Properties, LLC	M
00018739	\$4,021.00	09/01/2017	MEXICO MEADOWS	M
00018740	\$381.00	09/01/2017	RALPH MIKA	M
00018741	\$500.00	09/01/2017	Frank Marth	M
00018742	\$1,047.00	09/01/2017	Estil Meeks	M
00018743	\$1,486.00	09/01/2017	Maco Management	M
00018744	\$170.00	09/01/2017	Roger Montague	M
00018745	\$1,221.00	09/01/2017	Joshua Newlon	M
00018746	\$773.00	09/01/2017	Warren Nordwald	M
00018747	\$550.00	09/01/2017	Stuart Pfeifer	M
00018748	\$550.00	09/01/2017	Mark R Prater	M
00018749	\$1,220.00	09/01/2017	ROGERS, GREGORY MARK	M
00018750	\$215.00	09/01/2017	Reaser, Elvera	M
00018751	\$353.00	09/01/2017	Clarence Replogle	M
00018752	\$309.00	09/01/2017	Don Rittmann	M
00018753	\$194.00	09/01/2017	Rural Real Estate Holdings LLC	M
00018754	\$36.00	09/01/2017	SAP INVESTMENTS	M
00018755	\$207.00	09/01/2017	Schinkel Rentals	M
00018756	\$953.00	09/01/2017	Smith Properties	M
00018757	\$487.00	09/01/2017	Virgil O. Schroff Trust	M
00018758	\$488.00	09/01/2017	Roger Shuck	M
00018759	\$1,935.00	09/01/2017	DBA Country Place	M
00018760	\$197.00	09/01/2017	Thomas, Garnett and Joann	M
00018761	\$706.00	09/01/2017	CLIFFORD WILSON	M
00018762	\$231.00	09/01/2017	La Shonia West	M
00018763	\$680.00	09/01/2017	William David Holdings LLC	M
00018764	\$278.00	09/01/2017	YELTON, GARY & SUSAN	M
00018765	\$1,625.00	09/01/2017	Cotton Top II, LLC	M
00018766	\$544.00	09/01/2017	James Zumwalt	M
	\$48,677.00			M

CHECK REGISTERS			S = Semi-Monthly
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			A = Annually
Check #	Dollars	Date	Vendor
PH FUND - OCTOBER 2017			
00063161	\$1,333.00	10/02/2017	Ameren Missouri
00063162	\$38.00	10/02/2017	Ameren Missouri
00063163	\$76.96	10/02/2017	Always Care M
00063164	\$1,602.54	10/02/2017	Ameren Missouri
00063165	\$447.06	10/02/2017	Butler Supply, Inc.
00063166	\$150.00	10/02/2017	Chigger Hill
00063167	\$407.25	10/02/2017	Clampitt Law LLC
00063168	\$1,174.44	10/02/2017	Commerce Bank
00063169	\$263.27	10/02/2017	Delta Dental Lockbox M
00063170	\$590.00	10/02/2017	Robert Diesbach - Annual PH work A
00063171	\$101.49	10/02/2017	Tammy Dreyer - travel
00063172	\$27.59	10/02/2017	Dyke, Robert A - health insurance rebate 2016
00063173	\$44.60	10/02/2017	Fasching, Christy - health insurance rebate 2016
00063174	\$305.00	10/02/2017	General Electric Co
00063175	\$2,976.83	10/02/2017	HD Supply Facilities Mtce Ltd
00063176	\$44.15	10/02/2017	Hinten, Josh - health insurance rebate 2016
00063177	\$1,572.98	10/02/2017	Housing Interiors, Inc.
00063178	\$250.11	10/02/2017	John Deere Financial
00063179	\$552.69	10/02/2017	MFA Oil Company-KC M
00063180	\$101.49	10/02/2017	Mahaney, Dawn - travel
00063181	\$276.95	10/02/2017	Marco Technologies LLC M
00063182	\$200.00	10/02/2017	Mastertech, Inc.
00063183	\$1,285.35	10/02/2017	May Communications
00063184	\$9.31	10/02/2017	May, Jennifer - health insurance rebate 2016
00063185	\$506.96	10/02/2017	Capital One Commercial
00063186	\$898.74	10/02/2017	Missouri American Water Co.
00063187	\$777.44	10/02/2017	Mommens Heating & Cooling, LLC
00063188	\$117.00	10/02/2017	PITNEY BOWES INC Q
00063189	\$670.00	10/02/2017	Payless Plumbing
00063190	\$67.41	10/02/2017	JoEllen Penn - health insurance rebate 2016
00063191	\$100.00	10/02/2017	Community Center deposit refund
00063192	\$120.00	10/02/2017	Rick's Electrical Service
00063193	\$11,577.94	10/02/2017	Sam Robinett Construction, Inc
00063194	\$38.28	10/02/2017	Standard Insurance Co. M
00063195	\$44.53	10/02/2017	Staples Advantage
00063196	\$622.00	10/02/2017	Urlaub & Co., PLLC M
00063197	\$118.14	10/02/2017	Walmart Community/GEMB
00063198	\$71.40	10/02/2017	Westlakes Hardware MO-019
on-line trnsfr	\$1,195.19	10/6/2017	Ameritas Retirement Plan S
00063199	\$77.90	10/18/2017	Always Care M
00063200	\$302.96	10/18/2017	Ameren Missouri
00063201	\$78.00	10/18/2017	SSM Health St Mary's-Audrain
00063202	\$100.00	10/18/2017	Community Center deposit refund
00063203	\$8,218.72	10/18/2017	City of Mexico M
00063204	\$1,737.61	10/18/2017	Commerce Bank
00063205	\$52.74	10/18/2017	Crown Linen
00063206	\$183.05	10/18/2017	Dayne's Waste Disposal, Inc. M
00063207	\$51.00	10/18/2017	Tammy Dreyer - travel
00063208	\$8,750.00	10/18/2017	General Electric Co
00063209	\$700.00	10/18/2017	Guardian Pest Control M
00063210	\$84.15	10/18/2017	Hinten, Josh - travel
00063211	\$4,519.00	10/18/2017	Home Depot Credit Services
00063212	\$84.15	10/18/2017	Hord, Darren - travel
00063213	\$369.08	10/18/2017	Lacrosse Lumber-Mexico
00063214	\$412.00	10/18/2017	Lindsey Software M
00063215	\$424.89	10/18/2017	MFA Oil Company-KC
00063216	\$84.15	10/18/2017	Mahaney, Dawn - travel
00063217	\$187.22	10/18/2017	Marco Technologies LLC M
00063218	\$85.00	10/18/2017	Mexico Area Chamber ofCommerce A
00063219	\$211.00	10/18/2017	Mexico Ledger
00063220	\$5,917.23	10/18/2017	Missouri American Water Co.

CHECK REGISTERS

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Check #	Dollars	Date	Vendor	
00063221	\$7,853.16	10/18/2017	Mommens Heating & Cooling, LLC	
00063222	\$22.36	10/18/2017	Plumb Supply Company	
00063223	\$187.50	10/18/2017	Securities America Advisors	Q
00063224	\$3,435.45	10/18/2017	Sherwin Williams Co.	
00063225	\$645.99	10/18/2017	Socket	M
00063226	\$89.95	10/18/2017	Staples Advantage	
00063227	\$188.35	10/18/2017	The P I Company	M
00063228	\$114.44	10/18/2017	U.S. Cellular	M
00063229	\$230.17	10/18/2017	Ultra-Chem, Inc.	
00063230	\$7,489.06	10/18/2017	United Health Care Ins. Co.	M
00063231	\$622.00	10/18/2017	Urlaub & Co., PLLC	M
00063232	\$100.00	10/18/2017	Community Center deposit refund	
on-line trnsfr	\$1,195.19	10/23/2017	Ameritas Retirement Plan	S
on-line trnsfr	\$340.00	10/25/2017	Canon Financial	M
	\$85,899.56			

Section 8 Fund - OCTOBER 2017

00018767	\$211.00	10/02/2017	Ahmann, Thomas & Linda	M
00018768	\$2,155.00	10/02/2017	Ameren Missouri	M
00018769	\$282.00	10/02/2017	JUDY BIRD	M
00018770	\$3,984.00	10/02/2017	Berkshire Estates, LP	M
00018771	\$500.00	10/02/2017	Century 21	M
00018772	\$2,276.00	10/02/2017	Chris Bohr	M
00018773	\$1,253.00	10/02/2017	Jerry Boles	M
00018774	\$930.00	10/02/2017	Brenda Bryan	M
00018775	\$469.00	10/02/2017	Henry Butts	M
00018776	\$996.00	10/02/2017	Paul Carlson	M
00018777	\$6,769.00	10/02/2017	Cedar Grove LLC	M
00018778	\$561.00	10/02/2017	SAMMY DYSART	M
00018779	\$474.00	10/02/2017	Davidson, Dan	M
00018780	\$32.00	10/02/2017	Grooms, James W.	M
00018781	\$592.00	10/02/2017	STEVE HARTING	M
00018782	\$349.00	10/02/2017	Ed Hammett	M
00018783	\$420.00	10/02/2017	Harting, Cynthia	M
00018784	\$361.00	10/02/2017	Hudson, Dustin	M
00018785	Void	10/02/2017	Raymond Iman	M
00018786	\$2,026.00	10/02/2017	Barbara Jones	M
00018787	\$828.00	10/02/2017	K & C Properties, LLC	M
00018788	\$1,929.00	10/02/2017	Lick Branch Properties, LLC	M
00018789	\$3,834.00	10/02/2017	MEXICO MEADOWS	M
00018790	\$381.00	10/02/2017	RALPH MIKA	M
00018791	\$500.00	10/02/2017	Frank Marth	M
00018792	\$1,047.00	10/02/2017	Estil Meeks	M
00018793	\$1,356.00	10/02/2017	Maco Management	M
00018794	\$170.00	10/02/2017	Roger Montague	M
00018795	\$1,221.00	10/02/2017	Joshua Newlon	M
00018796	\$773.00	10/02/2017	Warren Nordwald	M
00018797	\$510.00	10/02/2017	Stuart Pfeifer	M
00018798	\$550.00	10/02/2017	Mark R Prater	M
00018799	\$1,220.00	10/02/2017	ROGERS, GREGORY MARK	M
00018800	\$215.00	10/02/2017	Reaser, Elvera	M
00018801	\$550.00	10/02/2017	Clarence Replogle	M
00018802	\$309.00	10/02/2017	Don Rittmann	M
00018803	\$137.00	10/02/2017	Rural Real Estate Holdings LLC	M
00018804	\$36.00	10/02/2017	SAP INVESTMENTS	M
00018805	\$255.00	10/02/2017	Schinkel Rentals	M
00018806	\$953.00	10/02/2017	Smith Properties	M
00018807	\$487.00	10/02/2017	Virgil O. Schroff Trust	M
00018808	\$488.00	10/02/2017	Roger Shuck	M
00018809	\$2,357.00	10/02/2017	DBA Country Place	M
00018810	\$197.00	10/02/2017	Thomas, Garnett and Joann	M

CHECK REGISTERS				S = Semi-Monthly
				M = Monthly
				Q = Quarterly
				A = Annually
Check #	Dollars	Date	Vendor	
00018811	\$706.00	10/02/2017	CLIFFORD WILSON	M
00018812	\$231.00	10/02/2017	La Shonia West	M
00018813	\$680.00	10/02/2017	William David Holdings LLC	M
00018814	\$278.00	10/02/2017	YELTON, GARY & SUSAN	M
00018815	\$1,625.00	10/02/2017	Cotton Top II, LLC	M
00018816	\$544.00	10/02/2017	James Zumwalt	M
	\$49,007.00			M

[illegible][illegible]

Public Housing Management Report FY 2017/2018

	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18
Occupancy Report												
Total Units	201	201	201	201	201	201	202					
Units Occupied End of Month	201	201	201	201	201	201	201					
Waiting List												
1 Bedroom	33	38	40	45	31	32	34					
2 Bedroom	11	17	23	26	13	15	13					
3 Bedroom	8	9	10	13	13	13	11					
4 Bedroom	1	3	3	4	3	3	3					
Handicap	12	14	15	18	13	14	13					
Rental Income												
Rent Charged	35932.85	32783.95	32305.50	28714.00	28,903.00	29560.00	30081.00					
Rent Collected	28556.65	28266.19	31703.70	28660.39	31,048.95	31584.05	29937.40					
Tenants Arrears	7376.20	4517.76	601.80	53.61	-2,145.95	-2024.05	143.60					
14-Day Notices	14.00	26.00	17.00	26.00	20.00	14.00	16.00					
PHAS Occupancy	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	99.50%					

MEXICO HOUSING AUTHORITY

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CONTRACTING/CAPITAL FUND/ PROPERTY UPDATES

November 2017

Current Modernization Projects

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

Current Capital Fund

- 1.

Current Contracting

1. The 713 Lafayette restorations is 100% complete
2. The new gutters, downspouts, soffit, fascia, and exterior paint on Fieldcrest is 100% percent complete.
3. The windows on Central, Union, & north Trinity has been awarded to Anchor Contractors and the windows have come in but the weather is not allowing us to install.

Housing Authority of the City of Mexico

Monthly Report for Housing Authority Board

10/1/2017 TO 10/31/2017

WORK ORDERS

Received	Processed
247	242

Routine Work Received	Avg. Completion Time Routine
94	15.996 Hrs.
Emergency Work Received	Avg. Completion Time Emergency
1	2.500 Hrs.
All Other Work Received	Avg. Completion Time Other
152	323.913 Hrs.

PRODUCTION

Routine work orders with completion time over 24 hours:	13
Emergency work orders with completion time over 24 hours:	0

Work Orders called in this month/Outstanding 1st day of next month: 5

W/O #	Work Order Date	Reason Not Complete
133340	10/05/2017	
133436	10/11/2017	
133437	10/12/2017	
133462	10/19/2017	
133287	10/27/2017	

Work orders completed from prior months: 0

Work orders still outstanding from prior months: 0

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

Report Criteria

PHA:

Project:

Starting Date: 10/1/2017

Ending Date: 10/31/2017

Staff Generated Work Orders: False



MEXICO HOUSING AUTHORITY

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RESOLUTION NO. 2879

RESOLUTION APPROVING MISSOURI HOUSING AUTHORITIES PROPERTY AND CASUALTY, INC 2018 RENEWAL

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 have property and casualty insurance, and MHAPCI is the public housing agencies in the state of Missouri owned and governed by collectively by its Members who share the costs and savings that come from operating a nonprofit and mission driven public entity risk pool for housing authorities, and

NOW, THEREFORE BE IT RESOLVED, that at a regular Board meeting of the Board of Commissioners duly called and held on the 21st day of November 2017, The Board of Commissioners approved /authorized the renewal for MAHPCI for the year 2018.

Passed this 21st day of November 2017

Chris Miller, Chairperson

ATTEST:

Tammy Dreyer, Board Secretary
Executive Director, Mexico Housing Authority

2018 INVOICE



Bill To:

MEXICO HOUSING AUTHORITY
P.O. BOX 484
828 GARFIELD
MEXICO, MO 65265

INVOICE NUMBER: 2018-24

INVOICE DATE 1/1/2018

POLICY NUMBER	DUE DATE
320-2724592-24	1/1/2018

UNITS	COVERAGE	DESCRIPTION	BASE RATE	BASE PREMIUM	MODIFIED PREMIUM
221,999.92	Property Coverage	Real Property Premium (Property Rate .215 per \$100 Value) Total Insured Value: \$22,199,991.72	.215	47,729.98	47,109.48
	Deductible 1K	Deductible (Rate Credit) \$1K (Standard) = 0%	0.0%	0.0	0.00
217	Liability Coverag...	Liability Premium (Liability Rate \$27/Unit)	27.00	5,859.00	5,782.83
133	Liability Coverag...	Section 8 Liability Premium (\$8 Rate of .55/Unit)	.55	73.15	72.20
217	D&O - per CONV...	Directors & Officers Premium (Rate \$7.20/CONV Unit, MINIMUM \$1200, MAXIMUM \$9000)	7.20	1,562.40	1,542.09
133	D&O - per Sectio...	Directors & Officers Premium (Rate \$2.40/SECTION 8 Unit, MINIMUM \$1200, MAXIMUM \$9000 (Combined with CONV Unit total)	2.40	319.20	315.05
217	EPLI - per CONV...	Employment Practices Liability Premium (EPLI Rate 50% D&O)	3.60	781.20	771.04
133	EPLI - per Sectio...	Employment Practices Liability Premium (EPLI Rate 50% D&O)	1.20	159.60	157.53
7	2018 Auto Full C...	Auto Premium - Full Coverage (\$475/Vehicle)	475.00	3,325.00	3,281.78
1	2018 Van (<16) F...	Auto Premium - Full Coverage (15 or Less Passenger Van) - (\$475/Van)	475.00	475.00	468.83
1	Trailer Coverage	Trailer Premium (Full Coverage Trailer Rate \$350/Trailer)	350.00	350.00	345.45

Experience Factor:

.987

*WE APPRECIATE YOUR
 MEMBERSHIP!*

Subtotal:	\$59,846.28
Payments/Credits Applied:	\$0.00
TOTAL DUE:	\$59,846.28



MEXICO HOUSING AUTHORITY

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RESOLUTION NO. 2880 RESOLUTION APPROVING THE MHA EMPLOYEE BENEFITS PACKAGE

WHEREAS, the Housing Authority of the City of Mexico (MHA) as a part of the employee benefits package for the calendar year CY2018 for the employee dental, visions; and

WHEREAS, the benefits package for CY2018 focused on priorities involving managing increasing costs for benefits, retaining a strong benefits 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 no rate increase for Dental and vision no change, 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 21st day of November 2017, 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 Employee Benefits Package as attached hereto and made a part hereof.

Passed this 21st day of November, 2017.

Chris Miller, Chairperson

Tammy Dreyer, Board Secretary
Executive Director Mexico Housing Authority



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

Dear Ms. JoEllen 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, 2017**. 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.

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	\$37.61	8
Employee & Spouse	\$76.83	\$76.83	0
Employee & Child(ren)	\$76.04	\$76.04	0
Family	\$112.29	\$112.29	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 10 enrolled.*

Please keep in mind that this is your open 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,

Christine Waltman
Regional Account Manager
Phone: (800) 392-1167
Fax: (314) 543-4764

cc: Mary Good
Wells Fargo Insurance Services USA, Inc.



STARMOUNT
LIFE INSURANCE CO.

 **AlwaysCare**

8485 Goodwood Boulevard
Baton Rouge, LA 70806-7878
(888) 729-5433
www.StarmountLife.com
www.AlwaysCareBenefits.com

9/19/2017

JoEllen Penn
Housing Authority of the City of Mexico (2HACM)
PO Box 484
Mexico, MO 65265

Dear JoEllen Penn:

Thank you for choosing AlwaysCare Benefits, Inc. (A Starmount Life Insurance Company). We appreciate your business and look forward to serving Housing Authority of the City of Mexico (2HACM), its employees, and their dependents for many years. We have completed the annual review of your group policy.

Our renewal analysis is based on cost factors related to the utilization and claim activity for your group and other groups of comparable size. Based on this data, underwriting has completed your 12/1/2017 renewal.

Rates in this renewal notification are adjusted to reflect the estimated cost of the Health Insurer Assessment Fee (HIAF). Health insurers, including those who offer dental and vision insurance, are required to pay the HIAF as part of the Patient Protection and Affordable Care Act (PPACA). We reserve the right to adjust rates based on PPACA fees or assessments imposed by any governmental authority or agency.

Listed below are your current and renewal rates based on your in force plan design.

Coverage	Current Premium	Renewal Premium
Vision		
Employee only	\$6.64	\$6.64
Employee + 1	\$12.34	\$12.34
Employee + family	\$17.36	\$17.36

It is our pleasure to provide competitive benefits at affordable rates with outstanding customer service. If you have any questions, please feel free to contact your account manager at 888-729-5433 ext. 5, or your agent.

Sincerely,

Account Management
CC: Bryon Minor



MEXICO HOUSING AUTHORITY

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RESOLUTION NO. 2881

RESOLUTION APPROVING THE STANDARDIZED CHARGE REVISIONS

WHEREAS, the Housing Authority of the City of Mexico (MHA) has entered into an Annual Contributions Contract with the Department of Housing and Urban Development (HUD) receives funds for the management and administration of its public housing programs, and

WHEREAS, damages occur in dwelling units as a result of a tenant's failure to exercise due care or accident, and

WHEREAS, the MHA Lease Agreement provides for charging tenants for damages of such nature, and

WHEREAS, HUD requires public housing authorities to recover costs for tenant related damages, and requires that the said costs be reasonable and limited to actual costs incurred by the MHA, and inflation or increased costs for material and labor necessitates modification to said costs, and

WHEREAS, a list of Standardized Charges is required to be maintained by the MHA that informs the residents of what costs will be charges for repairs and services, and

NOW, THEREFORE BE IT RESOLVED, that at a regular Board Meeting of the Board of Commissioners duly called and held on the 21st day of November, 2017, The Board of Commissioners approved /authorized the Standardized Charge List.

Passed this 16th day of November 2017

Chris Miller, Chairperson

Tammy Dreyer, Board Secretary
Executive Director, Mexico Housing Authority

Mexico Housing Authority

Charge List

Revised January 2018

As of January 1, 2015 the following, Plus "Service Charge" will be billed for repairs that are determined the resident's responsibility, according to the lease. Charges for items that are not included on this list are available upon request.

Repairs made during regular business hours not included in this list will be billed at \$15/hr + **service charge** + materials. Repairs made during non-business hours not included in this list will be billed at \$25/hr + **service charges** + materials. If contractor is required to repair tenant caused damages, MHA will charge the tenant the contractor's wages, and materials.

Description of Work

Yard & Exterior Work	Materials	Labor \$15.00 per hour	Total Cost + Service Charge
Repair holes/ruts in yard	50.00		
Haul Trash To Dump (tenants Request)	20.00		
Haul Trash To Dump (mandatory)	40.00		
Trash, litter, broken glass picked up on roof, lawn/parking areas (per occurrence)		50.00	
Paint over Graffiti	25.00	40.00	
Exterior Light Fixture	99.00		
Mail Box	35.00		
House Number (per Number)	5.00		
Clean trash/debris off roof		15.00	
Exterior Dryer Vent, cover	15.00		
Tire Disposal (per tire)	10.00		
Appliances	Material	Labor	Total Cost + Service Charge
Clean Refrigerator (2hr Min)	Actual cost	30.00	
Clean Stove (2hr min)	Actual cost	30.00	
Rack for stove	20.00		
Rack for refrig	20.00		
Bar for Refrig	10.00		
Glass Shelf for refrig	30.00		
Gasket Refrig	52.00		
Gasket freezer door	25.00		
Crisper sm	40.00		
Crisper lg	65.00		
Stove Oven Door	70.00		
Burner Grate for stove	15.00		
Burner Valve	30.00		
Burner Knob stove	14.00		
Oven Broiler handle	15.00		
Range Hood	55.00		

Haul off Old Appliances/ furniture			Actual disposal
Attic fan shutter	65.00		
Attic fan switch	55.00		
Refrigerator 17" new	475.00		
Refrigerator 18" new	485.00		
Stove Replacement 30" gas	485.00		
Stove Replacement Electric	500.00		
Oven Door Seal	45.00		
Windows, Shades, Screens, Storm Windows	Materials	Labor	Total Cost + Service Charge
Window Lock (each)	5.00		
Shade Bracket (each)	5.00		
Screen Small Replacement (per Window)	Actual cost	20.00	
Screen Medium Replacement (per Window)	Actual cost	20.00	
Screen Large Replacement (per window)	Actual Cost	20.00	
Window Glass Replacement (per window)	Actual Cost	20.00	
Reinstall Screen (per Screen)	Actual Cost	20.00	
Replace mini blind (per blind)	15.00	20.00	
Mini Blind Bracket	8.00	20.00	
Light Fixtures & Bulbs	Materials	Labor	Total Cost + Service Charge
Ceiling Light Fixture large	39.00	10.00	
Ceiling Light Fixture small	30.00	10.00	
Wall Mount Light Fixture	25.00	10.00	
60w Light bulbs (per bulb)	1.00	15.00	
New light bulbs(led, energy)	7.00	15.00	
Walls, Switches & Electrical Outlets	Materials	Labor	Total Cost + Service Charge
Re-Painting (Per wall) 1hr min	Varies	15.00	
Corner Molding (per wall) 30 min minimum	6.00	30.00	
Thermo Stat	45.00	15.00	
Repair hole in floor (wood)	Actual cost	15.00	
Repair Sm hole in drywall walls/ceiling(4" and under)	Actual cost	30.00	

Repair Lg Hole in drywall walls/ceilings (over 4")	Actual cost	50.00	
3 way light switch	6.00		
Single Pole Switch	2.00		
Light Switch Cover (single)	1.20		
Light Switch Cover (double)	2.00		
Outlet receptacle	1.50		
Door Stop (per)	5.00		
Repair Handrail Interior	65.00		
Touch up Paint 1-2 Bdrm (prorated on 3 yrs)	150.00		
Touch up Paint 3-4 Bdrm (prorated on 3 yrs)	300.00		
Full Paint 1-2 Bdrm (less thn 3 yrs)	300.00		
Full Paint 3-4 Bdrm (less thn 3 yrs)	450.00		
Exterior touch up porch paint	75.00		
Exterior Full porch paint	200.00		
Remove contact/wallpaper/shelf per room or per shelf	20.00		
Remove Mirrors (per Room)	20.00		
Remove Crayon, ink, markers, off walls (per Room)	20.00		
Excessive Nail holes (per room)	20.00	15.00	
Doors, Locks, Keys	Materials	Labor	Total Cost + Service Charge
Replace storm door screen	85.00	20.00	115.00
Replace storm door window	85.00	20.00	115.00
Storm door kick plate	47.00	20.00	82.00
Storm door handle	35.00	35.00	85.00
Storm door latch set	10.00	10.00	35.00
New Storm Door	350.00	40.00	400.00
Privacy Lock	20.00	20.00	55.00
Butterfly Only	25.00	25.00	65.00
Exterior Deadbolt Lock	31.00	30.00	76.00
Plunger Only	25.00	25.00	65.00
Change Locks (2hr min)		30.00	
Additional Keys (each)	6.00	10.00	
Repair broken door jam	Actual Cost	60.00	
Repair exterior door	Actual Cost	60.00	

Exterior passage lock	17.00	20.00	
Exterior door replacement	260.00	40.00	
Repair holes interior door (per Hole)	15.00	20.00	
Interior Door Replacement	50.00	30.00	
Lock out During Business Hours		15.00	
Lock out after Business Hours		25.00	
Remove sticker from door (per door)		15.00	
Door Knob	10.00	15.00	
Locking Door KNob	13.00	15.00	
Plumbing, Kitchen, Bath Fixtures	Materials	Labor	Total Cost + Service Charge
Kitchen Faucet	90.00	15.00	120.00
Kitchen Faucet Sprayer	20.00	15.00	50.00
Kitchen/Bath Faucet Repair	Actual cost	30.00	
Bath Faucet	86.00	15.00	
Bathtub Faucet	95.00	45.00	
Unclog Sink, Tub, Stool (3hr Min)		50.00	
Toilet Floor Mount	190.00	40.00	
Toilet Wall Mount	460.00	40.00	
Vanity Bowl	60.00	40.00	
Vanity Cabinet	150.00	40.00	
Wall Hung Sink	350.00	30.00	
Toilet seat	40.00		
Towel Rack	15.00		
Medicine Cabinet	45.00	15.00	
Toilet Tissue Holder	5.00		
Exhaust Fan	65.00		
Shower Head	8.00		
Tank Bowl Lid	35.00		
Sink Stopper Basket	7.00		
Cabinet Door Repair/Replace	35.00		
Outdoor Water Faucet	30.00		
Repair to Tub/Shower	Actual Cost	30.00	
Bath sink stopper	6.00		
Tub surround replacement	Actual cost	Contractor cost	
Straight countertop replacement	180.00	200.00	

L or U shaped countertop replacement	850.00	300.00	
Floors	Materials	Labor	Total cost + Service Charge
Replace Floor Tile (per tile)	1.50	15.00	
Replace Cove Base (per Linear Foot)	10.00	15.00	
Remove carpet backing/glue stuck to floor (per Room)		90.00	
Sweep floors 1-2 bdrm		60.00	
Sweep floors 3-4 bdrm		90.00	
Mop floors 1-2 bdrm	10.00	60.00	
Mop floors 3-4 bdrm	10.00	90.00	
Vinyl Plank Flooring (per Box)(3hr minimum)	40.00	20.00	
Replace Baseboard (per Board)(2hr minimum)	7.00	20.00	
Vinyl Plank Flooring Whole replacement 1& 2 Bedroom unit	1500.00	400.00	
Vinyl Plank Flooring Whole replacement 3& 4 Bedroom unit	3200.00	800.00	

Miscellaneous	Materials	Labor	Total Cost + Service Charge
Smoke Alarm	27.00	15.00	
Smoke Alarm Disconnected (1 st Offense)		40.00	
Smoke Alarm Disconnected (2 nd Offense & Possible Lease Termination)		60.00	60.00
Handicap Accessories	Actual Cost		
Curtain Rod (per Window)	20.00	15.00	
Clothesline Pole	30.00	15.00	
Closet Shelf	25.00	15.00	
Counter Top	Actual Cost	240.00	

Clean stickers, marker, off refrigerators, cabinets, doors, walls Etc...		15.00	
Return Air Vent	15.00	30.00	
Peep Hole	10.00	15.00	
Pet Waste Clean Up		50.00	
Level 1 Cleaning per item	30.00		
Level 2 Cleaning per item	60.00		
Level 3 Cleaning per item	90.00		
Remove Nicotine off walls smoking unit 1 bedroom	300.00		
Remove Nicotine off walls smoking unit 2 bedroom	350.00		
Remove Nicotine off walls smoking unit 3 bedroom	400.00		
Remove Nicotine off walls smoking unit 4 bedroom	450.00		
Storage for Abandon Property 30 days	30.00 per every 30 days		
Fixing/removing improperly mounted cable/satellite/telephone/internet lines (per offense)	Actual	300.00	

MEXICO HOUSING AUTHORITY

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RESOLUTION NO. 2882

Resolution Approving Flat Rent for Public Housing FY 2018

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

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

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

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

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

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

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

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

Passed this 21st day of November, 2017

ATTEST:

Chris Miller, Chairperson

Tammy Dreyer, Board Secretary
Executive Director

Mexico Housing Authority

Flat Rent

2018

Project & BR Size	FMR	Utility Allowance	Flat Rent	80% FMR
MO 10-01				
1	511	84	324	408
2	680	94	450	544
MO 10-02				
0	450	72	288	360
1	511	75	333	408
2	680	85	459	544
3	853	95	587	682
4	926	108	632	740
MO 10-03				
4	926	111	629	740
MO 10-04				
2	680	84	460	544
3	853	95	587	682

Add \$4.00 for units with electric stoves

MEXICO HOUSING AUTHORITY

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RESOLUTION NO. 2883

Resolution Approving Payment Standards for Section 8 FY 2017-2018

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

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

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

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

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

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

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

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

Passed this 21ST day of November, 2017

ATTEST:

Chris Miller, Chairperson

Tammy Dreyer, Board Secretary
Executive Director

2018 Payment Standard for Mexico Housing Authority

BR Size	0	1	2	3	4
Payment Standard	450	511	680	853	926
% of FMR	100%	100%	100%	100%	100%
FMR	450	511	680	853	926



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. 2884

RESOLUTION APPROVING THE MHA PHA Plan/5 Year Plan and 2018 Annual Plan

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

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

WHEREAS, comments were received from the Resident Association. The following suggestions were provided by the RA:

New windows
New Cabinets
Carpet

NOW, THEREFORE BE IT RESOLVED, that at a regular Board Meeting of the Board of Commissioners duly called and held on the 21st day of November, 2017, The Board of Commissioners approved /authorized the submission of the MHA's PHA Plan, 5 year Plan and 2018 Annual Plan.

Passed this 21st day of November 2017

Chris Miller, 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>04/2018</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																														
	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)																														
	<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> </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.	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</p> <p>Preserve and expand affordable housing</p> <p>Develop viable communities and neighborhoods of choice</p> <p>Responsibly invest capital funds to retrofit and upgrade existing housing communities</p> <p>Expand our inventory of affordable housing (hard units and housing assistance)</p> <p>Strengthen MHA's performance and service</p> <p>Remain a "High Performing" Agency</p> <p>Significantly improve our service to clients and partners</p> <p>Continue investing in employee development activities to build staff capacity</p> <p>Strengthen our internal controls and administrative systems</p> <p>Engage in a board-led strategic planning process</p> <p>Enforce a Smoke Free Policy</p> <p>Promoting AFFH</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</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>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>The mission of the Mexico Housing Authority is to provide and facilitate the availability of decent, quality and affordable housing in a safe and secure living environment, improve neighborhoods and the quality of life for low and moderate – income residents throughout the City of Mexico. In order to fulfill this mission, Mexico Housing Authority must preserve its aging housing stock through timely maintenance and modernization of developments. While continuing this effort, we have made customer care our top priority by placing our residents and stakeholders first in everything we do, thereby providing safe, decent and sanitary housing and compassionate service to residents.</p> <p>The Housing Authority of the City of Mexico (MHA) is a small, rural authority with less than 250 dwelling units(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</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>
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(b))

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



MEXICO HOUSING AUTHORITY

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

RESOLUTION NO. 2885

RESOLUTION APPROVING THE MHA 2018 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, comments were received from the Resident Association. The following suggestions were provided by the RA:

New windows
Kitchen Cabinets

NOW, THEREFORE BE IT RESOLVED, that at a regular Board Meeting of the Board of Commissioners duly called and held on the 21st day of November, 2017, The Board of Commissioners approved /authorized the submission of the MHA's PHA 2018 Capital Fund/Five Year Plan.

Passed this 21st day of November 2017

Chris Miller, Chairperson

Tammy Dreyer, Board Secretary
Executive Director, Mexico Housing Authority

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
08/31/2017

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2018		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MEXICO (MO010000001)			\$295,000.00
ID0020	Copy of operations(Operations (1406))	transfer		\$20,000.00
ID0021	Copy of management fees(Administration (1410)-Salaries)	salary		\$27,500.00
ID0022	Copy of management improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-Empowerment Activities)	admin		\$5,000.00
ID0023	Copy of a&c(Contract Administration (1480)-Other Fees and Costs)	contractor		\$20,000.00
ID0024	Copy of tree removal(Dwelling Unit-Site Work (1480)-Landscape)	remove trees on TL, Sem, Trin, Cen, Gar, Hassen, Cal, Bol, Laf, Holt, Mac, Field, Wade, Buc		\$13,980.00
ID0025	Copy of landscape(Dwelling Unit-Site Work (1480)-Landscape)	erosion control on TL, Sem, Trin, Cen, Gar, Hassen, Cal, Bol, Laf, Holt, Mac, Field, Wade, Buc		\$13,980.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
08/31/2017

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2018		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0026	Copy of concrete(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	replace concrete on TL, Sem, Trin, Cen, Gar, Hassen, Cal, Bol, Laf, Holt, Mac, Field, Wade, Buc 10000 sq ft		\$34,360.00
ID0027	Copy of window replacement(Dwelling Unit-Exterior (1480)-Windows)	replace window 7 units on trinity, cen, gar, union		\$27,960.00
ID0028	Copy of painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	painting of 10 units on trinity, wade, cen, sem		\$20,700.00
ID0029	Copy of bath cabinets(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	replace vanity and cabinets n 18 units on TL, Sem, Trin, Cen, Gar, Hassen, Cal, Bol, Laf, Holt, Mac, Field, Wade, Buc		\$13,980.00
ID0030	Copy of furnaces(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	replace furnaces hassen, brecc, buc, shin, miss, trin, cen, sem, union, gar		\$6,910.00
ID0031	Copy of ac(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	replace ac units 6 units on hassen		\$6,690.00
ID0033	roofs(Dwelling Unit-Exterior (1480)-Roofs)	new roofs 2 units on lafayette, wade, buc, hassen, cen, trin, sem, trin, gar		\$13,980.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
08/31/2017

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2018		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0034	porches/balconey(Dwelling Unit-Exterior (1480)-Balcones-Porches-Railings-etc)	replace porches 7 units on hasssen, trtn, cen, sem		\$13,980.00
ID0035	sewer/water lines(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	replace old lines trtnly, seminary, central, garfield, hasssen, buccannon		\$13,980.00
ID0036	Copy of unit restoration(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	remodel units sin, brec, hasssen, laf, wade, holt, sin, jib, miss, buc, cen, trtn, sem		\$13,980.00
ID0037	floor tile(Dwelling Unit-Interior (1480)-Flooring (non routine))	replace floor tile 10 units sem and trtn, hasssen, wade, laf		\$13,980.00
ID0087	Copy of ranges(Dwelling Unit-Interior (1480)-Appliances)	replace ranges hasssen, sin, wade, laf, holt, brec, sin		\$14,040.00
	Subtotal of Estimated Cost			\$295,000.00



MEXICO HOUSING AUTHORITY

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RESOLUTION NO. 2886
RESOLUTION APPROVING THE MHA
Executive Director Employment Pay Increase/Vacation Change

WHEREAS, HUD approves an Operating Budget yearly for Housing Authorities and the Housing Authority of the City of Mexico (MHA) as a part of the Administration Salary Budget Schedule approves a yearly increase for price of living approved by the Board; and

WHEREAS, the Executive Director salary to be increased by \$192.31 per pay period or \$2.41 per hour, in regards to controlling the rising cost of living and to make benefits more in tune with payment schedule increases; and

WHEREAS, the Executive Director to have five additional days added to vacation time for the recommended benefit package for this position, 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 21st day of November 2017, 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 Executive Director pay increase and added vacation days as attached hereto and made a part hereof.

Passed this 21st day of November, 2017.

Chris Miller, Chairperson

Tammy Dreyer, Board Secretary
Executive Director Mexico Housing Authority



MEXICO HOUSING AUTHORITY



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

Progress Report

From Executive Director, Tammy Dreyer

Since April 2017 the beginning of our Fiscal year, I have maintained 100 percent occupancy. This is difficult criteria to maintain for Housing Authorities. Many of the neighboring HA's cannot be successful at this, but here at MHA I have made this one of my major goals and have been very successful. I have maintained High Performance status in Public Housing scoring and Housing Choice Voucher scores. I have spent our Capital Funds in a timely manner and used them to upgrade our community. I am the Secretary of the SWNARHO CR&D Committee and have just recently become the VP of MONARHO CR&D Committee. I have made it one of my priorities to become more active in the fight against Homelessness and made it a priority to have a seat at the State agencies table.

These are just some of the accomplishments I have done since April of 2017 (7 months) and I am very proud of this agencies success.

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RESOLUTION NO. 2887 RESOLUTION APPROVING A WRITE-OFF OF TENANT ACCOUNTS RECEIVABLE

WHEREAS, the Housing Authority of the City of Mexico (MHA) through the Department of Housing and Urban Development (HUD) receives funding for the operation and maintenance of public housing through the Performance Funding System (PFS), and

WHEREAS, delinquent and unpaid rents periodically accumulate in the course of managing the public housing units, and

WHEREAS, the MHA is required to make reasonable efforts to collect delinquent rents, and

WHEREAS, the MHA has entered into appropriate collection activities which include, direct resident contact, garnishment, eviction, and collection referrals, and

WHEREAS, there remains uncollected vacated tenant accounts receivable, and

WHEREAS, the MHA is required to annually write-off delinquent accounts.

NOW, THEREFORE BE IT RESOLVED that at a regular Board Meeting of the Board of Commissioners duly called and held on the 21st day of November 2017, at which a quorum was present, and by an affirmative and concurring vote of the majority of the Board, The Board of Commissioners approved/authorized to be written off as bad debt for the FYE 2017/2018, and the accounts forwarded to a collection agent for further action.

Passed this 21st day of November 2017.

Chris Miller Chairperson

Tammy Dreyer, Board Secretary
Executive Director Mexico Housing Authority

Housing Authority of the City of Mexico

A/R Balance Due Report

Effective Posting Date: Most Current Data

PHA	Prj	Site	Bldg	Unit	Tenant # and Name	Delinquent	SecDep Cr	General Open Cr	Util Reimb Open Cr	Amount Due	Net Due
1	01			076	16842	60.00				60.00	60.00
1	01			108	16776	170.00				170.00	170.00
1	01			136	16734	150.00				150.00	150.00
1	01			012	13320	364.00				364.00	364.00
1	01			018	14482	210.00				210.00	210.00
1	01			030	16778	448.00				448.00	448.00
1	01			083	16820	313.00				313.00	313.00
1	01			148	16180	72.55				72.55	72.55
<hr/>											
	PHA: 1		Project: 01	Totals	Count:	8	1,787.55			1,787.55	1,787.55
1	02			207	16774	317.00				317.00	317.00
1	02			193	12801	1,046.00				1,046.00	1,046.00
<hr/>											
	PHA: 1		Project: 02	Totals	Count:	2	1,363.00			1,363.00	1,363.00
1	04			233	16714	438.00				438.00	438.00
1	04			256	16178	562.00				562.00	562.00
1	04			228	16760	170.00				170.00	170.00
1	04			238	14594	31.00				31.00	31.00
1	04			231	16643	863.85				863.85	863.85
<hr/>											
	PHA: 1		Project: 04	Totals	Count:	5	2,064.85			2,064.85	2,064.85
<hr/>											
	PHA: 1		Totals	Count:	15	5,215.40				5,215.40	5,215.40
<hr/>											
			Grand Totals	Count:	15	5,215.40				5,215.40	5,215.40

total for
FY
\$ 71,887.78