



MEXICO HOUSING AUTHORITY



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

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

AGENDA Regular MEETING
at
Administration Building,
828 Garfield Avenue, Mexico, MO 65265
Scheduled for
Tuesday, November 16, 2021, at 2:00pm

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

Approval of Board Meeting minutes from August 17, 2021.
6. **Executive Director's Report:**
 - a. Financials
 - b. S8/PH Report
 - c. S8/PH Waitlist
 - d. Contract/Capital Fund/Modernization Projects
 - e. Maintenance Reports
7. **Unfinished Business.**
8. **New Business.**

Resolution 2956 Approving PHA Annual Plan, 2022 CFP Annual/Five Year Plan
Resolution 2957 Housing Choice Voucher Payment Standards 2022
Resolution 2958 Public Housing Utility Flat Rent 2022
9. **Other Business.**

Discussion on one-bedroom units on East Holt street.

Handed out copies of Pay scale revision for 2022 and 2023 to ratify by Resolution in December meeting.

10. **Adjournment.**

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

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

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF MEXICO
HELD ON August 17, 2021

The Board of Commissioners of the Housing Authority of the City of Mexico convened in an Open Meeting on Tuesday, August 17, 2021 at 2:00 PM at Garfield Community Center. Commissioner Tad Dobyns presided.

1. **Call to order:** The Board of Commissioners of the Housing Authority of the City of Mexico, Missouri (MHA) met in open session on August 17, 2021. Commissioner T Dobyns called the meeting to order at 2:02pm.
2. **Roll Call** by Executive Director Tammy Dreyer:

The following Commissioners were present:

Commissioner Tad Dobyns
Commissioner
Commissioner Martin Keller
Commissioner Sandy Lecoque

Commissioners excused:

Commissioner Rita Jackson

Others present:

Executive Director/Secretary	Tammy Dreyer
Finance Manager	Dawn Mahaney

3. Adoption of Agenda

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

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

4. Comments from the public:

None

5. Approval of Meeting Minutes

T Dobyms requested a motion to approve Meeting Minutes for July 20, 2021. Commissioner S Lecoque made a motion and M Keller second. All commissioners present voted “aye” and Commissioner T Dobyms declared the motion approved.

6. Executive Director’s Report

T Dreyer started with a summary of the reports verbally. T Dreyer gave the updates on the contracting report and maintenance report as well. T Dreyer gave her report on the PH occupancy numbers of 99% and that we were at 141 active vouchers.

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

Yes: T Dobyms, M Keller, S Lecoque
No: None
Absent: R Jackson

7. Unfinished Business

None

8. New Business

Resolution 2954 Approving Missouri Employer Mutual Renewal 2021

M Keller made motion and S Lecoque second. All commissioners present voted “aye”, and Commissioner T Dobyms declared the motion approved.

Yes: M Keller, T Dobyms, S Lecoque
No: None
Absent: R Jackson

Resolution 2955 Employee Medical Benefit Package 2021

S Lecoque made motion and M Keller second. All commissioners present voted “aye”, and Commissioner T Dobyms declared the motion approved.

Yes: T Dobyms, M Keller, S Lecoque
No: None
Absent: R Jackson

9. Other Business:

T Dobyms asked for a motion to approve using reserves funds on the Community Center remodel in the amount of \$33,843.00. S Lecoque made motion and M Keller second. All commissioners present voted “aye”, and Commissioner T Dobyms declared the motion approved

T Dobyms asked for a motion to approve using reserves funds on the Paving contract for the Senior Center in the amount of \$65,209.00. M Keller made motion and S Lecoque second. All commissioners present voted “aye”, and Commissioner T Dobyms declared the motion approved.

10. Adjournment of Open Meeting:

Commissioner T Dobyms requested a motion to adjourn the Open meeting on August 17, 2021, Commissioner S Lecoque made a motion and Commissioner M Keller seconded. The open session meeting was adjourned at 2:23pm

ATTEST:

Tad Dobyms, Vice Board Chair

Tammy Dreyer, Executive Director

Certification of Public Notice

I, Tammy Dreyer, Executive Director and Secretary of the Board, of Housing Authority of the City of Mexico, Missouri, do hereby certify that on August 11, 2021, I posted public notice of the August 17, 2021 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

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

Effective Date : 11/8/2021

Size	0BR	1BR	2BR	3BR	4BR	5BR	6+BR	No BR	TOTAL
Elderly	0	4	0	0	0	0	0	0	4
Near Elderly	0	0	0	0	0	0	0	0	0
Handi/Disabled	0	11	3	0	0	0	0	0	14
Single Fed Disp	0	0	0	0	0	0	0	0	0
Family	0	5	2	11	0	0	0	0	18
Hispanic	0	0	2	0	0	0	0	0	2
White	0	12	0	4	0	0	0	0	16
Black	0	5	2	5	0	0	0	0	12
Indian/Alaskan	0	0	1	0	0	0	0	0	1
Asian	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Mixed	0	0	1	1	0	0	0	0	2
Other	0	0	1	1	0	0	0	0	2

Income Limit Breakdown

High:	0
Low:	1
Very Low:	5
ExtLow:	27

Waiting List Recap by Bedroom Size

Size	0BR	1BR	2BR	3BR	4BR	5BR	6+BR	No BR	TOTAL
Elderly	0	6	0	0	0	0	0	0	6
Near Elderly	0	0	0	0	0	0	0	0	0
Handi/Disabled	0	12	0	1	0	0	0	0	13
Single Fed Disp	0	0	0	0	0	0	0	0	0
Family	0	16	1	7	1	0	0	0	25
Hispanic	0	0	0	0	0	0	0	0	0
White	0	20	1	3	1	0	0	0	25
Black	0	10	0	3	0	0	0	0	13
Indian/Alaskan	0	0	0	0	0	0	0	0	0
Asian	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Mixed	0	0	0	1	0	0	0	0	1
Other	0	1	0	1	0	0	0	0	2

Income Limit Breakdown

High:	1
Low:	3
Very Low:	6
ExtLow:	31



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CONTRACTING/CAPITAL FUND/ PROPERTY UPDATES

October 2021

Current CFP Contracts

1. **2020-17 Exterior painting** of (20) buildings located on Boulevard, Hassen, Union, Calhoun. This includes the replacement of damaged/rotten siding, window seals, and brick mold. This work is being completed to address deteriorating wood, mortar and peeling paint issues noted on MHA last REAC Inspection. Following MHA Procurement Policy Resolution, NO 2910 adopted 4/16/2019 5.4 Competitive Proposal was used, two bidders responded. The bid opening was 3/16/2021 at Mexico Housing Authority office at 10:00 am. The lowest responsible bidder was Brick City, Painting and Drywall with a bid of \$103,000.00.
2. **2021-02 Concrete replacement @ Garfield and Seminary.** This work is being completed due to deficiencies found on our last REAC Inspection. Following MHA Procurement Policy Resolution, NO 2910 adopted 4/16/2019 5.4 Competitive Proposal was used, two bidders responded. The bid opening was 4/20/2021 at Mexico Housing Authority office at 10:00 am. The lowest responsible bidder was Robinett Construction with a bid of \$126,262.00.
3. **2021-03 Concrete Replacement @ 828 Garfield.** This work is being completed due to deficiencies found on our last REAC Inspection. Following MHA Procurement Policy Resolution, NO 2910 adopted 4/16/2019 5.4 Competitive Proposal was used, two bidders responded. The bid opening was 5/4/2021 at Mexico Housing Authority office at 10:00 am. The lowest responsible bidder was Anchor Construction with a bid of \$154,750.00.
4. **2021-07 Insurance Restoration @ 1103 Buchanan,** Following MHA Procurement Policy Resolution, NO 2910 adopted 4/16/2019 5.4 Competitive Proposal was used, one bidder responded. The bid opening was 6/29/2021 at Mexico Housing Authority office at 10:00 am. The lowest responsible bidder was Robinett Construction with a bid of \$ 19,847.33.
5. **2021-09 Insurance Restoration @ 925 Garfield – Following MHA Procurement Policy Resolution, NO 2910 adopted 4/16/2019 5.4 Competitive Proposal was used, one bidder responded. The bid opening was 9/7/2021 at Mexico Housing Authority office at 10:00 am. The lowest responsible bidder was Robinett Construction with a bid of \$ 18,822.23**
6. **2021-10 Community Center Remodel** Following MHA Procurement Policy Resolution, NO 2910 adopted 4/16/2019 5.4 Competitive Proposal was used, one bidder responded. The bid opening was 8/03/2021 at Mexico Housing Authority office at 10:00 am. The lowest responsible bidder was Robinett Construction with a bid of \$ 33,843.00

On Going Modernization Projects

1. We have replaced 148 countertops; we are getting closer to having this project completed
2. Continuing the upgrades on the light fixtures, vanities, faucets, and doorknobs.
3. We are modernizing kitchens by replacing lights above the kitchen sink and upgrading faucets.
4. Replacing flooring as needed upon make ready to vinyl planking (1-2bdrm)
5. Replacement of screen doors
6. Removal of trees as needed
7. Replacement of water heater to electric

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

1. Continued Concrete Replacement

Completed Contracting

1. 2020-09 Roof replacement on TLB, Garfield, Central and Calhoun is complete.
2. 2020-15 Siding of the Office and Community Center is complete, and we have received several compliments on the buildings.

Housing Authority of the City of Mexico
Monthly Report for Housing Authority Board
10/1/2021 TO 10/31/2021

WORK ORDERS

Received	Processed
155	155

Routine Work Received	Avg. Completion Time Routine
95	22.518 Hrs.

Emergency Work Received	Avg. Completion Time Emergency
0	0.000 Hrs.

All Other Work Received	Avg. Completion Time Other
60	20.145 Hrs.

PRODUCTION

Routine work orders with completion time over 24 hours:	25
Emergency work orders with completion time over 24 hours:	0

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

Work orders completed from prior months: 0

Work orders still outstanding from prior months: 0

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

Report Criteria

PHA:

Project:

Starting Date: 10/1/2021

Ending Date: 10/31/2021

Staff Generated Work Orders: False



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BOARD RESOLUTION 2956

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

A Resolution to Approve the Submission of the PHA Annual Plan, Five-Year Plan, Capital Fund Budget. Year Beginning January 1, 2022 and Ending December 31, 2022 to the Department of Housing and Urban Development.

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

WHEREAS, the Housing Authority of the City of Mexico, Missouri, has developed an Annual Plan, Five-Year Plan and Capital Fund Program for the fiscal year beginning January 1, 2022 and ending December 31, 2026; and

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

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

WHEREAS, public meeting was held on October 21, 2021 to receive comments from residents and the general public; and

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Mexico, Missouri, does hereby adopt Resolution 2956 approving the submission of the PHA Annual Plan, the PHA Five-Year Plan, Capital Fund Budget, for Fiscal Year beginning January 1, 2022 and ending December 31, 2022 to the Department of Housing and Urban Development, a copy of which is attached hereto and made a part hereof.

Passed this 16th day of November 2021

Rita Jackson, Chairperson

Tammy Dreyer, Board Secretary
Executive Director, Mexico Housing Authority

**Streamlined Annual
PHA Plan
(Small PHAs)**

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

OMB No. 2577-0226
Expires: 03/31/2024

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, including changes to these policies, 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. The 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 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, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p>PHA Name: <u> Mexico Housing Authority </u> PHA Code: <u> MO010 </u> PHA Type: <input checked="" type="checkbox"/> Small PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u> 04/2022 </u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u> 203 </u> Number of Housing Choice Vouchers (HCVs) <u> 151 </u> Total Combined <u> 354 </u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>PHA Plans are available during normal office hours (8am to 4:30pm) at City of Mexico Housing Authority 828 Garfield, Mexico, MO 65265 or at our website mexicoha.com (anytime)</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 20%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 30%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 15%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
Lead PHA:																											

B. Plan Elements Submitted with 5-Year PHA Plans. Required elements for Small 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 Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).

B.1 Revision of Existing PHA Plan Elements.

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

Y N

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

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

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

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

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

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

OR

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

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

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

B.2 New Activities.

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

Y N

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

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

	<p>We plan on including, but not limited to upgrading bathrooms, kitchens, lighting, cabinets, countertops, showers, toilet, flooring, vanity, painting exterior and interior, and anything else needed to create the curb appeal and modernization to meet our goals, and any unforeseen other items that may arise the PHA must address in units that need extensive repair....</p>
<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>The mission of the Mexico Housing Authority is to provide and facilitate the availability of decent, quality and affordable housing in a safe and secure living environment, improve neighborhoods and the quality of life for low and moderate – income residents throughout the City of Mexico. In order to fulfill this mission, Mexico Housing Authority must preserve its aging housing stock through timely maintenance and modernization of developments. While continuing this effort, we have made customer care our top priority by placing our residents and stakeholders first in everything we do, thereby providing safe, decent and sanitary housing and compassionate service to residents.</p> <p>The Housing Authority of the City of Mexico (MHA) is a small, rural authority with less than 250 dwelling units(203) of Public Housing (PH) and 151 Housing Choice Vouchers (HCV). Most of the housing units were constructed in the 1960s and now require various renovations to meet current acceptable standards such as energy efficiency, ada accessibility, and resident resource programs. Therefore, the primary focus of this Five Year Plan and the Annual Plan is to continue the renovation of existing housing units to better curb appeal, modernize and update infrastructure and develop resources to support the families currently residing in public housing units. The Plan is to;</p> <ol style="list-style-type: none"> 1. To provide high quality maintenance service 2. Ensure Equal Opportunity in Housing 3. Maintain public housing management (PHAS score) 4. Maintain the availability of decent, safe and affordable Housing 5. Improve the quality of assisted Housing 6. Improve community quality of life and economic vitality 7. Promote self-sufficiency and asset development of families and individuals 8. Improve customer service. 9. Keep Choice Neighborhood Housing a priority through our deconcentration process. 10. Promote Fair Housing/LGBTQ/AFFH 11. Make units more accessible by doing concrete upgrades. 12. Enforce a Smoke Free Housing environment 13. Promote AFFH 14. Updated ACOP with HOTMA guidance on Over-Income Limits for PH <p>PROGRESS REPORT FROM THE PREVIOUS 5-Year Plan.</p> <ol style="list-style-type: none"> 1. Replaced all units with new windows 2. Replaced Ranges for energy efficiency. 3. Replaced Refrigerators with energy efficiency 4. Replacement of 148 Countertops 5. Replaced all gutters and downspouts 6. Continuous replacement of sidewalks, driveways, porches, and retaining walls 7. Continuous renovations of units 8. Installed Carbon Monoxide detectors
<p>B.4</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>MHA has a current 5 year action plan in EPIC approved on 3/15/2021</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>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 Small PHA is submitting its 5-Year PHA Plan.</p>	

<p>B.2</p>	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input 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.</p> <p>We plan on including, but not limited to upgrading bathrooms, kitchens, lighting, cabinets, countertops, showers toilet and anything else needed to create the curb appeal and modernization to meet our goals, and any unforeseen other items that may arise the PHA must address in units that need extensive repair....</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>
<p>B.4</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>MHA has a current 5 year action plan in EPIC approved on 3/15/2021</p>
<p>C Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.</p>	
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) 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>
<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-CRT-SM, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D.	Affirmatively Furthering Fair Housing (AFFH).							
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item</p> <p>MHA will affirmatively further fair housing by not discriminating against any rental of our units because of race, color, religion, sex, familial status, national origin, or handicap.</p> <table border="1" data-bbox="180 657 1450 1829"> <tr> <td data-bbox="180 657 1450 699">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 699 1450 1062"> <p>Will include "meaningful actions" to:</p> <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 </td> </tr> <tr> <td data-bbox="180 1062 1450 1104">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 1104 1450 1371"> <p>Include input from public participation process</p> </td> </tr> <tr> <td data-bbox="180 1371 1450 1413">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 1413 1450 1629"> <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> </td> </tr> <tr> <td data-bbox="180 1629 1450 1829"></td> </tr> </table>	Fair Housing Goal:	<p>Will include "meaningful actions" to:</p> <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 	Fair Housing Goal:	<p>Include input from public participation process</p>	Fair Housing Goal:	<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>	
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Instructions for Preparation of Form HUD-50075-SM Annual Plan for Small PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

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

B.1 Revision of Existing 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 and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. 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 (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

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)).

Safety and Crime Prevention (VAWA). A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

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. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

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: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. ([Notice PIH 2011-47](#))

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: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

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 under the Voluntary or Mandatory Conversion programs. 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 under the Rental Assistance Demonstration (RAD) program. 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 Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

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 ([24 CFR §903.7\(b\)](#)).

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).

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\(r\)\(1\)](#))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR §903.7\(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

B. Annual Plan Elements Submitted All Other Years (Years 1-4). PHAs must complete this section during years where the 5-Year Plan is also due. ([24 CFR §903.12](#))

B.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: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. ([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. With respect to public housing only, describe any public housing development(s), or portion of a public housing development 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 approval under section 18 of the 1937 Act (42 U.S.C. 1437p); 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 as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. 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 under the Voluntary or Mandatory Conversion programs. 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:

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Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. 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 Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3](#), [successor RAD Implementation Notices](#), and other RAD notices.

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).

B.2 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR §903.7(g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on 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)

C.2 Certification by State of 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). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ 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 and submitting form HUD-50077 CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077 CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* 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 certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. 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)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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

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

5-Year PHA Plan (for All PHAs)

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

OMB No. 2577-0226
Expires: 03/31/2024

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

A.	PHA Information.																																
A.1	<p>PHA Name: _____ Mexico Housing Authority _____ PHA Code: <u>MO010</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/01/2022</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2022-2026</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 15%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 25%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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		PH	HCV																														
Lead PHA:																																	
B.	Plan Elements. Required for <u>all</u> PHAs completing this form.																																
B.1	<p>Mission. State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.</p> <p>The mission of the Mexico Housing Authority is to provide and facilitate the availability of decent, quality, and affordable housing in a safe and secure living environment, improve neighborhoods and the quality of life for low and moderate – income residents throughout the City of Mexico. 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>																																

B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

THE HOUSING AUTHORITY OF THE CITY OF MEXICO (MHA) IS A SMALL, RURAL AUTHORITY WITH LESS THAN 250 DWELLING UNITS OF PUBLIC HOUSING AND 151 HOUSING CHOICE VOUCHERS. MOST OF THE HOUSING UNITS WERE CONSTRUCTED IN THE 1960S AND NOW REQUIRE VARIOUS RENOVATIONS TO MEET CURRENT ACCEPTABLE STANDARDS SUCH AS ENERGY EFFICIENCY, ADA ACCESSIBILITY, AND RESIDENT RESOURCE PROGRAMS. THEREFORE, THE PRIMARY FOCUS OF THIS FIVE-YEAR PLAN AND THE ANNUAL PLAN IS TO CONTINUE THE RENOVATION OF EXISTING HOUSING UNITS, MODERNIZE AND UPDATE INFRASTRUCTURE AND DEVELOP RESOURCES TO SUPPORT THE FAMILIES CURRENTLY RESIDING IN PUBLIC HOUSING UNITS. THE PLAN IS TO;

1. TO PROVIDE HIGH QUALITY MAINTENANCE SERVICE
2. ENSURE EQUAL OPPORTUNITY IN HOUSING
3. MAINTAIN PUBLIC HOUSING MANAGEMENT (PHAS SCORE) AND HOUSING CHOICE VOUCHER (SEMAP SCORE)
4. INCREASE THE CURB APPEAL FOR PH AND MODERNIZATION OF UNITS
5. IMPROVE THE QUALITY OF ASSISTED HOUSING
6. IMPROVE COMMUNITY QUALITY OF LIFE AND ECONOMIC VITALITY
7. PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF FAMILIES AND INDIVIDUALS
8. IMPROVE CUSTOMER SERVICE AND PROMOTE LOCAL STAKEHOLDERS' INVOLVEMENT.
9. KEEP CHOICE NEIGHBORHOOD HOUSING A PRIORITY THROUGH OUR DECONCENTRATION PROCESS.
10. PROMOTE FAIR HOUSING/LGBTQ/AFFH
11. ENFORCE SMOKE FREE HOUSING
12. REVISE ACOP AND ADMIN PLAN AS NEEDED

FAIR HOUSING

PHA'S USES THE ASSESSMENT TO SET GOALS TO OVERCOME ISSUES IDENTIFIED

- GOALS MUST INFORM LATER FUNDING DECISIONS
- WILL INCLUDE "MEANINGFUL ACTIONS" TO:
 - OVERCOME PATTERNS OF SEGREGATION AND FOSTER INCLUSIVE COMMUNITIES FREE FROM BARRIERS TO OPPORTUNITY
 - ADDRESS DISPARITIES IN HOUSING NEEDS AND OPPORTUNITIES
 - REPLACE SEGREGATION WITH INTEGRATED, BALANCED LIVING
- INCLUDE INPUT FROM PUBLIC PARTICIPATION PROCESS

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.

MHA HAS A STRONG SET OF GOALS TO:

- ~IMPROVE THE QUALITY OF LIFE
- ~STRENGTHEN RELATIONSHIP AND SERVICE TO CLIENTS AND STAKEHOLDERS
- ~BUILD AND INCREASE THE COMMUNITY PARTNERSHIPS NEEDED TO PROVIDE OUR CLIENTS ACCESS TO A VARIETY OF SUPPORTIVE SERVICES
- ~EXPAND EMPLOYMENT AND EDUCATIONAL OPPORTUNITIES BY INCREASING VENDOR AND RESIDENT PARTICIPATION IN SECTION 3
- ~ENHANCE SAFETY AND SECURITY MEASURES IN HOUSING COMMUNITIES
- ~PRESERVE AND EXPAND AFFORDABLE HOUSING
- ~DEVELOP VIABLE COMMUNITIES AND NEIGHBORHOODS OF CHOICE
- ~RESPONSIBLY INVEST CAPITAL FUNDS TO RETROFIT AND UPGRADE EXISTING HOUSING COMMUNITIES
- ~EXPAND OUR INVENTORY OF AFFORDABLE HOUSING (HARD UNITS AND HOUSING ASSISTANCE)
- ~STRENGTHEN MHA'S PERFORMANCE AND SERVICE
- ~SIGNIFICANTLY IMPROVE OUR SERVICE TO CLIENTS AND PARTNERS
- ~CONTINUE INVESTING IN EMPLOYEE DEVELOPMENT ACTIVITIES TO BUILD STAFF CAPACITY
- ~STRENGTHEN OUR INTERNAL CONTROLS AND ADMINISTRATIVE SYSTEMS
- ~ENGAGE IN A BOARD-LED STRATEGIC PLANNING PROCESS
- ~ENFORCE SMOKE FREE POLICY
- ~LOOK AT REPOSITIONING PH AND VOLUNTARY CONVERSION
- ~IMPLEMENT THE HOTMA OVER INCOME LIMIT FOR PH

B.3

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.
PROGRESS REPORT FROM THE PREVIOUS 5-Year Plan.

1. Continue to do Exterior paint of all units for more curb appeal
2. Replaced all ranges with electric ignite
3. Replaced Refrigerators with energy efficient
4. Continuous replacement of countertops
5. Continuous replacement of sidewalks, driveways, porches, & retaining walls
6. Continuous renovations of units
7. Replacing water heaters as needed and upgrading to electric
8. Online application process for the waitlist, to make it easier to apply for housing
9. Create innovative ways to the new business as usual concept with the onset of the pandemic

B.4

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

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

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

Protections Against Eviction or Termination of Assistance

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

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

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

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

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

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

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

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

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

Portability/Transfer to a New Location

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

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

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

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

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

Certification

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

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

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

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

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

(d) Record of an administrative agency.

(e) Documentation from a mental health professional.

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

Confidentiality

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

Limitations

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

1. Prevents the housing authority from terminating assistance or the owner or manager from terminating your tenancy and evicting, for any violation not involving domestic violence, dating violence, sexual assault, or stalking, for which VAWA provides the

protections described above. However, the housing authority, owner, or manager may not in such cases apply any more demanding standard to you than to other assisted tenants.

2. Prevents the housing authority from terminating assistance, or the owner or manager from terminating tenancy and evicting where the housing authority, owner, or manager can demonstrate “an actual and imminent threat to other tenants or those employed at or providing the service to the property.” Where such a threat can be demonstrated by the housing authority, owner, or manager, you will not be protected from termination of assistance or termination of tenancy and eviction by VAWA.

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

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

Owner or Manager Right to Remove Perpetrator of Domestic Violence

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

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

Violence Against Women Act (VAWA) Key Definitions

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

Dating Violence: Violence committed by a person:

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

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

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

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

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

C. Other Document and/or Certification Requirements.

C.1 **Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

Significant Amendment, Modification or Substantial Deviation Definition:

Mexico Housing Authority will amend or modify its agency plan upon the occurrence of any of the following events during the term of an approved plan. A federal statutory or regulatory change is made effective and, in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan year. Any other event that the Authority’s Board determines to be a significant amendment or modification of the approved Annual Plan.

C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.3	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

• OVERCOME PATTERNS OF SEGREGATION AND FOSTER INCLUSIVE COMMUNITIES FREE FROM BARRIERS TO OPPORTUNITY

Fair Housing Goal:

- ADDRESS DISPARITIES IN HOUSING NEEDS AND OPPORTUNITIES
- REPLACE SEGREGATION WITH INTEGRATED, BALANCED LIVING

Fair Housing Goal:

• INCLUDE INPUT FROM PUBLIC PARTICIPATION PROCESS

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

A.1 Include the full PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/YYYY), Five-Year Period that the Plan covers, i.e. 2019-2023, PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

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

B. Plan Elements.

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

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))

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

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

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

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

C.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.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, 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.

Capital Fund Program - Five-Year Action Plan

Status: Draft Approval Date: Approved By:

Part I: Summary						
PHA Name: Housing Authority of the City of Mexico		Locality (City/County & State)				
PHA Number: MO010		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	MEXICO (MO0100000001)	\$600,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$400,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MEXICO (MO0100000001)			\$600,000.00
ID0001	roofs(Dwelling Unit-Exterior (1480)-Roofs)	hassen, lafayette, central, trinity, seminary, garfield, union, calhoun, bolivar, ty luc, singleton, buccannon, breckenridge, missouri, wade, 5 buildings		\$50,000.00
ID0002	dwelling unit renovations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cycical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	hassen, lafayette, holt, missouri, wade, trinity, central, union, calhoun, garfield, seminary, ty luc, bolivar, mac, fieldcrest, 5 units in various areas, replacing flooring, cabinets, bathrooms fixtures, doors, counters, vanity		\$50,000.00
ID0003	HVAC(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	central, seminary, trinity, hassen, ty luc, garfield, union, calhoun, lafayette, holt, missouri, wade, liberty, buccanan, singleton 10 units as needed in various areas		\$50,000.00
ID0004	tree removal(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	union, wade, liberty, buccanan, hassen, trinity, central, garfield, ty luc, seminary, 20 trees dropped in various areas, removing old overgrown trees, landscaping grading if needed		\$40,000.00
ID0005	water heaters(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	trinity, calhoun, union wade ty luc, central, seminary, mac, fieldcrest, missouri, liberty, buccanan, singleton, breckenridge 2.5 units in various areas upgraded to from gas to electric if possible		\$25,000.00
ID0006	ranges(Dwelling Unit-Interior (1480)-Appliances)	hassen, trinity, ty luc, union, wade, central, seminary, all MO010, any range needed in 100 units		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		1	2022		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0007	refrigerators(Dwelling Unit-Interior (1480)-Appliances)	hassen, union, mac, fieldcrest, trinity, union, calhoun, ty lue, seminary, lafayette, wade all MO010 any frig needed in 50 units			\$25,000.00
ID0008	Landscaping(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Striping)	hassen, trinity, ty lue, calhoun, union, lafayette, holt, mac, fieldcrest, seminary, garfield and all MO010, to be done on 50 units grading, dirt replacement, wall installed, grass seeded, water relocation, fencing, repairing erosion			\$50,000.00
ID0009	remodel bathroom(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	hassen, trinity, central, union, singleton, wade, ty lue, seminary, garfield, all MO010 17 units change out toilet, vanity, shower, faucets, lights, floors, paint, towel rods			\$25,000.00
ID0010	exterior paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Doors)	all MO010, paint all brick, trim out as needed, entire building to be painted, 150 units, caulk holes, repair mortar, ext doors			\$150,000.00
ID0011	doors and screens(Dwelling Unit-Exterior (1480)-Exterior Doors)	hassen, union, trinity, wade, mo, mac, fieldcrest, central, seminary, ty lue, calhoun, liberty, replace or repair, paint, trim out, replace screen doors on 100 units and main rear and front door exterior			\$50,000.00
ID0012	kitchen remodel(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	hassen, wade, trinity, calhoun, central, garfield, ty lue, seminary, bolivar, all MO010 17 units remodel tile, counter, cabinets, appliances, lights, faucets, paint, floors to vct or vinyl			\$25,000.00
ID0037	HVAC cleaning of vents in units(Dwelling Unit-Interior (1480)-Mechanical)	clean vents in units as make ready or need, hassen, liberty, union, central, seminary mf fc, wade, mo, blvd, ty lue, garfield calhoun buchanan, singleton, breckenridge			\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		1	2022		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	Subtotal of Estimated Cost				\$600,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2	2023		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0013	MEXICO (MO010000001) electrical upgrades(Dwelling Unit-Interior (1480)-Electrical)	hassen, trinity, calhoun, holt, central, garfield, wade, mac, fc, and all MO010 10 units upgrade electric to 100 amp or greater, re wire unit as needed or to code, replace box possible relocation			\$300,000.00
ID0014	concrete replacement(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving)	parking lots, sidewalks, and porches, trinity, hassen, calhoun, wade missouri, mac, fc, holt lafayette and all MO010 50 units, replace steps to gradual incline			\$25,000.00
ID0015	roofs(Dwelling Unit-Exterior (1480)-Roofs)	hassen, lafayette, wade, missouri, central, garfield, seminary, ty lue, union and all MO010, 100 units or 50 buildings			\$50,000.00
ID0016	foundations(Dwelling Unit-Exterior (1480)-Foundations)	hassen, central mac fc, trinity, lafayette, seminary, garfield, holt, and all MO010 25 units lifted or repaired and patched with concrete as needed			\$150,000.00
ID0017	porches decking(Dwelling Unit-Exterior (1480)-Decks and Patios)	replace porches and or decking trinity, calhoun, central, lafayette, holt, mac, fc, ty lue, hassen, wade, missouri, and all MO010 15 units install decking or replace concrete as needed			\$50,000.00
	Subtotal of Estimated Cost				\$25,000.00
					\$300,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MEXICO (MO010000001)			\$300,000.00
ID0018	fencing(Dwelling Unit-Site Work (1480)-Fencing)	hassen, trinity, seminary, union, central, ty lue, garfield, mac, fc, wade, missouri and all MO010, repair, replace or install fencing as needed in areas of need throughout projects using a variety of fencing by need in the area		\$50,000.00
ID0019	remodel office(Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Lighting)	admin office and senior center, new flooring vct or carpet or vinyl plank, fixtures, paint, furniture as needed, exterior paint, siding, soffit, downspouts as needed and doors if needed		\$50,000.00
ID0020	remodel community center(Non-Dwelling Interior (1480)-Community Building)	siding and paint and flooring and bathrooms new flooring vct, interior paint, and exterior paint, appliances, doors, toilets, sinks and fixtures and locks		\$50,000.00
ID0021	update fixtures(Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Flooring)	senior center and community center and office, new siding and exterior paint, doors, fixtures blinds, breezway painted, new light fixtures		\$50,000.00
ID0022	retaining walls(Non-Dwelling Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	wade, hassen, liberty, central, seminary, ty lue, trinity, and all MO010, 50 units to get retaining walls to help with erosion on dwelling units around building or parking or where ever needed		\$50,000.00
ID0023	downspouts and soffit(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Soffits)	as needed MO010 all property 200 units as needed to replaced damaged or old when needed		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		3	2024		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	Subtotal of Estimated Cost				\$300,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		4	2025		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	MEXICO (MO0100000001)				\$300,000.00
ID0024	exterior lighting(Dwelling Unit-Exterior (1480)-Exterior Lighting)	MO010 lighting to be installed or upgraded, 203 units as needed dusk to dawn, porch, pole and shop			\$50,000.00
ID0025	windows(Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	replacement of windows MO010 all areas as needed, trinity, bassen, central, seminary, garfield, 100 as needed or not completed including office, com center, senior center			\$50,000.00
ID0026	flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	replaces flooring in all units. MO010 203 units as needed, to vct or vinyl planks removal of any old flooring			\$25,000.00
ID0027	kitchen cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	replace kitchen cabinets MO010 trinity, bassen, wade, missouri, seminary, garfield, ty lue, liberty, union calhoun, mae, fc 200 units as needed			\$50,000.00
ID0028	flooring(Non-Dwelling Interior (1480)-Community Building)	community center and senior center to vct or vinyl or carpet as needed			\$50,000.00
ID0029	concrete replacement(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	replacement of parking and sidewalks office, community and senior center on dwelling and non dwelling, dumpster pads			\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		4	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0030	exterior doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Non-Dwelling Exterior (1480)-Doors)	office, community and senior center and 200 units screens and main doors		\$25,000.00
	Subtotal of Estimated Cost			\$300,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		5	2026		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	MEXICO (MO0100000001)				\$400,000.00
ID0031	HVAC(Dwelling Unit-Interior (1480)-Other)	replace HVAC MO010 as needed			\$50,000.00
ID0032	Senior center siding(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits)	replace siding on senior center, soffit, gutters, some paint and replace roof			\$100,000.00
ID0033	porches decking(Dwelling Unit-Exterior (1480)-Decks and Patios)	replace or install decking as needed MO010			\$50,000.00
ID0034	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	dirt replacement and seeding of dirt			\$25,000.00
ID0035	replace old water and sewer lines(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	replacement as needed sewer and water lines			\$125,000.00
ID0036	range and refrigerator replacement(Dwelling Unit-Interior (1480)-Appliances)	replace frig and range as needed			\$25,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		5	2026		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0038	Radon testing and mitigation(Dwelling Unit-Interior (1480)-Other)	test all sites for radon and any mitigation necessary			\$25,000.00
	Subtotal of Estimated Cost				\$400,000.00



MEXICO HOUSING AUTHORITY



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

RESOLUTION NO. 2957

Resolution Approving Payment Standards for Housing Choice Voucher (Section 8) FY 2022

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 16th day of November 2021

ATTEST:

Rita Jackson, Chairperson

Tammy Dreyer, Board Secretary
Executive Director

2022 Payment Standard for Mexico Housing Authority

BR Size	0	1	2	3	4
Payment Standard	451	517	684	857	925
% of FMR	91%	98%	98%	97%	98%
FMR	497	529	696	884	944



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RESOLUTION NO. 2958

Resolution Approving Flat Rent for Public Housing FY 2022

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 16th day of November 2021

Rita Jackson, Chairperson

Tammy Dreyer, Board Secretary
Executive Director

MEXICO HOUSING AUTHORITY**UTILITY ALLOWANCE****Units with electric water heaters****FY 2021**

MO 10-01*	Unit Size	Monthly Utility Allowance
	1 Bedroom	\$76
	2 Bedroom	\$82

MO 10-02*	Unit Size	Monthly Utility Allowance
	0 Bedroom	\$65
	1 Bedroom	\$69
	2 Bedroom	\$74
	3 Bedroom	
	4 Bedroom	\$87

MO 10-03	Unit Size	Monthly Utility Allowance
	4 Bedroom	

MO 10-04*	Unit Size	Monthly Utility Allowance
	2 Bedroom	\$73
	3 Bedroom	\$79

***For handicapped units add \$5 to the monthly utility allowance to take into account the difference between gas stoves and electric stoves.**

MEXICO HOUSING AUTHORITY**UTILITY ALLOWANCE****Units with gas water heaters****FY 2021**

MO 10-01*	Unit Size	Monthly Utility Allowance
	1 Bedroom	\$78
	2 Bedroom	\$87

MO 10-02*	Unit Size	Monthly Utility Allowance
	0 Bedroom	\$67
	1 Bedroom	\$71
	2 Bedroom	\$80
	3 Bedroom	\$89
	4 Bedroom	\$101

MO 10-03	Unit Size	Monthly Utility Allowance
	4 Bedroom	\$104

MO 10-04*	Unit Size	Monthly Utility Allowance
	2 Bedroom	\$78
	3 Bedroom	\$89

***For handicapped units add \$5 to the monthly utility allowance to take into account the difference between gas stoves and electric stoves.**