

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Mexico

PHA Number: MO 010

PHA Fiscal Year Beginning: (mm/yyyy) 04/2003

PHA Plan Contact Information:

Name: Brian Hutson, Executive Director

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Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- Main administrative office of the PHA
- PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below) Options Unlimited

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

PHA Programs Administered:

- Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan Fiscal Year 2003

[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

Summary of Policy and Program changes

The MHA has not made nor intends to make any major policy or program changes in 2003. Local preferences were established and will not change, rent policies remain the same, community service policy parameters were included in our lease and ACOP and were implemented on 4/1/01, and our family development pet policy has already been implemented.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 432,067

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to next component ; if “yes”, complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)	
1a. Development name:	Not applicable
1b. Development (project) number:	
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(_____)
5. Number of units affected:	2
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply)	<input type="checkbox"/> Section 8 for _____ units <input type="checkbox"/> Public housing for 2 units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for _____ units (describe below)
8. Timeline for activity:	a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____

- C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

- 1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

- 2. If yes, the comments are Attached at Attachment (File name) mo010a01

- 3. In what manner did the PHA address those comments? (select all that apply)
 - The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
 Yes No: below or
 Yes No:

 - Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment _____.

 - Other: (list below) comments and answers are in file: mo010a01

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

- 1. Consolidated Plan jurisdiction: State of Missouri

- 2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
 - Other: (list below)

- 3. PHA Requests for support from the Consolidated Plan Agency
 Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 - The demolition of dilapidated structures within the jurisdiction has had a positive effect of increasing occupancy in public housing. It has had a negative effect of reducing utilization of Section 8 subsidies within the jurisdiction. Although a state initiative (demolition), the City of Mexico operates its own demolition program without subsidy from the state.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

The Housing Authority of the City of Mexico's (MHA) Definition of Substantial Deviation and Significant Amendment or Modification is as follows:

- changes to rent or admissions policies or organization of the waiting list;
- additions of non-emergency work items (items not intended in the current 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; and
- any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

B. Significant Amendment or Modification to the Annual Plan:

The Housing Authority of the City of Mexico's (MHA) Definition of Substantial Deviation and Significant Amendment or Modification is as follows:

- changes to rent or admissions policies or organization of the waiting list;
- additions of non-emergency work items (items not intended in the current Annual Statement) or change in use of replacement reserve funds under the Capital Fund; and
- any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Attachment A

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
YES	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
N/A	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
YES	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
YES	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
YES	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
YES	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
YES	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
YES	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
YES	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
YES	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
YES	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
YES	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
YES	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
YES	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
YES	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
YES	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
YES	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
N/A	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
YES	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
YES	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
YES	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
YES	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
YES	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
-	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Attachment B

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Mexico		Grant Type and Number Capital Fund Program Grant No: MO36P010501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	25,000			
3	1408 Management Improvements	72,000			
4	1410 Administration	43,200			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	33,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	126,867			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	115,000			
13	1475 Nondwelling Equipment	17,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Mexico		Grant Type and Number Capital Fund Program Grant No: MO36P010501-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	432,067			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	5,000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	46,000			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Mexico			Grant Type and Number Capital Fund Program Grant No: MO36P010501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Operations	Housing Operations	1406		25,000				
	Subtotal			25,000				
HA Wide Management Improvements	A. Resident Services Coordinator	1408	1	33,000				
	B. Upgrade computer software	1408		10,000				
	C. Management training	1408		16,000				
	D. Resident board training	1408		3,000				
	E. Vacancy reduction	1408		10,000				
	Subtotal			72,000				
HA Wide Administration	A. Dev Director Salary	1410		34,000				
	B. Dev Director Benefits	1410		9,200				
	Subtotal			43,200				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Mexico			Grant Type and Number Capital Fund Program Grant No: MO36P010501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Fees & Cost	A. A/E Fees	1430	100%	29,000				
	B. Inspection Costs	1430		1,000				
	C. Sundry planning costs	1430		2,000				
	D. Advertising	1430		1,000				
	Subtotal			33,000				
MO 10-1	A. Replace storm doors	1460	25 DU	5,000				
	B. Renovation of dwelling units	1460	5 DU	10,000				
	Subtotal			15,000				
MO 10-2	A. Replace interior & closet doors	1460	52 DU	38,000				
	B. Renovation of dwelling units	1460	5 DU	10,000				
	Subtotal			48,000				
MO 10-3	A. Replace interior & closet doors	1460	4 DU	5,000				
	B. Renovation of dwelling units	1460	1 DU	2,000				
	Subtotal			7,000				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Mexico		Grant Type and Number Capital Fund Program Grant No: MO36P010501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MO 10-4	A. Replace louver cover on exhaust fans	1460	40 DU	5,867				
	B. Replace windows	1460	25DU	46,000				
	C. Renovation of dwelling units	1460	5 DU	10,000				
	D. Replacement of concrete sidewalks	1460	500 SF	5,000				
	Subtotal			66,867				
HA Wide Nondwelling Structures	A. Construct maintenance shop	1470	1	100,000				
	B. Install siding on MHA office building	1470	1	15,000				
	Subtotal			115,000				
HA Wide Nondwelling Equipment	A. Upgrade computer hardware	1475	LS	5,000				
	B. Purchase lawn mower	1475	1 EA	12,000				
	Subtotal			17,000				
	Grand Total			432,067				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Mexico		Grant Type and Number Capital Fund Program No: MO36P010501-03 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MO 10-1	3/31/05			3/31/07			
MO 10-2	3/31/05			3/31/07			
MO 10-3	3/31/05			3/31/07			
MO 10-4	3/31/05			3/31/07			
HA Wide	3/31/05			3/31/07			

Attachment C

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name Housing Authority of the City of Mexico		Mexico/Audrain/Missouri			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007	
	Annual Statement					
MO 10-1		23,000	51,500	100,000	52,000	
MO 10-2		32,000	33,500	10,000	135,000	
MO 10-3		3,000	11,000	0	3,000	
MO 10-4		79,100	115,867	118,867	25,000	
HA Wide Operations		25,000	25,000	25,000	25,000	
HA Wide Management Improvements		72,000	72,000	72,000	72,000	
HA Wide Other		76,200	86,200	76,200	76,200	
HA Wide Nondwelling		121,767	37,000	30,000	43,867	
CFP Funds Listed for 5-year planning		432,067	432,067	432,067	432,067	
Replacement Housing Factor Funds						

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u> 2 </u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u> 3 </u> FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	MO 10-1	Garfield, MacFarlane, Fieldcrest.		MO 10-1	Garfield, MacFarlane, Fieldcrest	
Annual	A. Renovation of dwelling units	4 DU	15,000	A. Renovation of dwelling units	6 DU	15,000
Statement	B. Replace storm doors	25 DU	8,000	B. Installation of exterior water hydrants	30 DU	20,000
		Subtotal	23,000	C. Replacement of water heaters	50 DU	12,500
				D. Renovate interior of Senior Nutrition Center		4,000
					Subtotal	51,500
	MO 10-2	Bolivar, Buchanan		MO 10-2	Bolivar, Buchanan	
	A. Replace bathroom vanity, plumbing, exhaust fan	52 DU	26,000	A. Renovation of dwelling units	5 DU	10,000
	B. Renovation of dwelling units	8 DU	6,000	B. Replacement of water heaters	15 DU	3,500
		Subtotal	32,000	C. Replacement of shower surrounds & plumbing	25 DU	20,000
					Subtotal	33,500
	MO 10-3	Liberty Street		MO 10-3	Liberty Street	

	A. Renovation of dwelling units	2 DU	2,000	A. Replacement of concrete sidewalks & parking spaces	1000 SF	10,000
	B. Install fluorescent fixtures in the bathroom and kitchens	4 DU	1,000	B. Renovation of dwelling units	1 DU	1,000
		Subtotal	3,000		Subtotal	11,000
	MO 10-4	Hassen Dr., Wade St.		MO 10-4	Hassen Dr., Wade St.	
	A. Renovation of dwelling units	5 DU	10,000	A. Renovation of dwelling units	5 DU	15,000
	B. Install security porch light fixtures	40 DU	12,500	B. Replacement of floor tile & cove base	40 DU	75,867
	C. Replace damaged entry doors, frames, weather strip	40 DU	30,000	C. Replacement of concrete sidewalks & parking	2000 SF	25,000
	D. Replacement of windows	15 DU	26,600		Subtotal	115,867
		Subtotal	79,100			
	HA Wide Operations	A. Housing Operations	25,000	HA Wide Operations	A. Housing Operations	25,000
		Subtotal	25,000		Subtotal	25,000
	HA Wide Management	Improvements		HA Wide Management	Improvements	
	A. Resident Services Coordinator		33,000	A. Resident Services Coordinator		33,000
	B. Upgrade computer software		10,000	B. Management skills training		16,000
	C. Management training		16,000	C. Upgrade computer software		10,000
	D. Resident Board training		3,000	D. Resident training materials		3,000

	E. Vacancy reduction		10,000	E. Vacancy reduction		10,000
		Subtotal	72,000		Subtotal	72,000
	HA Wide	Administration		HA Wide	Administration	
	A. Dev Director Salary		34,000	A. Dev Director Salary		34,000
	B. Dev Director Benefits		9,200	B. Dev Director Benefits		9,200
		Subtotal	43,200		Subtotal	43,200
	HA Wide	Fees & Cost		HA Wide	Fees & Cost	
	A. A/E Fees		29,000	A. A/E Fees		38,000
	B. Inspection Costs		3,000	B. Inspection Costs		3,000
	C. Sundry planning costs		1,000	C. Sundry planning costs		1,000
		Subtotal	33,000	D. Advertising		1,000
					Subtotal	43,000
	HA Wide	Nondwelling Structures		HA Wide	Nondwelling Structures	
	A. Renovation of the MHA office building		37,767	A. Renovation of the Community Center		20,000
	B. Complete construction of maintenance facility		50,000		Subtotal	20,000
		Subtotal	87,767			
	HA Wide	Site Improvements		HA Wide	Site Improvements	
	A. Drainage Improvements		4,000	A. Replace wooden retaining walls with concrete walls		10,000
		Subtotal	4,000		Subtotal	10,000
	HA Wide	Nondwelling Equipment		HA Wide	Nondwelling Equipment	

	A. Upgrade computer hardware		5,000	A. Purchase maintenance lawn mower	1	12,000
	B. Purchase maintenance vehicle	1	25,000	B. Upgrade computer hardware		5,000
		Subtotal	30,000		Subtotal	17,000
	Total CFP Estimated Cost		\$432,067			\$432,067

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : <u>4</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>5</u> FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
MO 10-1	Garfield, MacFarlance		MO 10-1	Garfield, MacFarlance	
A. Renovation of dwelling units	5 DU	10,000	A. Replace appliances	50 EA	22,000
B. Expansion of dining area at the Senior Nutrition Center		90,000	B. Renovation of dwelling units	20 DU	30,000
	Subtotal	100,000		Subtotal	52,000
MO 10-2	Bolivar, Buchanan		MO 10-2	Bolivar, Buchanan	
A. Renovation of dwelling units	5 DU	10,000	A. Replace appliances	30 EA	15,000
	Subtotal	10,000	B. Renovation of dwelling units	20 DU	60,000
			C. Replace HVAC	20 DU	60,000
				Subtotal	135,000
MO 10-4	Hassen Dr., Wade St.				
A. Renovation of dwelling units	8 DU	15,000	MO 10-3		
B. Replace floor tile & cove base	39 DU	68,867	A. Replace appliances	4 DU	3,000
C. Replacement of windows	20 DU	35,000		Subtotal	3,000
	Subtotal	118,867			

HA Wide Operations	A. Housing Operations	25,000	MO 10-4	Hassen Dr., Wade St.	
	Subtotal	25,000	A. Renovation of dwelling units	10 DU	10,000
			B. Replace appliances	30 EA	15,000
HA Wide Management	Improvements			Subtotal	25,000
A. Resident Services Coordinator	1	33,000			
B. Upgrade computer software		10,000	HA Wide Operations	A. Housing Operations	25,000
C. Management training		16,000		Subtotal	25,000
D. Vacancy reduction		10,000			
E. Resident training materials		3,000	HA Wide Management	Improvements	
	Subtotal	72,000	A. Resident Services Coordinator	1	33,000
			B. Upgrade computer software		10,000
			C. Management training		16,000
HA Wide	Administration		D. Vacancy reduction		10,000
A. Dev Director Salary		34,000	E. Resident training materials		3,000
B. Dev Director Benefits		9,200		Subtotal	72,000
	Subtotal	43,200			
			HA Wide	Administration	
HA Wide	Fees & Cost		A. Dev Director Salary		34,000
A. A/E Fees		29,000	B. Dev Director Benefits		9,200
B. Inspection Costs		3,000		Subtotal	43,200
C. Sundry planning costs		1,000			
	Subtotal	33,000			

HA Wide	Nondwelling Equipment		HA Wide	Fees & Cost	
A. Purchase maintenance vehicle	1	25,000	A. A/E Fees		29,000
B. Upgrade computer hardware		5,000	B. Inspection Costs		3,000
	Subtotal	30,000	C. Sundry planning costs		1,000
				Subtotal	33,000
			HA Wide	Non-dwelling Structures	
			A. Replacement of HVAC at the MHA office		14,900
				Subtotal	14,900
			HA Wide	Nondwelling Equipment	
			A. Purchase maintenance lawn mower	1	12,000
			B. Upgrade computer hardware		5,000
			C. Maintenance portable 2-way radios & 1 base	6	11,967
				Subtotal	28,967
Total CFP Estimated Cost		\$432,067			\$432,067

PHA Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Section 1: General Information/History

- A. Amount of PHDEP Grant \$** _____
- B. Eligibility type (Indicate with an "x")** N1 _____ N2 _____ R _____
- C. FFY in which funding is requested** _____
- D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

12 Months _____ 18 Months _____ 24 Months _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY 1999						

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FFY _____ PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

Required Attachment D Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

Ms. Joan Aufderheide

B. How was the resident board member selected: (select one)?

- Elected
- Appointed

C. The term of appointment is (include the date term expires):

June 30, 2002 to June 30, 2006

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Mr. Richard Buffington
Mayor of the City of Mexico

Required Attachment E: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Ms. Martha Barton
Ms. Lori Reddick
Ms. Joanie Peters
Ms. Annie Eldridge
Ms. Joan Aufderheide
Ms. Zeetta Baker

Attachment F: Progress in meeting the 5-Year Plan Mission and Goals

The PHA has been able to maintain its mission to promote adequate and affordable housing, economic opportunity and a suitable living environment from discrimination through the utilization of Capital funds and the proper application of our public housing policies.

We are continuing to address public housing vacancies very aggressively and our PHAS scores indicate that other operational issues are being satisfactorily addressed.

Capital funds have been utilized to provide modernization of our property and our FY 2003 application will continue that effort.

PHA has implemented local preferences to improve the living environment in addition to our modernization efforts. The demolition of 2 units in MO 10-1 was completed and proper documentation submitted to HUD in Feb 2002.

The implementation a family pet policy has provided the opportunity for residents to enjoy pets within a regulated environment. In addition, PHA implemented a Community Service program beginning April 1, 2001 that has been discussed with residents and each adult member of every household has been notified of their responsibilities and the policy has been Board approved. In addition, this program was suspended effective April 1, 2002 per a HUD directive.

We are confident that the PHA will be able to continue to meet and accommodate all our goals and objectives in FY 2003.

Attachment G:

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the ecentration rule? If no, this section is complete. If yes, continue to the next question.

- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

Attachment H:

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA’s developments are subject to the Required Initial Assessments?
Four
- b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?
None
- c. How many Assessments were conducted for the PHA’s covered developments?
Four
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: None

Development Name	Number of Units

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:
N/A

Attachment I: PHA's Policy on Pet Ownership in Public Housing Family Developments

In compliance with Section 526 of The Quality Housing and Work Responsibility Act of 1998, MHA residents shall be permitted to own and keep common household pets. Animals that are an auxiliary for persons with a disability are excluded from this policy. The ownership of common household pets is subject to rules and limitations:

1. Common household pets shall be defined as "domesticated animals such as a dog, cat, bird, rodent, fish or turtle".
2. No more than one (1) dog or cat shall be permitted in a household. In the case of birds, a maximum of two birds may be permitted. There shall be no limit as to the number of fish, but no more than one aquarium with a maximum capacity of twenty (20) gallons shall be permitted. A Resident with a dog or cat may also have other categories of "common household pets" as defined above.
3. Pets other than a dog or cat shall be confined to an appropriate cage or container. Such a pet may be removed from its cage while inside the owner's housing unit for the purpose of handling, but shall not generally be unrestrained.
4. Only one (1) dog or cat is allowed per household. NO PIT BULLS WILL BE PERMITTED. All dogs and cats will need to be on a leash at all times when they are outside. Neither dogs nor cats shall be permitted to run loose.
5. Pet owners shall maintain their pet and household in such a manner as to prevent any damage to their unit, yard or common areas of the community in which they live. The animal shall be maintained so as not to be a nuisance or a threat to the health or safety of neighbors, MHA employees, or the public, by reason of noise, unpleasant odors or other objectionable situations. If the pet becomes a nuisance the owner agrees to remove the pet from the premises within ten (10) days at their own expense.
6. Each pet owner shall be fully responsible for the care of the pet, including proper disposal of pet wastes in a safe and sanitary manner. Specific instructions for pet waste shall be available in the management office. Improper disposal of pet waste is a lease violation and may be grounds for termination.
- * No doghouses will be allowed by the Commission no cat litter is to be dumped down the trash chute and never disposed of in the toilet. All litter is to be placed in the trash dumpster.
7. All pets shall be inoculated and licensed in accordance with applicable state and local laws. All cats or dogs shall be neutered or spayed, unless a veterinarian certifies that the spaying or neutering would be inappropriate or unnecessary (because of health, age, etc.).
8. Visiting pets may be allowed at the discretion of the director as long as they generally conform to the guidelines expressed in this policy, except that: two (2) verified complaints shall be grounds for excluding the pet from further visits.
9. All pets shall be registered and approved with the Management Office, and the pet deposit paid prior to their introduction to the community.
10. Any litigation resulting from actions by pets shall be the sole responsibility of the pet owner. The pet owner agrees to indemnify and hold harmless the MHA from all claims, causes of action damages or expenses, including attorney's fees, resulting from the action or the activities of his or her pet.

Attachment J: Implementation of Public Housing Resident Community Service Requirement

PHA Responsibilities

(1) Eligibility Determination

The PHA will review every existing resident file to determine each Adult member's status regarding community service per the following guidelines.

- a. As family status is determined a registered letter or other certifiable document of receipt will be sent to each adult member of that family to notify them of their status (exempt or non-exempt) and explaining the steps they should immediately proceed with through their housing representative.
- b. The PHA will include a copy of the general information section of its Community Service Policy and a listing of PHA and/or third party work activities that are eligible for certification of the community service requirement.
- c. At the scheduled meeting with each non-exempt adult family member, not only will the parameters of the community service requirement be reviewed but also the PHA and/or third party work activities will be identified and selected for compliance with the annual obligation for certification at their annual lease renewal date.

(2) Work Activity Opportunities

The Housing Authority of the City of Mexico has elected to provide to those adult family members that must perform community service activities the opportunity to select either PHA sanctioned work activities or Third Party certifiable work items. The administration of the certification process would be:

a. PHA Provided Activities.

When qualifying activities are provided by the Commission directly, designated Commission employee(s) shall provide signed certification that the family member has performed the proper number of hours for the selected service activities.

b. Third Party Certification

When qualifying activities are administered by any organization other than PHA, the family member must provide signed certification (see III A (c)) to the Commission by such third party organization that said family member has performed appropriate service activities for the required hours.

c. Verification of Compliance.

The Commission is required to review family compliance with service requirement, and must verify such compliance annually at least thirty (30) days before the end of the twelve (12) month lease term (annual re-certification time). Evidence of service performance and/or exemption must be maintained in the participant files.

d. Notice of Noncompliance.

If the Commission determines that, a family member who is subject to fulfilling a service requirement, but who has violated the family's obligation (a noncompliant resident) the Commission must notify the specific family member of this determination.

The Notice of Noncompliance must:

1. Briefly, describe the noncompliance (inadequate number of hours).
2. State that the Commission will not renew the lease at the end of the twelve (12) month lease term unless:

The resident or any other noncompliant adult family member enters into a written agreement with the Commission to cure the noncompliance and in fact perform to the letter of agreement.

- Or -

The family provides written assurance satisfactory, to the PHA that the resident or other noncompliant adult family member no longer resides in the unit.

This Notice of Noncompliance must also state that the resident may request a grievance hearing and that the resident may exercise any available judicial remedy to seek timely redress for the Commission's non-renewal of the lease because of a noncompliance determination.

e. Resident agreement to comply with the service requirement.

The written agreement entered into with the Commission to cure the service requirement noncompliance by the resident and any other adult family member must:

1. Agree to complete additional service hours needed to make up the total number of hours required over the twelve (12) month term of the new lease.
2. State that all other members of the family subject to the service requirement are in current compliance with the service requirement or are no longer residing in the unit.

f. The Housing Authority of the City of Mexico has developed a list of Agency certifiable and/or third party work activities of which each non-exempt adult family member can select to perform their individual service requirement.

Attachment K

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Mexico		Grant Type and Number Capital Fund Program Grant No: MO36P010501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	44,500.00	43,200.00	0.00	0.00
3	1408 Management Improvements	89,000.00	86,400.00	10,000.00	4,225.00
4	1410 Administration	44,500.00	43,200.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	34,000.00	34,000.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	7,000.00	7,000.00	0.00	0.00
10	1460 Dwelling Structures	123,209.00	123,709.00	31,203.25	4,113.25
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	60,000.00	60,000.00	0.00	0.00
13	1475 Nondwelling Equipment	52,000.00	34,558.00	19,728.80	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	454,209.00	432,067.00	60,932.05	8,338.25

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Housing Authority of the City of Mexico		Grant Type and Number Capital Fund Program Grant No: MO36P010501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/02 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance	1,000	1,000	0.00	0.00	
24	Amount of line 21 Related to Security – Soft Costs	48,400	48,400	0.00	0.00	
25	Amount of Line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Mexico			Grant Type and Number Capital Fund Program Grant No: MO36P010501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Operations	Housing Operations	1406	10%	44,500.00	43,200.00	0.00	0.00	0% complete
	Subtotal			44,500.00	43,200.00	0.00	0.00	
HA Wide Management Improvements	A. Resident Services Coordinator	1408	1	33,000.00	33,000.00	0.00	0.00	0% complete
	B. Upgrade computer software	1408		13,000.00	13,000.00	0.00	0.00	0% complete
	C. Management training	1408		10,000.00	10,000.00	0.00	0.00	0% complete
	D. Resident board training	1408		5,000.00	5,000.00	0.00	0.00	0% complete
	E. Small business coordinator	1408	1	15,000.00	12,400.00	0.00	0.00	0% complete
	F. Maintenance skills training	1408		3,000.00	3,000.00	0.00	0.00	0% complete
	G. Vacancy reduction	1408		10,000.00	10,000.00	10,000.00	4,225.00	42% complete
	Subtotal			89,000.00	86,400.00	10,000.00	4,225.00	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Mexico			Grant Type and Number Capital Fund Program Grant No: MO36P010501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide Administration	A. Dev Director Salary	1410		28,000.00	28,000.00	0.00	0.00	0% complete
	B. Dev Director Benefits	1410		10,000.00	10,000.00	0.00	0.00	0% complete
	C. Travel	1410	LS	4,000.00	3,000.00	0.00	0.00	0% complete
	D. Telephone & facsimile	1410	LS	500.00	500.00	0.00	0.00	0% complete
	E. Advertising	1410	LS	2,000.00	1,700.00	0.00	0.00	0% complete
	Subtotal			44,500.00	43,200.00	0.00	0.00	
HA Wide Fees & Cost	A. A/E Fees	1430	100%	30,000.00	30,000.00	0.00	0.00	0% complete
	B. Inspection Costs	1430		2,000.00	2,000.00	0.00	0.00	0% complete
	C. Sundry planning costs	1430		2,000.00	2,000.00	0.00	0.00	0% complete
	Subtotal			34,000.00	34,000.00	0.00	0.00	
HA Wide	A. Install clotheslines and poles	1450	220 units	7,000.00	7,000.00	0.00	0.00	0% complete
	Subtotal			7,000.00	7,000.00	0.00	0.00	
MO 10-1	A. Install floor tile, Fieldcrest & MacFarlane	1460	24	37,500.00	37,500.00	0.00	0.00	0% complete

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Mexico			Grant Type and Number Capital Fund Program Grant No: MO36P010501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	B. Renovation of dwelling units	1460	4	7,000.00	7,000.00	0.00	0.00	0% complete
	C. Replace smoke alarms	1460	124	5,000.00	5,000.00	3,813.25	3,813.25	complete
	D. Renovate interior & exterior Help Center	1470		60,000.00	60,000.00	0.00	0.00	0% complete
	Subtotal			109,500.00	109,500.00	3,813.25	3,813.25	
MO 10-2	A. Renovation of dwelling units	1460	10	15,400.00	15,900.00	15,900.00	300.00	2% complete
	B. Install back flow valves in washer drains	1460	52	2,000.00	2,000.00	0.00	0.00	0% complete
	Subtotal			17,400.00	17,900.00	15,900.00	300.00	
MO 10-4	A. Renovation of dwelling units	1460	5	6,000	26,000.00	11,490.00	0.00	0% complete
	B. Replace interior doors	1460	22	50,809.00	30,809.00	0.00	0.00	0% complete
	Subtotal			56,809.00	56,809.00	11,490.00	0.00	
HA Wide Nondwelling Equipment	A. Upgrade computer hardware	1475	LS	15,000.00	9,558.00	0.00	0.00	0% complete

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Mexico			Grant Type and Number Capital Fund Program Grant No: MO36P010501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	B. Purchase lawn mower	1475	1 EA	12,000.00	0.00	0.00	0.00	Delete
	C. Purchase Maintenance vehicle	1475	1 ea	25,000.00	25,000.00	19,728.80	0.00	0% complete
	Subtotal			52,000.00	34,558.00	19,728.80	0.00	
	Grand Total			454,209.00	432,067.00	60,932.05	8,338.25	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Mexico		Grant Type and Number Capital Fund Program No: MO36P010501-02 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MO 10-1	9/30/03			3/31/05			
MO 10-2	9/30/03			3/31/05			
MO 10-4	9/30/03			3/31/05			
HA Wide	9/30/03			3/31/05			

Attachment L:

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Mexico		Grant Type and Number Capital Fund Program: MO36P010501-01 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies			<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/02		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	44,500.00	44,500.00	44,500.00	44,500.00
3	1408 Management Improvements	89,000.00	79,295.80	79,295.80	37,213.20
4	1410 Administration	44,500.00	44,500.00	44,500.00	18,648.66
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	34,000.00	34,000.00	32,000.00	5,078.00
8	1440 Site Acquisition				
9	1450 Site Improvement	30,000.00	30,000.00	30,000.00	4,725.00
10	1460 Dwelling Structures	151,200.00	174,934.85	172,087.57	102,027.92
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	10,067.00	7,831.04	7,831.04	7,831.04
13	1475 Nondwelling Equipment	50,800.00	39,647.31	39,647.31	35,674.32
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency	642.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2-19)	454,709.00	454,709.00	449,861.72	255,698.14

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Housing Authority of the City of Mexico		Grant Type and Number Capital Fund Program: MO36P010501-01 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)						
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/02 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security	55,000.00	55,000.00	55,000.00	8,575.00	
24	Amount of line 20 Related to Energy Conservation Measures	37,500.00	74,938.94	245,490.73	12,689.30	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Mexico		Grant Type and Number Capital Fund Program #: MO36P010501-01 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Operations	A. Housing Operations	1406		44,500.00	44,500.00	44,500.00	44,500.00	Complete
	Subtotal			44,500.00	44,500.00	44,500.00	44,500.00	
HA Wide Management Improvements	A. Resident Services Coordinator	1408		33,000.00	33,000.00	33,000.00	14,156.56	43% complete
	B. Computer software maintenance	1408		13,000.00	13,315.96	13,315.96	501.49	4% Complete
	C. Management training	1408		10,000.00	10,000.00	10,000.00	9,299.76	93% Complete
	D. Resident Board training	1408		5,000.00	5,000.00	5,000.00	208.00	4% Complete
	E. Small Business Coordinator	1408		15,000.00	979.84	979.84	979.84	Complete
	F. Maintenance skills training	1408		3,000.00	7,000.00	7,000.00	2,067.55	30% Complete
	G. Vacancy Preparation	1408		10,000.00	10,000.00	10,000.00	10,000.00	Complete
	Subtotal			89,000.00	79,295.80	79,295.80	37,213.20	
HA Wide Administration	A. Mod Coordinator salary	1410		28,000.00	28,000.00	28,000.00	13,291.49	47% Complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Mexico		Grant Type and Number Capital Fund Program #: MO36P010501-01 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	B. Mod Coordinator's benefits	1410		10,000.00	10,000.00	10,000.00	4,824.34	48% Complete
	C. Travel	1410		4,000.00	4,000.00	4,000.00	71.96	2% Complete
	D. Telephone & facsimile	1410		500.00	500.00	500.00	84.07	17% Complete
	E. Advertising	1410		2,000.00	2,000.00	2,000.00	376.80	19% Complete
	Subtotal			44,500.00	44,500.00	44,500.00	18,648.66	
HA Wide Fees & Cost	A. A/E Fees	1430		30,000.00	30,000.00	30,000.00	3,628.00	12% Complete
	B. Inspection Costs	1430		2,000.00	2,000.00	2,000.00	0.00	0% Complete
	C. Sundry Planning Costs	1430		2,000.00	2,000.00	0.00	1,450.00	73% Complete
	Subtotal			34,000.00	34,000.00	32,000.00	5,078.00	
MO 10-1	A. Install dryer vents	1460	62	30,000.00	68,185.94	68,185.94	11,814.30	17% Complete
	B. Interior painting	1460	4	3,000.00	8,507.62	8,507.62	8,507.62	Complete
	Subtotal			33,000.00	76,693.56	76,693.56	20,321.92	
MO 10-2	A. Renovation of damaged units	1460	2	12,000.00	12,312.00	12,312.00	12,312.00	Complete
	B. Replace furnace room doors	1460	4	2,500.00	1,753.00	1,753.00	1,753.00	Complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Mexico		Grant Type and Number Capital Fund Program #: MO36P010501-01 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	C. Exterior painting	1460	26 Bldgs	20,800.00	20,800.00	19,015.30	5,327.29	54% Complete
	D. Interior painting	1460	10	10,400.00	9,840.20	9,840.20	9,840.20	Complete
	E. Install sheet flooring-upstairs bath	1460	10	6,000.00	4,243.00	4,243.00	4,243.00	Complete
	F. Fencing	1450	500 LF	25,000.00	25,000.00	25,000.00	3,850.00	15% Complete
	Subtotal			76,700.00	73,948.20	72,163.50	37,325.49	
MO 10-3	A. Install porch lighting	1460	4	2,500.00	1,145.64	1,145.64	1,145.64	Complete
	B. Interior painting	1460	4	8,000.00	1,462.50	1,462.50	1,462.50	Complete
	C. Exterior sealing of end gables	1460	2 Bldg	5,000.00	3,000.00	1,937.42	1,937.42	Complete
	D. Install sheet flooring – Upstairs bath	1460	4	4,000.00	1,858.00	1,858.00	1,858.00	Complete
	Subtotal			19,500.00	7,466.14	6,403.56	6,403.56	
MO 10-4	A. Replace interior and closet doors	1460	17	36,000.00	33,976.95	33,976.95	33,976.95	Complete
	B. Replace grey box	1460	40	11,000.00	7,850.00	7,850.00	7,850.00	Complete
	Subtotal			47,000.00	41,826.95	41,826.95	41,826.95	
HA Wide Non dwelling structures	A. Replace storm windows – Sr. Center	1470	8 EA	1,000.00	0.00	0.00	0.00	Deleted
	B. Interior renovation – Help Center	1470	1	4,167.00	6,675.00	6,675.00	6,675.00	Complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Mexico		Grant Type and Number Capital Fund Program #: MO36P010501-01 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	C. PHA Office/garage air exchange	1470	1	4,900.00	1,156.04	1,156.04	1,156.04	Complete
	Subtotal			10,067.00	7,831.04	7,831.04	7,831.04	
HA Wide Non dwelling equipment	A. Computer hardware	1475		10,000.00	5,000.00	5,000.00	3,301.61	66% Complete
	B. Fabricate temp ADA ramps	1475	4	2,000.00	2,274.60	2,274.60	0.00	0% Complete
	C. Purchase floor care equipment	1475	2	1,800.00	790.56	790.56	790.56	Complete
	D. Purchase lawn mower	1475	1	12,000.00	9,128.00	9,128.00	9,128.00	Complete
	E. Purchase maintenance van	1475	1	25,000.00	22,454.15	22,454.15	22,454.15	Complete
	Subtotal			50,800.00	39,647.31	39,647.31	35,674.32	
HA Wide	A. Contingency	1502		642.00	0.00	0.00	0.00	Deleted
	B. Tree removal/trimming	1450		5,000.00	5,000.00	5,000.00	875.00	18% Complete
	Subtotal			5,642.00	5,000.00	5,000.00	875.00	
	Grand Total			454,709.00	454,709.00	449,861.72	255,698.14	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Mexico			Grant Type and Number Capital Fund Program #: MO36P010501-01 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MO 10-1	3/31/02	3/31/03		12/31/03			
MO 10-2	3/31/02	3/31/03		12/31/03			
MO 10-3	3/31/02	3/31/03		12/31/03			
MO 10-4	3/31/02	3/31/03		12/31/03			
HA-Wide	3/31/02	3/31/03		12/31/03			

Attachment M
Comments of Resident Advisory Board or Boards & Explanation of PHA Response

January 2, 2003

During the course of the Annual Plan review, the Resident Advisory Board individually asked questions as follows:

1. A question was asked concerning the overall cost estimate of the planned maintenance building.

Answer: the cost is just that, an estimate reflecting preparation of site, construction of said facility, which will include pouring a slab floor, hooking up plumbing, sewage and electric fencing the area, etc. We are unsure at this time if all available funds will be utilized, but we will continue to use the MHA and HUD procurement policy.

2. A question was asked concerning the renovation of administrative buildings.

Answer: the renovation is part of the five-year plan that includes siding the main office building, the Senior Center, the Help Center, and the Community Center. Cost estimates show that we can install vinyl siding on the structures at a cost reduced overall by being maintenance free for a number of years.

3. A question was asked regarding the construction of storage sheds for each unit.

Answer. Developments MO-3 and MO-4 already have storage facilities. It is a desire of the MHA to construct storage sheds pending funding availability.

4. A question was asked concerning the installation of dryer vents in other developments that are not currently slated for installation.

Answer: it is in the plans to do all units.