

Mission PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
(exp 05/31/2006)

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 that introduced 5-year and annual PHA Plans. The full PHA plan provides 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 and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 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, Federal Housing Administration, 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. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Mission Housing Authority

PHA Number: TX046

PHA Fiscal Year Beginning: (mm/yyyy) 07/01/2005

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
Number of public housing units: Number of S8 units: Number of public housing units:
Number of S8 units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

| Participating PHAs | PHA Code | Program(s) Included in the Consortium | Programs Not in the Consortium | # of Units Each Program |
|----------------------|----------|---------------------------------------|--------------------------------|-------------------------|
| Participating PHA 1: | | N/A | | |
| Participating PHA 2: | | N/A | | |
| Participating PHA 3: | | N/A | | |

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
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

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)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 20__ - 20__

[24 CFR Part 903.12]

A. 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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here) *To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination and to provide professional and courteous service to all clients of the Housing Authority.*

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score) 94
 - Improve voucher management: (SEMAP score) 100
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections, automate inspection

- software)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts potential voucher landlords
- Increase voucher payment standards (*if needed*)
- Implement voucher homeownership program: (if resources allow)
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Streamlined Annual PHA Plan

PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs (p. 7)
- 2. Financial Resources (p. 11)
- 3. Policies on Eligibility, Selection and Admissions (p.12)
- 4. Rent Determination Policies (p. 20)
- 5. Capital Improvements Needs (p. 24)
- 6. Demolition and Disposition (p. 25)
- 7. Homeownership (p. 26)
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance) (p.27)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals (p. 27)
 - b. Criteria for Substantial Deviations and Significant Amendments (p. 27)
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process (p.28)
 - ii. Resident Membership on the PHA Governing Board (p. 28)
 - iii. PHA Statement of Consistency with Consolidated Plan (p. 30)
 - iv. (Reserved)
- 10. Project-Based Voucher Program replacement Housing Factor, Annual Statement/Performance and Evaluation Report (p.30)
- 11. Supporting Documents Available for Review (p. 31)
- 12. FY 2005 Capital Fund Program and Capital Fund Programs (p. 34)
- 13. Capital Fund Program 5-Year Action Plan (p. 39)
- 14. Other (List below, providing name for each item)

P&E Reports for Grants 501-01,501-02,501-03 and 502-03 are electronically attached in Quatro Pro Format.

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

**Form HUD-50071, *Certification of Payments to Influence Federal Transactions*;
 Form SF-LLL & SF-LLLa, *Disclosure of Lobbying Activities*.**

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

The Mission Housing Authority is a High Performing Agency which has developed a highly successful Non-Profit organization title “Coto de Casa, Inc. this organization is responsible for providing low-income families with new and affordable homes, at realistic prices. In addition, we are the prime contributors of goods and services to numerous Social Service Agencies in our community, such as Hidalgo County Head Start and Family self-sufficiency (FSS) programs. The Mission PHA FSS program has an outstanding record of college graduates.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

| Housing Needs of Families on the PHA’s Waiting Lists | | | |
|---|---|---------------------|-----------------|
| Waiting list type: (select one) | | | |
| <input type="checkbox"/> | Section 8 tenant-based assistance | | |
| <input type="checkbox"/> | Public Housing | | |
| <input checked="" type="checkbox"/> | Combined Section 8 and Public Housing | | |
| <input type="checkbox"/> | Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | |
| If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 1156 | | |
| Extremely low income <=30% AMI | 945 | 82% | |
| Very low income (>30% but <=50% AMI) | 200 | 17% | |
| Low income (>50% but <80% AMI) | 11 | 1% | |
| Families with children | 988 | 85% | |
| Elderly families | 168 | 15% | |
| Families with Disabilities | 11 | 1% | |
| Race/ethnicity Hispanic | 1132 | 97 | |
| Race/ethnicity African Am. | 2 | <1% | |
| Race/ethnicity White non- | 22 | 2% | |

| Housing Needs of Families on the PHA's Waiting Lists | | | |
|--|-----|--|--|
| hispanic | | | |
| Race/ethnicity | | | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 95 | | |
| 2 BR | 533 | | |
| 3 BR | 478 | | |
| 4 BR | 39 | | |
| 5 BR | 11 | | |
| 5+ BR | 0 | | |
| Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 15 monhts Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Waiting list will reopen May 11, 2005 at 8:00am. Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | |

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

The Mission Housing Authority will be applying for additional funds in order to house more families.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development (*if needed*)
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources (*if needed*)
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations (*Participating landlords market their units on our website*)
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance

- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

| Financial Resources: Planned Sources and Uses | | |
|---|-------------------|---------------------------|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 20__ grants) | | |
| a) Public Housing Operating Fund | 318,445 | |
| b) Public Housing Capital Fund | 325,048 | |
| c) HOPE VI Revitalization | | |
| d) HOPE VI Demolition | | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | 1,944,251 | |
| f) Resident Opportunity and Self-Sufficiency Grants | | |
| g) Community Development Block Grant | | |
| h) HOME | | |
| Other Federal Grants (list below) | | |
| | | |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| | | |
| | | |
| | | |
| 3. Public Housing Dwelling Rental Income | 456,840 | Operations/Administration |
| | | |
| | | |
| 4. Other income (list below) | | |
| School PILOT | 26,248 | |
| City PILOT | 14,172 | |
| 4. Non-federal sources (list below) | | |
| | | |
| | | |
| | | |
| Total resources | 3,085,004 | |

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) *(TX Department of Public Safety accesses those records for us upon request)*

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to **d.**

| Site-Based Waiting Lists | | | | |
|--|----------------|--|---|--|
| Development Information: (Name, number, location) | Date Initiated | Initial mix of Racial, Ethnic or Disability Demographics | Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL | Percent change between initial and current mix of Racial, Ethnic, or Disability demographics |
| N/A | N/A | N/A | N/A | N/A |
| N/A | N/A | N/A | N/A | N/A |
| N/A | N/A | N/A | N/A | N/A |
| N/A | N/A | N/A | N/A | N/A |

2. What is the number of site based waiting list developments to which families may apply at one time? ___

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?N/A
2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming

year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously

If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

- b. Yes No: Is this policy consistent across all waiting list types?

- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

- b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

- c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) *HOH elderly and or disabled/handicapped*

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

3 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- 2 Veterans and veterans’ families

- 2 Residents who live and/or work in the jurisdiction
- 2 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 2 Victims of reprisals or hate crimes
- 1 Other preference(s) (list below) *HOH elderly and or disabled/handicapped*

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

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

(Approximately 90% of the population in our developments is Hispanic)

- 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 on the following table:

| Deconcentration Policy for Covered Developments | | | |
|---|-----------|-------------------------------------|-------------------------------|
| Development Name | Number of | Explanation (if any) [see step 4 at | Deconcentration policy (if no |

| | Units | §903.2(c)(1)(iv)] | explanation) [see step 5 at §903.2(c)(1)(v)] |
|-----|-------|-------------------|--|
| N/A | | | |
| N/A | | | |
| N/A | | | |

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors):
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) (*TX Department of Public Safety will access those records for us upon request*)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance?

(select all that apply)

- PHA main administrative office
- Other (list below)

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: *Medical Reasons and or any other reason deemed by the Mission Housing Authority as to be a circumstance beyond the control of the applicant.*

(4) Admissions Preferences

- a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) *HOH elderly and or disabled/handicapped*

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

3 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- 2 Veterans and veterans’ families
- 2 Residents who live and/or work in your jurisdiction
- 2 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 2 Victims of reprisals or hate crimes
- 1 Other preference(s) (list below) (*HOH elderly and or disabled/handicapped*)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one of the following two)

- The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))
- The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

2. If yes to question 2, list these policies below: **-Death in the immediate family.**
-Head of House Hold and or Spouse,

incapacitated and or disabled

c. Rents set at less than 30% of adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: **-Death in the immediate family.
-Head of House Hold and or Spouse and or any other working adult is incapacitated and or disabled.**

Family will be placed on Minimum Rent (50.00)for 3 months or until a stable income is being received by the household, At which time the Mission PHA will calculate the household's rent based on income.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families
 Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments
 Yes but only for some developments
 No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below) *Mission Housing Authority uses the 95th percentile to establish its ceiling rents which are equal to the flat rents.*

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0

- \$1-\$25
 \$26-\$50

- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)

Development name:

Development (project) number:

Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:

d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below: *(If resources allow) Mission Housing Authority plans to build or acquire an existing building which will be used to train our own residents, in carpentry, electrical, business set up, nursing classes etc. MHA would ask the local college to set up classes in this proposed building. This building would be very close to our public housing developments. MHA is currently speaking with City Leaders to see if the City of Mission can somehow financially help with this endeavor. Also MHA is speaking to creditors in order to secure reasonable finance rates.*

Also part of this proposed building will be marketed as office space to resident owned businesses and leased out. This in turn would help pay for some of the costs.

e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If "No", skip to component 7; if "yes", complete one activity description for each development on the following chart.)

| Demolition/Disposition Activity Description | |
|--|--|
| 1a. Development name: Anacua Village | |
| 1b. Development (project) number: TX046001 | |
| 2. Activity type: Demolition <input checked="" type="checkbox"/> | |
| Disposition <input type="checkbox"/> | |
| 3. Application status (select one) | |
| Approved <input type="checkbox"/> | |
| Submitted, pending approval <input type="checkbox"/> | |
| Planned application <input checked="" type="checkbox"/> | |
| 4. Date application approved, submitted, or planned for submission: (10/01/06) | |
| 5. Number of units affected: 10 | |
| 6. Coverage of action (select one) | |
| <input checked="" type="checkbox"/> Part of the development | |
| <input type="checkbox"/> Total development | |
| 7. Timeline for activity: | |
| a. Actual or projected start date of activity: July 2007 | |
| b. Projected end date of activity: June 2009 | |

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

(1) 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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

The Mission Housing Authority has not made its final determination as to whether or not it will participate in this program.

(2) Program Description

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? ___

b. PHA established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its

Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

c. What actions will the PHA undertake to implement the program this year (list)?

(3) 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):

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. 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.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004.

Currently the Mission Housing Authority believes that it has accomplished the majority of its goals in the previous 5 yr plan. Some financial constraints have kept us from meeting all the goals. If funding under the capital fund program continues to decrease and modernization costs continue to increase due to inflation or rising gas prices, then we might not be able to meet all of our goals these next five years. However, it is the philosophy of the Mission Housing Authority to pull resources from wherever possible in order to substantially complete everything that we have set out to do. We will continue to set up different resident committees to take charge of making our developments more esthetically admirable.

In more detail the following list includes goals met and goals not met during these five years

Goals Met

TX046001 Anacua Village

- Annual Replacement of Weather Stripping (As per REAC)*
- Replaced the most problematic Utility Sewer Line 636 linear Feet*
- Installed Air Condition at 45 units out of 80 units (the installation of 35 A.C. units are under contract right now under the 501-04 program)*
- Removed old roofs at 10 apartments and installed new ones*
- Repaired roofs as needed as per REAC*
- Repaired 6,800 square feet of soffit and 3,000 linear feet of fascia board (As per REAC)*
- Removed overgrown vegetation as per REAC*
- Installed stucco on the exterior of all 80 apartments (approximately 200,000sq feet)*
- Installed shrubs and natural barriers*
- Fixed and replaced about 3,200 square feet of sidewalk as per REAC ADA inspection*
- Replaced all battery smoke alarms with electrical smoke alarms*
- Replaced 25qty 15 year old stoves and refrigerators with new ones (50 appliances)*
- Leveled 2 buildings which settled unevenly due to heavy drought conditions*
- Replaced 40 qty 12-13 year old water heaters.*
- Installed approximately 60,000sq feet of vinyl tile and cove base*
- Installed new mail boxes as per Local Post Master instructions*
- Annual pest Control*
- Annual Termite Control*

TX046002 PALM PLAZA I

- Replaced 15 water heaters*
- Replaced all battery smoke alarms with electric powered smoke alarms*
- Installed new dry wall on existing brick interior walls.*
- Installed approximately 26,000 square feet of vinyl tile in all apartments*
- Installed Central Air and Heat in all apartments*
- Replaced kitchen drain lines*
- Installed new Clean out Drains*
- Installed new ADA parking for ADA compliance*
- Installed 150 new ADA doorknobs in all units*
- Fixed all emergency alarms as per REAC*
- Removed overgrown vegetation as per REAC*
- Installed new mail boxes as Local Post Master instructions*
- Annual pest control*
- Annual Termite Control*
- Fixed Roofs as needed*
- Fixed soffits as needed.*

TX046002 PALM PLAZA II

- Replaced 18 water heaters
- Replaced all 50 battery smoke alarms with electric powered smoke alarms
- Installed 4 hearing impaired smoke alarms with strobes as per ADA
- Installed Central Air and Heat in all apartments
- Replaced kitchen drain lines
- Installed new Clean out Drains
- Installed new ADA parking for ADA compliance
- Fixed all emergency alarms as per REAC
- Removed overgrown vegetation as per REAC
- Annual pest control
- Annual Termite Control
- Replaced 15 year old stoves with new ones 18 qty
- Replaced 15-17 year old refrigerators with new ones 18qty

FOR MID RISE BUILDING

- Installed 2 new 100 gallon water heaters
- Installed 1 new 100 gallon water holding tank
- Repaired Heater Chiller System
- Repaired leaky fire suppression system (As per REAC)
- Painted all boiler room water lines and gas lines as per city code
- Upgraded Elevator engine room (new shelves, painted doors and floors, fixed doors)
- Replaced 2qty 30 year old water pumps

TX046004 La Aldea

- Replaced Front Entry and Rear Entry Doors with New Hardware (96 Door Units)
- Installed Air Condition at all 48 units
- Replaced wiring in the electrical boxes in order to handle load of A.C. units
- Installed exterior siding on second floor facings of all apartments
- Installed ceramic tile floors and walls of 48 bathrooms
- Installed new medicine cabinets in 48 apartments
- Replaced 12 toilets as needed for ADA
- Replaced roofs of 12 apartments
- Cut down trees that were a nuisance
- Painted all exterior and interior of all apartments.
- Installed new wood fences around the apartments and painted them
- Installed clean out drains on all 48 apartments
- Installed new parking spaces
- Painted all curbs annually
- Painted all fire hydrants annually
- Fixed and replaced about 4,000 square feet of sidewalk as per REAC ADA inspection
- Replaced all battery smoke alarms with electrical smoke alarms
- Replaced 15qty 15 year old stoves and refrigerators with new ones (30 appliances)
- Replaced 18qty 13 year old water heaters
- Installed new mail boxes as per Local Post Master instructions
- Annual pest Control
- Annual Termite Control

TX046 PHA WIDE

- Funding of the former Drug Elimination program through CFP
- Provided commissioner training on an annual basis
- Upgrading agency software for Public Housing on annual basis
- Upgrading computer hardware for Public Housing on annual basis
- Upgraded communication infrastructure in order to serve the public as well as possible.
- Constructed New Administration building

GOALS NOT MET

- Purchase of Back hole attachment for tractor
- Replacement of old drills
- Purchase of a new hydro ogger
- Installation of Sprinkler systems at 100 percent of dwelling units (only 56 percent of Dwelling units have them installed)
- Purchase a substantial amount of grass and grass seed for the residents to plant
- Upgrading maintenance shop yard in order for it to be more functional and safe.
- Replacement of approximately 5 computers in the Administration building
- Purchase of inventory control software
- Have not completed the replacement of all the sewer lines at TX046001
- Have not completed the replacement of all windows at TX046004
- Purchase of field inspection software

B. Criteria for Substantial Deviations 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 ***Any proposed policy which adversely affects a tenant, a participant and or an applicant of the housing authority will be considered a substantial deviation from the 5 yr plan.***
- b. Significant Amendment or Modification to the Annual Plan. ***Any proposed budget change in the capital fund program that exceeds fifty percent(50%) of the total annual funding will be considered a substantial deviation from the annual plan.***

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

More effective marketing of the PHA's CHDO's Homeownership program.

Obtain more housing vouchers in order to meet the demands of this growing sector of the nation.

Apply for more modernization money (HOPE VI)

Increase lighting and other security measures in and around our developments (i.e. coordinate neighborhood watch programs)

- b. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

- a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: **DIANA ADAN**

Method of Selection:

Appointment

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

Diana Adan Appointed 12/30/04

And her term expires 12/30/05

Election by Residents (if checked, complete next section--Description of Resident

Election Process)

Description of Resident Election Process

Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

b. 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):

Date of next term expiration of a governing board member: 12/30/04

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

Norberto (Beto) Salinas Mayor for the City of Mission, Texas

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (provide name here)

a. 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 on its waiting list 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 the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

a. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Mission Housing Authority staff regularly meets with the City of Mission CDBG staff to discuss the consolidate plan and share information, statistics etc.

The City of Mission will continue to make financial contributions either in cash and or with inkind services (i.e. permit fees waived, initial engineering consultations free of cost) In the recent past the City of Mission has donated land to the Housing Authority

(4) (Reserved)

Use this section to provide any additional information requested by HUD.

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas

Other (describe below:)

c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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 |
| X | <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i> | Standard 5 Year and Annual Plans; streamlined 5 Year Plans |
| X | State/Local Government Certification of Consistency with the Consolidated Plan. | 5 Year Plans |
| X | 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 |
| X | 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 for families on the PHA’s public housing and Section 8 tenant-based waiting lists. | Annual Plan: Housing Needs |
| X | Most recent board-approved operating budget for the public housing program | Annual Plan: Financial Resources |
| X | Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure. | Annual Plan: Eligibility, Selection, and Admissions Policies |
| N/A | Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy. | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | 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 |
| X | 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 |
| | Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan. | Annual Plan: Rent Determination |
| X | 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 |
| X | Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment). | Annual Plan: Management and Operations |
| X | Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary) | Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency |

| List of Supporting Documents Available for Review | | |
|--|---|---|
| Applicable & On Display | Supporting Document | Related Plan Component |
| X | Results of latest Section 8 Management Assessment System (SEMAP) | Annual Plan: Management and Operations |
| X | Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Operations and Maintenance |
| N/A | Consortium agreement(s). | Annual Plan: Agency Identification and Operations/ Management |
| X | Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Grievance Procedures |
| X | Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan. | Annual Plan: Grievance Procedures |
| X | The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year. | Annual Plan: Capital Needs |
| CLOSED OUT | 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 |
| X | Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA). | Annual Plan: Capital Needs |
| PENDING | 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 |
| N/A | 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 |
| X | Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion. | Annual Plan: Voluntary Conversion of Public Housing |
| 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 |
| | Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy | Annual Plan: Community Service & Self-Sufficiency |
| X | Cooperative 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 |
| X | FSS Action Plan(s) for public housing and/or Section 8. | Annual Plan: Community Service & Self-Sufficiency |
| X | Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing. | Annual Plan: Community Service & Self-Sufficiency |
| N/A | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing. | Annual Plan: Community Service & Self-Sufficiency |
| X | 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 |
| X | The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings. | Annual Plan: Annual Audit |
| N/A | Consortium agreement(s), if a consortium administers PHA programs. | Joint PHA Plan for Consortia |
| N/A | Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in | Joint PHA Plan for |

| List of Supporting Documents Available for Review | | |
|--|--|-------------------------------|
| Applicable & On Display | Supporting Document | Related Plan Component |
| | compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection | Consortia |
| | Other supporting documents (optional). List individually. | (Specify as needed) |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report | | | | | |
|--|---|---|---------|-------------------|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
| PHA Name: MISSION HOUSING AUTHORITY (TX046) | | Grant Type and Number Capital Fund Program Grant No: 501-05 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2005 |
| <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 | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 65,000.00 | | | |
| 3 | 1408 Management Improvements | 43,600.00 | | | |
| 4 | 1410 Administration | 21,048.00 | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 8,000.00 | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | 103,852.00 | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 83,548 | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 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) | 325,048 | | | |
| 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 | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | 2,000.00 | | | |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | | | | | | | | |
|--|--|--|----------|-------------------------|---------------------------|--------------------|-------------------|-------------------|
| PHA Name: Mission Housing Authority | | Grant Type and Number Capital Fund Program Grant No: 501-05 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2005 | | | |
| 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 | |
| PHA WIDE | ADMINISTRATION | | | | | | | |
| | Dir of Public Housing | 1410.01 | | 3,563 | | | | |
| | Clerical Tech Support | 1410.02 | | 13,123 | | | | |
| | Benefits | 1410.03 | | 4,314 | | | | |
| | Sub total for administration | | | 21,000 | | | | |
| PHA WIDE | FEES AND COSTS | | | | | | | |
| | Accounting Fees | 1430.01 | | 8,000 | | | | |
| PHA WIDE | OPERATIONS | | | | | | | |
| | MHA will hire a part time individual to assist with the lard amount of calls into the office. Also this money will help subsidize the current drug elimination program | 1406.01 | | 65,000 | | | | |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | | | | | | | | |
|--|---|--|----------|-------------------------|---------------------------|--------------------|-------------------|-------------------|
| PHA Name: Mission Housing Authority | | Grant Type and Number Capital Fund Program Grant No: 501-05 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2005 | | | |
| 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 | |
| PHA WIDE | Management Improvements | | | | | | | |
| | Resident Initiatives Coordinator | 1408.01 | | 22,000 | | | | |
| | Benefits | 1408.02 | | 5,600 | | | | |
| | Maintenance Plan | 1408.03 | | 4,000 | | | | |
| | Staff Training | 1408.04 | | 2,000 | | | | |
| | Computer Upgrades | 1408.05 | | 8,000 | | | | |
| Commissioner Training | 1408.06 | | 2,000 | | | | | |
| | Subtotal for Management Imprvts | | | | | | | |
| | DWELLING STRUCTURES | 1460.01 | | 103,852 | | | | |
| | Substantial Rehabilitation | | | | | | | |
| | Replacement of Sewer Lines, | | | | | | | |
| | Roofs, 504 compliance, and utility | | | | | | | |
| | repairs. Basically anything reac is | | | | | | | |
| | requiring us to fix, that is what will | | | | | | | |
| | be done. | | | | | | | |
| | Dwelling Equipment | | | | | | | |
| | Air condition installation and | 1465.01 | | 18,535 | | | | |
| | Elderly center. | | | | | | | |
| | Purchase 80 refrigerators | 1465.02 | | 36,000 | | | | |
| | Purchase 80 stoves | 1465.03 | | 28,000 | | | | |
| | Purchase 25 water heaters | 1465.04 | | 3,913 | | | | |

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | | | | | | | | |
|--|---|--|----------|-------------------------|---------------------------|--------------------|-------------------|-------------------|
| PHA Name: Mission Housing Authority | | Grant Type and Number Capital Fund Program Grant No: 501-05 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2005 | | | |
| 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 | |
| | Grand Total for this grant | | | 325,048 | | | | |
| | | | | | | | | |
| | | | | | | | | |

13. Capital Fund Program Five-Year Action Plan

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule | | | | | | | |
|---|---|---------|---|---|---------|---------------------------|----------------------------------|
| PHA Name: Mission Housing Authority | | | Grant Type and Number Capital Fund Program No: 501-05 Replacement Housing Factor No: | | | Federal FY of Grant: 2005 | |
| 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 | |
| TX046001 | 03/30/2007 | | | 09/30/2008 | | | |
| TX046002 | 03/30/2007 | | | 09/30/2008 | | | |
| TX046003 | 03/30/2007 | | | 09/30/2008 | | | |
| TX046004 | 03/30/2007 | | | 09/30/2008 | | | |
| TX046010 | 03/30/2007 | | | 09/30/2008 | | | |
| TX046012 | 03/30/2007 | | | 09/30/2008 | | | |
| TX046013 | 03/30/2007 | | | 09/30/2008 | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

13. Capital Fund Program Five-Year Action Plan

| Capital Fund Program Five-Year Action Plan | | | | | |
|---|------------------|---|---|---|---|
| Part I: Summary | | | | | |
| PHA Name MISSION HOUSING AUTHORITY | | Mission/Hidalgo/Texas | | <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: PHA FY: | Work Statement for Year 3 FFY Grant: PHA FY: | Work Statement for Year 4 FFY Grant: PHA FY: | Work Statement for Year 5 FFY Grant: PHA FY: |
| | Annual Statement | | | | |
| TX046001 Anacua Village | | 46,609 | 49,212 | 51,122 | 48,497 |
| TX046002 Palm Plaza I | | 20,448 | 20,039 | 22,743 | 19,245 |
| TX046003 Palm Plaza II | | 23,213 | 22,748 | 22,293 | 21,847 |
| TX046004 La Aldea | | 33,927 | 36,616 | 41,853 | 36,356 |
| TX046010 Scattered Site | | 14,355 | 14,067 | 13,786 | 13,510 |
| TX046012 Palm Estates II | | 11,250 | 11,250 | 11,250 | 11,250 |
| TX046013 Palm Plaza III | | 3,500 | 3,500 | 3,500 | 3,500 |
| Management Improvement | | 44,036 | 44,476 | 44,921 | 45,370 |
| Administration | | 21,470 | 21,900 | 22,340 | 22,787 |
| Operations | | 65,000 | 65,000 | 65,000 | 65,000 |
| Dwelling Equipment | | 26,240 | 26,240 | 16,240 | 16,240 |
| Non Dwelling structures & Equipment | | 15,000 | 10,000 | 10,000 | 21,446 |
| | | | | | |
| CFP Funds Listed for 5-year planning | | 325,048 | 325,048 | 325,048 | 325,048 |
| | | | | | |
| Replacement Housing Factor Funds | | | | | |

13. Capital Fund Program Five-Year Action Plan

| Capital Fund Program Five-Year Action Plan | | | | | | |
|---|---|--|-----------------------|--------------------------------|---|-----------------------|
| Part II: Supporting Pages—Work Activities | | | | | | |
| Activities for Year 1 | Activities for Year : 2006 FFY Grant: PHA FY: | | | Year 2 | Activities for Year:2007 FFY Grant: PHA FY: | |
| | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| See | TX046001 | Repair Gas Lines | 8,235 | TX046001 | Repair Gas Lines | 8,235 |
| Annual | | Replace Sewer Lines | 27,600 | | Replace Sewer Lines | 27,600 |
| Statement | | Fix roofs and Soffits | 15,100 | | Fix roofs and Soffits | 15,100 |
| | TX046002 | Comprehensive Rehabilitation | 20,448 | TX046002 | Comprehensive Rehabilitation | 20,039 |
| | TX046003 | Install 504 doorknobs Through out project | 18,050 | TX046003 | Rehabilitate Bathrooms 18 qty | 22,748 |
| | | Install 25 metal doors With frame | 5,073 | | | |
| | TX046004 | Replace entry Windows 1 st phase | 33,927 | TX046004 | Replace entry Windows 2nd phase | 36,616 |
| | TX046010 | Comprehensive Rehabilitation | 14,355 | TX046010 | Termite Treatment 34 units | 14,067 |
| | TX046012 | Install 5 a.c. units | 11,250 | TX046012 | Install 5 a.c. units | 11,250 |
| | TX046013 | Comprehensive Landscaping | 3,500 | TX046013 | Comprehensive Landscaping | 3,500 |
| | PHA Wide | Dwelling Equipment | 26,240 | PHA Wide | Dwelling Equipment | 26,240 |
| Total CFP Estimated Cost | | | \$ 179,542 | | | \$ 179,542 |

13. Capital Fund Program Five-Year Action Plan

| Capital Fund Program Five-Year Action Plan | | | | | |
|---|------------------------------|----------------|---|------------------------------|----------------|
| Part II: Supporting Pages—Work Activities | | | | | |
| Activities for Year :2008 FFY Grant: Year 3 PHA FY: | | | Activities for Year: 2009 FFY Grant: Year 4 PHA FY: | | |
| Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| TX046001 | Comprehensive Rehabilitation | 51,122 | TX046001 | Comprehensive Rehabilitation | 48,497 |
| | | | | | |
| TX046002 | Fix Roofs | | TX046002 | Rehab bathrooms | |
| | Fix utility lines | 22,743 | | Partial 504 | 19,245 |
| | | | | | |
| TX046003 | Rehab | | TX046003 | Rehab | |
| | Bathrooms | 22,293 | | Bathrooms | 21,847 |
| | | | | | |
| PHA WIDE | Dwelling Equipment | 26,240 | PHA WIDE | Dwelling Equipment | 26,240 |
| | | | | | |
| TX046004 | Replace entry | | TX046004 | Comprehensive Rehab | 36,656 |
| | Windows 3rd phase | 41,853 | | | |
| | | | | | |
| TX046010 | Install Sprinkler Systems | 13,786 | TX046010 | Comprehensive Rehab | 13,510 |
| | | | | | |
| TX046012 | Comprehensive Rehab | 11,250 | | Comprehensive Rehab | 11,250 |
| | | | | | |
| TX046013 | Comprhnsiv Landscaping | 3,500 | | Comprhnsiv Landscaping | 3,500 |
| | | \$179,542 | | | \$179542 |
| | | | | | |
| | | | | | |
| PHA Wide | | | | | |

13. Capital Fund Program Five-Year Action Plan

**Annual Statement /performance
and Evaluation Report
Part II: Supporting Pages
Capital Fund Program (CFP)**

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

| Development Number/Name HA-Wide Activities | General Description of Major Work Categories | Development Account Number | Quantity | Estimated Cost | | Total Actual Cost | | Status of Proposed Work |
|--|---|----------------------------------|----------|----------------|-----------|-------------------|-----------|---|
| | | | | Original | Revised | Funds | Funds | |
| | | | | | | Obligated | Expended | |
| PHA WIDE | ADMINISTRATION | 1410 | | | | | | |
| | Director of Public Housing | 1410.01 | | 5,206 | 5,206 | 5,206 | 5,206.00 | Completed job |
| | Clerical Tech Support | 1410.02 | | 16,618 | 16,618 | 16,618 | 16,618.00 | Completed job |
| | Benefits | 1410.03 | | 6,547 | 6,547 | 6,547 | 6,547.00 | Completed job |
| | Total for administration | | | 28,371 | 28,371 | 28,371 | 28,371.00 | |
| | FEES AND COSTS | 1430 | | | | | | |
| | Permits and Inspection | 1430.01 | | 0 | 0.00 | 0.00 | 0.00 | Not required under this grant |
| | PRINTING COST | 1430.02 | | 3,100 | 3,100 | 3,100 | 3,100 | Completed job |
| | ACCOUNTING Fees | 1430.03 | | 5,580 | 5,580 | 5,580 | 5,580 | Completed job |
| | sundry cost | 1430.04 | | 1,712 | 1,712 | 1,712 | 1,712 | Completed job |
| | A&E Fee | 1430.05 | | 3,984 | 3,984 | 3,984 | 3,984 | Completed job |
| | Total for Fees and Costs | | | 14,376 | 14,376.00 | 14,376.00 | 14,376.00 | |
| | SITE IMPROVEMENTS | 1450 | | | | | | |
| | replace 6 350ft. sewer lines at 14,450 ea @ Anacua Village | 1450.01 | | 24,875.00 | 24,875.00 | 24,875.00 | 24,875.00 | Completed one line, neg city to fix other lines beca right-away |
| | fix side walk Anacua Village | 1450.02 | | 7,437.00 | 7,437.00 | 7,437.00 | 7,437.00 | Completed job |
| | fix side walk Palm Plaza I | 1450.03 | | 5,500.00 | 5,500.00 | 5,500.00 | 5,500.00 | Completed job |
| | fix side walk Palm Plaza II | 1450.04 | | 2,000.00 | 4,500.00 | 4,500.00 | 4,500.00 | Completed job |
| | fix side walk La Aldea | 1450.05 | | 1,564.00 | 8,969.00 | 8,969.00 | 8,969.00 | Completed job |
| | fix mail box scatrd sites | 1450.06 | | 5,000.00 | 7,855.00 | 7,855.00 | 7,855.00 | Completed job |
| | provide grass scatrd sites | 1450.07 | | 2,000.00 | 7,256.00 | 7,256.00 | 7,256.00 | Completed job |
| | provide grass scatrd sites | 1450.08 | | 2,000.00 | 7,788.00 | 7,788.00 | 7,788.00 | Completed job |
| | Total For site improvements | | | 50,376.00 | 74,180.00 | 74,180.00 | 74,180.00 | |

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

Signature of Executive Director and Date

Signature of Public Housing Director/office of Native American Programs Administration and Date

Annual Statement /performance
and Evaluation Report
Part II: Supporting Pages
Capital Fund Program (CFP)

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

| Development Number/Name HA-Wide Activities | General Description of Major Work Categories | Development Account Number | Quantity | Estimated Cost | | Total Actual Cost | | Status of Proposed Work |
|--|---|----------------------------------|----------|-----------------|---|------------------------|-------------------|-------------------------|
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | | | | TX046004 | DWELLING UNITS comprehensive rehabilitation (painting,drywall repair) istallation of new vinl tile as needed | 1460 1460.01 | | |
| | repair kithen drain | 1460.02 | | 2,800.00 | 2,800 | 2,800.00 | 2800 | Completed job |
| PHA WIDE | | | | | | | | |
| | install new water heater | 1460.03 | | 2,899.00 | 2,899.00 | 2,899.00 | 2,899.00 | Completed job |
| | of 32 bth/room at this devlp. replace window | 1460.04 | | 108,075.00 | 58,979 | 58,979.00 | 58,979.00 | Completed job |
| | minor rehab. at scattered site (paint,install new blinds | 1460.05 | | 4,869.00 | 4,869.00 | 4,869.00 | 4,869.00 | Completed job |
| | minor rehab. at scattered site (paint,install new blinds | 1460.06 | | 3,778.00 | 3,778.00 | 3,778.00 | 3,778.00 | Completed job |
| | termite control | 1460.07 | | 14,934.00 | 14,934.00 | 14,934.00 | 14,934.00 | Completed job |
| | Total for Dwelling Units | | | 209,981.00 | 159,528.00 | 159,528.00 | 159,528.00 | Completed job |
| | Dwelling Equipment | 1465 | | | | | | |
| | install a/c with duct @ 10 elderly apart. @1500 ea | 1465.01 | | 15,000.00 | 12,592.00 | 12,592.00 | 12,592.00 | completed |
| | install a/c with duct @ 10 elderly apart. @1500 ea | 1465.02 | | 15,000.00 | 14,058.00 | 14,058.00 | 14,058.00 | completed |
| | Refrigerators & Stoves | 1465.03 | | 22,342 | 48,991 | 48,991 | 48,991 | completed |
| | total for dwelling equipment | | | 30,000.00 | 75,641 | 75,641 | 75,641 | |

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

Signature of Executive Director and Date

Signature of Public Housing Director/office of Native American Programs Administration and Date

**Annual Statement /performance
and Evaluation Report
Part II: Supporting Pages
Capital Fund Program (CFP)**

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

| Development Number/Name HA-Wide Activities | General Description of Major Work Categories | Development Account Number | Quantity | Estimated Cost | | Total Actual Cost | | Status of Proposed Work |
|--|---|----------------------------------|----------|----------------|----------------|--------------------|-------------------|--|
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | | | | | | | | |
| PHA WIDE | Repairs to front office as to allow staff to tend to clients more effeciently | 1470 | | 2,597 | 2,597 | 2,597.00 | 2,597.00 | Completed job |
| | MANAGEMENT IMPROVEMENTS | 1408 | | | | | | |
| | Resident Initiatives Coordinator | 1408.01 | | 30,881.00 | 30,881.00 | 30,881.00 | 30,881.00 | |
| | Benefits | 1408.02 | | 5,600.00 | 5,600.00 | 5,600.00 | 5,600.00 | |
| | maintenance plan | 1408.03 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Staff Training PHAS Improvement | 1408.04 | | 2,000.00 | 2,000.00 | 2,000.00 | 2,000.00 | |
| | computer upgrades using field computers | 1408.05 | | 6,788.00 | 6,788.00 | 6,788.00 | 6,788.00 | |
| | Commissioner Training | 1408.06 | | 2,000.00 | 2,000.00 | 2,000.00 | 2,000.00 | |
| | | 1408.07 | | | 0.00 | 0.00 | 0.00 | |
| | | 1408.08 | | | 0.00 | 0.00 | 0.00 | |
| | Subtotal | | | 47,269.00 | 47,269.00 | 47,269.00 | 47,269.00 | |
| | Operations | | | | | | | |
| | MHA will hire a part-time receptionist to help with phone and walk in traffic | 1406.01 | | 6,998.00 | 6,998.00 | 6,998.00 | 6,998.00 | Person was hired and is employed partial salary was paid by operating fu |
| | Grand Total | | | 408,960 | 408,960 | 408,960.00 | 408,960.00 | |

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

Signature of Executive Director and Date

Signature of Public Housing Director/office of Native American Programs Administration and Date

**Annual Statement/
Performance and Evaluation Report
Part I: Summary
Capital Fund Program (CFP)**

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

501-01 Submission(04/17/01)

OMB Approval No. 2577-0157(Exp. 7/31/95)

| HA NAME MISSION HOUSING AUTHORITY | | Comprehensive Grant Number TX 59 PO 46 501-01 | | FFY Of Grant Approval 10/01/01 | |
|---|--|---|--|--|-------------------|
| Original Annual Statement | | Reserved for Disasters/Emergencies | | Revised Annual Statement / Revision Number 1 | |
| XXXX Final performance and Evaluation Report | | Performance and Evaluation Report for Program Year Ending | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost (2) | |
| | | Original | Revised | Obligated | Expended |
| 1 | 1406 Operating Expenses | | | | |
| 2 | 1408 Management Improvements | 56,147.00 | 56,147.00 | 56,147.00 | 56,147.00 |
| 3 | 1410 Administration | 7,017.00 | 7,017.00 | 7,017.00 | 7,017.00 |
| 4 | 1411 Audit | | | | |
| 5 | 1415 Liquidated Damages | | | | |
| 6 | 1430 Fees and costs | 5,129.00 | 5,129.00 | 5,129.00 | 5,129.00 |
| 7 | 1440 Site Aquisition | | | | |
| 8 | 1450 Site Improvement | 948.00 | 948.00 | 948.00 | 948.00 |
| 9 | 1460 Dwelling Structures | 47,869.00 | 47,869.00 | 47,869.00 | 47,869.00 |
| 10 | 1465.1 Dwelling Equipment-Nonexpendable | 0.00 | 0.00 | 0.00 | 0.00 |
| 11 | 1470 nondwelling structures | | | | |
| 12 | 1475 nondwelling Equipment | 0.00 | 0.00 | 0.00 | 0.00 |
| 13 | 1495.1 Relocation Costs | 0.00 | | | |
| 14 | 1490 Replacement Reserve | 300,000.00 | 300,000.00 | 300,000.00 | 300,000.00 |
| 15 | 1502 Contingency (may not exceed 8% of line 16) | 0.00 | 0.00 | 0.00 | 0.00 |
| 16 | Amount of Annual Grant (Sum of line 2 - 15) | 417,110.00 | 417,110.00 | 417,110.00 | 417,110.00 |
| 17 | Amount of line 16 Related LBP Activities | | | | |
| 18 | Amount of Line 16 Related to Section 504 Compliance | | | | |
| 19 | Amount of Line 16 Related to Security | | | | |
| 20 | Amount of Line 16 Related to Energy Conservation Mea | 2,000.00 | 2,000.00 | 2,000.00 | 2,000.00 |
| (1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement | | (2) To be completed for the Performance and Evaluation Report | | | |
| Signature of Executive Director and Date | | | Signature of Public Housing Director/Office of Natvie American Programs Administrator and Date | | |
| X | | | X | | |

**Annual Statement /performance
and Evaluation Report
Part II: Supporting Pages
Capital Fund Program (CFP)**

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

| Development Number/Name HA-Wide Activities | General Description of Major Work Categories | Development Account Number | Quantity | Estimated Cost | | Total Actual Cost | | Status of Proposed Work |
|--|--|----------------------------------|----------|-----------------|-----------------------|--------------------|-------------------|----------------------------------|
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | | | | PHA WIDE | ADMINISTRATION | 1410 | | |
| | Director of Public Housing | 1410.01 | | 1,370 | 1,370 | 1370 | 1370 | Completed |
| | Clerical Tech Support | 1410.02 | | 4,345 | 4,345 | 4345 | 4345 | Completed |
| | Benefits | 1410.03 | | 1,302 | 1,302 | 1302 | 1302 | Completed |
| | Subtotal | | | 7,017 | 7,017 | 7017 | 7017 | |
| | FEES AND COSTS | 1430 | | | | | | |
| | Accounting fees | 1430.01 | | 3,175 | 3,175 | 3,175 | 3,175 | Completed |
| | A/E costs | 1430.02 | | 1,783 | 1,783 | 1,783 | 1,783 | |
| | Printing Costs | 1430.03 | | 171 | 171 | 171 | 171 | |
| | Sub total | | | 5,129 | 5,129 | 5129 | 5129 | |
| | SITE IMPROVEMENTS | 1450 | | | | | | |
| | Landscaping as needed (i.e. shrubs, trees and irrigation) | 1450.01 | | 948 | 948 | 948 | 948 | Completed |
| TX046004 | DWELLING UNITS | 1460 | | | | | | |
| | Substantial Rehab of dwelling units at La Aldea (i.e. replace exterior siding, rear entry doors and windows) | 1460.01 | | 45,469 | 45,469.00 | 45,469.00 | 45,469.00 | Completed |
| PHA WIDE | ENERGY CONSERVATION | | | | | | | |
| | Install weather stripping on windows as needed. | 1460.02 | | 2,400.00 | 2,400 | 2400 | 2400 | Will Be done under another Grant |
| | Dwelling Equipment | 1465 | | 0.00 | 0 | 0 | 0 | Will Be done under another Grant |

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

Signature of Executive Director and Date

Signature of Public Housing Director/office of Native American Programs Administration and Date

**Annual Statement /performance
and Evaluation Report
Part II: Supporting Pages
Capital Fund Program (CFP)**

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

| Development Number/Name HA-Wide Activities | General Description of Major Work Categories | Development Account Number | Quantity | Estimated Cost | | Total Actual Cost | | Status of Proposed Work |
|--|--|----------------------------------|----------|----------------|----------------|--------------------|-------------------|---|
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | | | | | | | | |
| PHA WIDE | NON DWELLING EQUIPMENT | 1475 | | | | | | |
| | Backhole attachment | 1475.01 | | 0 | 0 | 0 | 0 | Will be done under another Grant |
| | Hydro ogger | 1475.02 | | 0 | 0 | 0 | 0 | Will be Done under another Grant |
| | Replace old cordless drills | 1475.03 | | 0 | 0 | 0 | 0 | Will Be done under another Grant |
| | Subtotal | | | 0.00 | 0 | 0 | 0 | |
| | MANAGEMENT IMPROVEMENTS | 1408 | | | | | | |
| | Resident Initiatives Coordinator | 1408.01 | | 29,516 | 29516 | 29516 | 29516 | Completed |
| | Benefits | 1408.02 | | 3,681 | 3681 | 3681 | 3681 | Completed |
| | Commissioners Training | 1408.03 | | 4,070 | 4070 | 4070 | 4070 | Completed |
| | Staff Training PHAS Improvement | 1408.04 | | 6,000 | 6000 | 6000 | 6000 | Completed |
| | Upgrade inspection protocol using field computers | 1408.05 | | 8,880 | 8880 | 8880 | 8880 | Completed |
| | Utility Allowance Study | 1408.06 | | 4,000 | 4000 | 4000 | 4000 | Completed |
| | Policy Analysis Study | 1408.07 | | 0 | | | | |
| | Salary Comparability Study | 1408.08 | | 0 | | | | |
| | Subtotal | | | 56147 | 56147 | 56147 | 56147 | |
| | REPLACEMENT RESERVE | | | | | | | |
| | Construction of new admin building | 1490 | | 300,000 | 300,000.00 | 300,000.00 | 300,000.00 | All Work is in process of being completed |
| | CONTINGENCY | 1502 | | 0 | 0.00 | 0.00 | 0.00 | Will Be done under another Grant |
| | Grand Total | | | 417,110 | 417,110 | 417,110 | 417,110 | |

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

Signature of Executive Director and Date

Joel A. Gonzalez

Signature of Public Housing Director/office of Native American Programs Administration and Date

**Annual Statement/
Performance and Evaluation Report
Part I: Summary
Capital Fund Program (CFP)**

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

501-02 Submission(04/17/02)

OMB Approval No. 2577-0157(Exp. 7/31/95)

| | | |
|--|--|-----------------------------------|
| HA NAME MISSION HOUSING AUTHORITY | Comprehensive Grant Number TX 59 PO 46 501-02 | FFY Of Grant Approval 10/01/02 |
| Original Annual Statement _____ Reserved for Disasters/Emergencies _____ | Revised Annual Statement / Revision Number _____ | |
| XXXXXXX Final performance and Evaluation Report | Performance and Evaluation Report for Program Year Ending 12/30/02 | |

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost (2) | |
|----------|---|----------------------|---------|-----------------------|----------|
| | | Original | Revised | Obligated | Expended |
| 1 | 1406 Operating Expenses | 0 | 5,895 | 5,895 | 5,895 |
| 2 | 1408 Management Improvements | 66,643 | 66,298 | 66,298 | 66,298 |
| 3 | 1410 Administration | 22,265 | 25,075 | 25,075 | 25,075 |
| 4 | 1411 Audit | | | | |
| 5 | 1415 Liquidated Damages | | | | |
| 6 | 1430 Fees and costs | 8,000 | 11,896 | 11,896 | 11,896 |
| 7 | 1440 Site Aquisition | | | | |
| 8 | 1450 Site Improvement | 13,668 | 13,668 | 13,668 | 13,668 |
| 9 | 1460 Dwelling Structures | 174,335 | 174,127 | 174,127 | 174,127 |
| 10 | 1465.1 Dwelling Equipment-Nonexpendable | 17,853 | 11,700 | 11,700 | 11,700 |
| 11 | 1470 nondwelling structures | | | | |
| 12 | 1475 nondwelling Equipment | 1,727 | 1,727 | 1,727 | 1,727 |
| 13 | 1495.1 Relocation Costs | | | | |
| 14 | 1490 Replacement Reserve | 100,000 | 100,000 | 100,000 | 100,000 |
| 15 | 1502 Contingency (may not exceed 8% of line 16) | | | 0 | 0 |
| 16 | Amount of Annual Grant (Sum of line 2 - 15) | 404,491 | 404,491 | 404,491 | 404,491 |
| 17 | Amount of line 16 Related LBP Activities | | | | |
| 18 | Amount of Line 16 Related to Section 504 Compliance | | | | |
| 19 | Amount of Line 16 Related to Security | | | | |
| 20 | Amount of Line 16 Related to Energy Conservation Measures | 2,000 | | | |

| | |
|--|--|
| (1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement Signature of Executive Director and Date X | (2) To be completed for the Performance and Evaluation Report Signature of Public Housing Director/Office of Native American Programs Administrator and Date X |
|--|--|

**Annual Statement /performance
and Evaluation Report
Part II: Supporting Pages
Capital Fund Program (CFP)**

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

| Development Number/Name HA-Wide Activities | General Description of Major Work Categories | Development Account Number | Quantity | Estimated Cost | | Total Actual Cost | | Status of Proposed Work |
|--|--|----------------------------------|----------|-----------------|-----------------------|--------------------|-------------------|-------------------------------------|
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | | | | PHA WIDE | ADMINISTRATION | 1410 | | |
| | Director of Public Housing | 1410.01 | | 3,894 | 3,894 | 3,894 | 3,894 | In process of being completed |
| | Clerical Tech Support | 1410.02 | | 12,875 | 14,509 | 14,509 | 14,509 | In process of being completed |
| | Benefits | 1410.03 | | 5,496 | 6,672 | 6,672 | 6,672 | In process of being completed |
| | Subtotal | | | 22,265 | 25,075 | 25,075 | 25,075 | |
| | FEES AND COSTS | 1430 | | | | | | |
| | Accounting fees | 1430.01 | | 6,600 | 9,125 | 9,125 | 9,125 | In process of being completed |
| | A/E costs | 1430.02 | | 0 | 0 | 0 | 0 | To be completed under another grant |
| | Printing Costs | 1430.03 | | 1,400 | 2,771 | 2,771 | 2,771 | In process of being completed |
| | Sub total | | | 8,000 | 11,896 | 11,896 | 11,896 | |
| | SITE IMPROVEMENTS | 1450 | | | | | | |
| | Landscaping as needed (i.e. shrubs, trees and irrigation) removed over- grown vegetation, fixed side walks | 1450.01 | | 13,668 | 13,668 | 13,668 | 13,668 | In process of being completed |
| TX046004 | DWELLING UNITS | 1460 | | | | | | |
| | Substantial Rehab of dwelling units at La Aldea (i.e. replace exterior siding, rear entry doors and windows) Installation of A.C. | 1460.01 | | 171,935 | 171,727 | 171,727 | 171,727 | In process of being completed |
| PHA WIDE | ENERGY CONSERVATION | | | | | | | |
| | Install weather stripping on windows as needed. | 1460.02 | | 2,400 | 2,400 | 2,400 | 2,400 | In process of being completed |
| | Subtotal for Dwelling unit | | | 174,335 | 174,127 | 174,127 | 174,127 | |

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

Signature of Executive Director and Date

Signature of Public Housing Director/office of Native American Programs Administration and Date

**Annual Statement /performance
and Evaluation Report
Part II: Supporting Pages
Capital Fund Program (CFP)**

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

| Development Number/Name HA-Wide Activities | General Description of Major Work Categories | Development Account Number | Quantity | Estimated Cost | | Total Actual Cost | | Status of Proposed Work |
|--|--|----------------------------------|----------------|----------------|----------------|--------------------|-------------------|---|
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | | | | | | | | |
| PHA WIDE | Dwelling Equipment | | | | | | | |
| | Heaters, refrigerators, Stoves | 1465 | 1465.01 | 17,853 | 11,700 | 11,700 | 11,700 | Completed under this grant and the previous grant |
| | MANAGEMENT IMPROVEMENTS | 1408 | | | | | | |
| | Resident Initiatives Coordinator | 1408.01 | | 30,903 | 30,903 | 30,903 | 30,903 | In process of being completed |
| | Benefits | 1408.02 | | 7,890 | 7,890 | 7,890 | 7,890 | In process of being completed |
| | Commissioners Training | 1408.03 | | 4,000 | 4,000 | 4,000 | 4,000 | In process of being completed |
| | Staff Training PHAS Improvement | 1408.04 | | 3,670 | 3,670 | 3,670 | 3,670 | In process of being completed |
| | Upgrade inspection protocol using field computers | 1408.05 | | 0 | 0 | 0 | 0 | To be completed under another grant |
| | Utility Allowance Study | 1408.06 | | 0 | 906 | 906 | 906 | To be completed under another grant |
| | Policy Analysis Study | 1408.07 | | 0 | 0 | 0 | 0 | To be completed under another grant |
| | Salary Comparability Study | 1408.08 | | 0 | 0 | 0 | 0 | To be completed under another grant |
| | Procurement Officer | 1408.09 | | 20,000 | 18,929 | 18,929 | 18,929 | In process of being completed |
| | Subtotal | | | 66,463 | 66,298 | 66,298 | 66,298 | |
| | REPLACEMENT RESERVE | | | | | | | |
| | Construction of new admin building | 1490 | | 100,000 | 100,000 | 100,000 | 100,000 | Completed under this grant |
| Grand Total | | | 404,491 | 404,491 | 404,491 | 404,491 | | |

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

Signature of Executive Director and Date

Signature of Public Housing Director/office of Native American Programs Administration and Date

**Annual Statement/
Performance and Evaluation Report
Part I: Summary
Capital Fund Program (CFP)**

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

501-01 Submission(04/17/01)

OMB Approval No. 2577-0157(Exp. 7/31/95)

| HA NAME MISSION HOUSING AUTHORITY | | Comprehensive Grant Number TX 59 PO 46 501-03 | | FFY Of Grant Approval 10/01/03 | |
|---|--|--|------------|--|------------|
| Original Annual Statement | | Reserved for Disasters/Emergencies | | Revised Annual Statement / Revision Number 1 | |
| XXXX Final performance and Evaluation Report | | Performance and Evaluation Report for Program Year Ending | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost (2) | |
| | | Original | Revised | Obligated | Expended |
| 1 | 1406 Operating Expenses | 80,000 | 50,919.00 | 50,919.00 | 14,066.00 |
| 2 | 1408 Management Improvements | 62,298.00 | 62,298.00 | 62,298.00 | 59,488.00 |
| 3 | 1410 Administration | 24,590.00 | 25,590.00 | 25,590.00 | 19,733.00 |
| 4 | 1411 Audit | | | | |
| 5 | 1415 Liquidated Damages | | | | |
| 6 | 1430 Fees and costs | 4,000.00 | 14,000.00 | 14,000.00 | 12,987.00 |
| 7 | 1440 Site Aquisition | | | | |
| 8 | 1450 Site Improvement | 13,668.00 | 13,668.00 | 13,668.00 | 875.00 |
| 9 | 1460 Dwelling Structures | 147,252.00 | 166,333.00 | 166,333.00 | 166,333.00 |
| 10 | 1465.1 Dwelling Equipment-Nonexpendable | | | | 0.00 |
| 11 | 1470 nondwelling structures | | | | |
| 12 | 1475 nondwelling Equipment | 0.00 | | | 0.00 |
| 13 | 1495.1 Relocation Costs | | | | |
| 14 | 1490 Replacement Reserve | | | | 0.00 |
| 15 | 1502 Contingency (may not exceed 8% of line 16) | | | | 0.00 |
| 16 | Amount of Annual Grant (Sum of line 2 - 15) | 331,808.00 | 332,808.00 | 332,808.00 | 273,482.00 |
| 17 | Amount of line 16 Related LBP Activities | | | | |
| 18 | Amount of Line 16 Related to Section 504 Compliance | | | | |
| 19 | Amount of Line 16 Related to Security | | | | |
| 20 | Amount of Line 16 Related to Energy Conservation Mea | 2,000.00 | 2,000.00 | 2,000.00 | 2,000.00 |
| (1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement | | (2) To be completed for the Performance and Evaluation Report | | | |
| Signature of Executive Director and Date | | Signature of Public Housing Director/Office of Native American Programs Administrator and Date | | | |
| X | | X | | | |

Annual Statement of Performance and Evaluation Report
Part II: Supporting Pages
Capital Fund Program (CFP)

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

| Development Number/Name PHA-Wide Activities | General Description of Major Work Categories | Development Account Number | Quantity | Estimated Cost | | Total Actual Cost | | Status of Proposed Work |
|--|---|----------------------------|----------|----------------|----------------|-------------------|----------------|-------------------------------------|
| | | | | Original | Revised | Funds | Funds | |
| | | | | | | Obligated | Expended | |
| PHA WIDE | ADMINISTRATION | 1410 | | | | | | |
| | Director of Public Housing | 1410.01 | | 3,375 | 4,375 | 4,375 | 3,875 | In process of being completed |
| | Clerical Tech Support | 1410.02 | | 15,719 | 15,719 | 15,719 | 10,726 | In process of being completed |
| | Benefits | 1410.03 | | 5,496 | 5,496 | 5,496 | 5,132 | In process of being completed |
| | Subtotal | | | 24,590 | 25,590 | 25,590 | 19,733 | |
| | FEES AND COSTS | 1430 | | | | | | |
| | Accounting fees | 1430.01 | | 4,000 | 10,000 | 10,000 | 9,186 | In process of being completed |
| | A/E costs | 1430.02 | | 0 | 0 | 0 | 0 | To be completed under another grant |
| | Printing Costs | 1430.03 | | 1,400 | 4,000 | 4,000 | 3,801 | In process of being completed |
| | Sub total | | | 5,400 | 14,000 | 14,000 | 12,987 | |
| | SITE IMPROVEMENTS | 1450 | | | | | | |
| | Landscaping as needed (i.e. shrubs, trees and irrigation) removed overgrown vegetation, fixed side walks | 1450.01 | | 13,668 | 13,668 | 13,668 | 13,668 | completed |
| TX046004 | DWELLING UNITS | 1460 | | | | | | |
| | Substantial Rehab of dwelling units at La Aldea (i.e. replace exterior siding, rear entry doors and windows) Installation of A.C. | 1460.01 | | 144,852 | 163,933 | 163,933 | 163,933 | completed |
| PHA WIDE | ENERGY CONSERVATION | | | | | | | |
| | Install weather stripping on windows as needed. | 1460.02 | | 2,400 | 2,400 | 2,400 | 2,400 | Completed |
| | Subtotal for Dwelling unit | | | 147,252 | 166,333 | 166,333 | 166,333 | Completed |

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

Signature of Executive Director and Date

Signature of Public Housing Director/office of Native American Programs Administration and Date

**Annual Statement /performance
and Evaluation Report
Part II: Supporting Pages
Capital Fund Program (CFP)**

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

| Development Number/Name IA-Wide Activities | General Description of Major Work Categories | Development Account Number | Quantity | Estimated Cost | | Total Actual Cost | | Status of Proposed Work |
|--|---|----------------------------------|----------|----------------|----------------|--------------------|-------------------|-------------------------------|
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | | | | | | | | |
| PHA WIDE | MANAGEMENT IMPROVEMENTS | 1408 | | | | | | |
| | Resident Initiatives Coordinator | 1408.01 | | 24,000 | 26,738 | 26,738 | 24,143 | In process of being completed |
| | Benefits | 1408.02 | | 7,890 | 7,890 | 7,890 | 7,675 | In process of being completed |
| | Commissioners Training | 1408.03 | | 4,000 | 4,000 | 4,000 | 4,000 | In process of being completed |
| | Staff Training PHAS Improvement | 1408.04 | | 3,670 | 3,670 | 3,670 | 3,670 | In process of being completed |
| | Upgrade inspection protocol using field computers | 1408.05 | | 0 | 0 | 0 | 0 | |
| | Utility Allowance Study | 1408.06 | | 0 | 0 | 0 | 0 | |
| | Policy Analysis Study | 1408.07 | | 2,738 | 0 | 0 | 0 | |
| | Salary Comparability Study | 1408.08 | | 0 | 0 | 0 | 0 | |
| | Procurement Officer | 1408.09 | | 20,000 | 20,000 | 20,000 | 20,000 | Completed |
| | Subtotal | | | 62,298 | 62,298 | 62,298 | 59,488 | |
| | REPLACEMENT RESERVE | | | | | | | |
| | Construction of new admin building | 1490 | | 0 | 0 | 0 | 0 | |
| | OPERATIONS | 1406 | | 80,000 | 50,919 | 50,919 | 14,066 | |
| | The PHA plans to hire a receptionist to assist with incoming calls Prepare CFP documents etc. Also to continue with the cost of the Drug Elimination Program | | | | | | | |
| | TOTAL AMOUNT OF THIS GRANT | | | 332,808 | 332,808 | 332,808 | 273,482 | |

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

| | |
|--|---|
| Signature of Executive Director and Date Joel A. Gonzalez | Signature of Public Housing Director/office of Native American Programs Administration and Date |
|--|---|

Annual Statement/
Performance and Evaluation Report
Part I: Summary
Capital Fund Program (CFP)

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

501-04 Submission(04/15/04)

OMB Approval No. 2577-0157(Exp. 7/31/95)

| | | | | | |
|---|--|--|----------|--|----------|
| HA NAME MISSION HOUSING AUTHORITY | | Comprehensive Grant Number TX 59 PO 46 501-04 | | FFY Of Grant Approval 10/01/04 | |
| Original Annual Statement | | Reserved for Disasters/Emergencies | | Revised Annual Statement / Revision Number 1 | |
| Final performance and Evaluation Report | | Performance and Evaluation Report for Program Year Ending | | | |
| | | Total Estimated Cost | | Total Actual Cost (2) | |
| Line No. | Summary by Development Account | Original | Revised | Obligated | Expended |
| 1 | 1406 Operating Expenses | 65,000 | 0.00 | 0.00 | 0.00 |
| 2 | 1408 Management Improvements | 43,600.00 | 0.00 | 0.00 | 0.00 |
| 3 | 1410 Administration | 21,000.00 | 0.00 | 0.00 | 0.00 |
| 4 | 1411 Audit | | | | |
| 5 | 1415 Liquidated Damages | | | | |
| 6 | 1430 Fees and costs | 5,100.00 | 0.00 | 0.00 | 0.00 |
| 7 | 1440 Site Aquisition | | | | |
| 8 | 1450 Site Improvement | 14,000.00 | 0.00 | 0.00 | 0.00 |
| 9 | 1460 Dwelling Structures | 150,281.00 | 0.00 | 0.00 | 0.00 |
| 10 | 1465.1 Dwelling Equipment-Nonexpendable | 86,448.00 | | | 0.00 |
| 11 | 1470 nondwelling structures | | | | |
| 12 | 1475 nondwelling Equipment | 0.00 | | | 0.00 |
| 13 | 1495.1 Relocation Costs | | | | |
| 14 | 1490 Replacement Reserve | | | | 0.00 |
| 15 | 1502 Contingency (may not exceed 8% of line 16) | | | | 0.00 |
| 16 | Amount of Annual Grant (Sum of linew 2 - 15) | 385,429.00 | 0.00 | 0.00 | 0.00 |
| 17 | Amount of line 16 Related LBP Activities | | | | |
| 18 | Amount of Line 16 Related to Section 504 Compliance | | | | |
| 19 | Amount of Line 16 Related to Security | | | | |
| 20 | Amount of Line 16 Related to Energy Conservation Mea | 2,000.00 | 2,000.00 | 2,000.00 | 2,000.00 |
| (1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement | | (2) To be completed for the Performance and Evaluation Report | | | |
| Signature of Executive Director and Date | | Signature of Public Housing Director/Office of Natvie American Programs Administrator and Date | | | |
| X | | X | | | |

**Annual Statement /performance
and Evaluation Report
Part II: Supporting Pages
Capital Fund Program (CFP)**

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

| Development Number/Name IA-Wide Activities | General Description of Major Work Categories | Development | | Estimated Cost | | Total Actual Cost | | Status of Proposed Work |
|--|---|-------------|----------|----------------|---------|-------------------|----------|-------------------------------|
| | | Account | Quantity | Original | Revised | Funds | Funds | |
| | | Number | | | | Obligated | Expended | |
| PHA WIDE | ADMINISTRATION | 1410 | | | | | | |
| | Director of Public Housing | 1410.01 | | 3,563 | 0 | 0 | 0 | In process of being completed |
| | Clerical Tech Support | 1410.02 | | 13,123 | 0 | 0 | 0 | In process of being completed |
| | Benefits | 1410.03 | | 4,314 | 0 | 0 | 0 | In process of being completed |
| | Subtotal | | | 21,000 | 0 | 0 | 0 | |
| | FEES AND COSTS | 1430 | | | | | | |
| | Accounting fees | 1430.01 | | 5,100 | 0 | 0 | 0 | In process of being completed |
| | A/E costs | 1430.02 | | 0 | 0 | 0 | 0 | In process of being completed |
| | Printing Costs | 1430.03 | | 0 | 0 | 0 | 0 | In process of being completed |
| | Sub total | | | 5,100 | 0 | 0 | 0 | |
| | SITE IMPROVEMENTS | 1450 | | | | | | |
| | Landscaping as needed | 1450.01 | | 8,000 | 0 | 0 | 0 | In process of being completed |
| | (i.e. shrubs, trees and | 1450.02 | | 3,000 | 0 | 0 | 0 | In process of being completed |
| | irrigation) removed over- | 1450.03 | | 3,000 | 0 | 0 | 0 | In process of being completed |
| | grown vegetation, fixed side | | | | | | | |
| | walks | | | | | | | |
| TX046004 | DWELLING UNITS | 1460 | | | | | | |
| | Substantial Rehab of | 1460.01 | | 150,281 | 0 | 0 | 0 | In process of being completed |
| | dwelling units at La | | | | | | | |
| | Aldea (i.e. replace exterior | | | | | | | |
| | siding, rear entry doors | | | | | | | |
| | and windows) Installation | | | | | | | |
| | of A.C. | | | | | | | |
| PHA WIDE | Dwelling Equipment | 1465 | | | | | | |
| | Air condition installation Anacua | 1465.01 | | 86,448 | 0 | 0 | 0 | In process of being completed |
| | Village | | | | | | | |

**Annual Statement /performance
and Evaluation Report
Part II: Supporting Pages
Capital Fund Program (CFP)**

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

| Development Number/Name PHA-Wide Activities | General Description of Major Work Categories | Development Account Number | Quantity | Estimated Cost | | Total Actual Cost | |
|---|---|----------------------------------|----------------|----------------|----------|-------------------|----------|
| | | | | Original | Revised | Funds | Funds |
| | | | | | | Obligated | Expended |
| PHA WIDE | MANAGEMENT IMPROVEMENTS | 1408 | | | | | |
| | Resident Initiatives Coordinator | 1408.01 | | 22,000 | 0 | 0 | 0 |
| | Benefits | 1408.02 | | 5,600 | 0 | 0 | 0 |
| | Maintenance Plan | 1408.03 | | 4,000 | 0 | 0 | 0 |
| | Staff Training PHAS Improvement | 1408.04 | | 2,000 | 0 | 0 | 0 |
| | Computer Upgrades | 1408.05 | | 8,000 | 0 | 0 | 0 |
| | Commissioner Training | 1408.06 | | 2,000 | 0 | 0 | 0 |
| | Subtotal | | | 43,600 | 0 | 0 | 0 |
| | OPERATIONS | 1406 | | 65,000 | 0 | 0 | 0 |
| | The PHA plans to hire a receptionist to assist with incoming calls Prepare CFP documents etc. Also to continue with the cost of the Drug Elimination Program | | | | | | |
| TOTAL AMOUNT OF THIS GRANT | | | 385,429 | 0 | 0 | 0 | |

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

Signature of Executive Director and Date

Joel A. Gonzalez

Signature of Public Housing Director/office of Native American Programs Administration and Date

Status of Proposed Work

In process of being completed
In process of being completed
In process of being completed
In process of being completed

In process of being completed

**Annual Statement/
Performance and Evaluation Report
Part I: Summary
Capital Fund Program (CFP)**

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

502-03 Submission(04/15/04)

OMB Approval No. 2577-0157(Exp. 7/31/95)

| | | | | | |
|---|---|--|--|--|-------------|
| HA NAME MISSION HOUSING AUTHORITY | | Comprehensive Grant Number TX 59 PO 46 502-03 | | FFY Of Grant Approval 10/01/03 | |
| Original Annual S _____ Reserved for Disasters/Emergencies _____ | | Revised Annual Statement / Revision Number 1 | | Performance and Evaluation Report for Program Year Ending 12/30/04 | |
| Final performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost (2) | |
| | | Original | Revised | Obligated | Expended |
| 1 | 1406 Operating Expenses | | | | |
| 2 | 1408 Management Improvements | | | | |
| 3 | 1410 Administration | | | | |
| 4 | 1411 Audit | | | | |
| 5 | 1415 Liquidated Damages | | | | |
| 6 | 1430 Fees and costs | 1,100.00 | 1,100.00 | 0.00 | 0.00 |
| 7 | 1440 Site Aquisition | | | | |
| 8 | 1450 Site Improvement | 16,307.00 | 0.00 | 0.00 | 0.00 |
| 9 | 1460 Dwelling Structures | 32,614.00 | 32,614.00 | 0.00 | 0.00 |
| 10 | 1465.1 Dwelling Equipment-Nonexpendable | 16,307.00 | 32,614.00 | 0.00 | 0.00 |
| 11 | 1470 nondwelling structures | | | | |
| 12 | 1475 nondwelling Equipment | | | | |
| 13 | 1495.1 Relocation Costs | | | | |
| 14 | 1490 Replacement Reserve | | | | |
| 15 | 1502 Contingency (may not exceed 8% of line 16) | | | | |
| 16 | Amount of Annual Grant (Sum of line 2 - 15) | 66,328.00 | 66,328.00 | 0.00 | 0.00 |
| 17 | Amount of line 16 Related LBP Activities | | | | |
| 18 | Amount of Line 16 Related to Section 504 Compliance | | | | |
| 19 | Amount of Line 16 Related to Security | | | | |
| 20 | Amount of Line 16 Related to Energy Conservation Measures | | | | |
| (1) To be completed for the Perfomance and Evaluaition Report or a Revised Annual Statement | | | (2) To be completed for the Performance and Evaluaition Report | | |
| Signature of Executive Director and Date | | | Signature of Public Housing Director/Office of Natvie American Programs Administrator and Date | | |
| X | | | X | | |

Joel A. Gonzalez

HUD FORM 52837

**Annual Statement /performance
and Evaluation Report
Part II: Supporting Pages
Capital Fund Program (CFP)**

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

| Development Number/Name HA-Wide Activities | General Description of Major Work Categories | Development Account Number | Quantity | Estimated Cost | | Total Actual Cost | | Status of Proposed Work |
|--|--|----------------------------------|----------|----------------|---------|-------------------|----------|--|
| | | | | Original | Revised | Funds | Funds | |
| | | | | | | Obligated | Expended | |
| PHA WIDE | ADMINISTRATION | 1410 | | | | | | |
| | Director of Public Housing | 1410.01 | | 0 | 0 | 0 | 0 | |
| | Clerical Tech Support | 1410.02 | | 0 | 0 | 0 | 0 | |
| | Benefits | 1410.03 | | 0 | 0 | 0 | 0 | |
| | Subtotal | | | 0 | 0 | 0 | 0 | |
| | FEES AND COSTS | 1430 | | | | | | |
| | Accounting fees | 1430.01 | | 1,100 | 0 | 0 | 0 | In process of being completed |
| | A/E costs | 1430.02 | | 0 | 0 | 0 | 0 | |
| | Printing Costs | 1430.03 | | 0 | 0 | 0 | 0 | |
| | Sub total | | | 1,100 | 0 | 0 | 0 | |
| | SITE IMPROVEMENTS | 1450 | | | | | | |
| | Substantial rehab to buildings dilapidated roof | 1450.01 | | 16,307 | 0 | 0 | 0 | |
| TX046004 | DWELLING UNITS | 1460 | | | | | | |
| | Substantial Rehab of dwelling units at La Aldea (i.e. replace exterior siding, rear entry doors and windows) Installation of A.C. | 1460.01 | | 32,614 | 48,921 | 0 | 0 | This is out for bids as of June 20, 2005 |
| PHA WIDE | Dwelling Equipment | 1465 | | | | | | |
| | Purchase of a back hole attachment or tractor | 1475.01 | | 16,307 | 0 | 0 | 0 | This is out for bids as of June 20, 2005 |

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

Signature of Executive Director and Date

Signature of Public Housing Director/office of Native American Programs Administration and Date