

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>MISSION HOUSING AUTHORITY</u> PHA Code: <u>TX046</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2009</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>270</u> Number of HCV units: <u>672</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <u>N/A</u> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1: <u>N/A</u>				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <p style="text-align: center;">The PHA's mission is: The PHA's mission is: to ensure that all Clients are afforded safe, decent and sanitary living conditions in all Programs administered by this Authority. We pledge to provide courteous and professional service and assistance to everyone. We, along with our Board of Commissioners, Tenant Advisory Board, and Resident Councils, will strive to make the Mission Housing Authority – "the best PHA it can be"</p>				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. PLEASE SEE ATTACHED DOCUMENT				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: NO REVISIONS AT THIS TIME (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. MISSION HOUSING AUTHORITY ADMINISTRATION OFFICES				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> NONE AT THIS TIME				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. PLEASE SEE ATTACHED DOCUMENTS				

8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. PLEASE SEE ATTACHED DOCUMENTS
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. NONE AT THIS TIME
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The Mission Housing Authority's preliminary strategy is to assess its current assets (i.e. land, finances) to construct additional new housing for families, either through a General Purpose Bond Issue, or a Tax credit development.</p>
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Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

The Mission Housing Authority is an Agency which has developed a highly successful Non-Profit Organization titled "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 contributor 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 success stories, such as Mrs. Dina Adan, who is Laboratory Technician and just recently left the program to purchase her own home.

Mission Housing Authority will continue to conduct annual employee evaluations on all staff in order to help ensure a top quality work force.

Mission Housing Authority has every intention of meeting all of its goals and objectives stated in its five year plan. PHAS improvement, automation of many of the operations of the Housing Authority, and Modernizing all of its units in order to compete with the private market. This past year we have finished installing central air and heat in approximately 82% of our Public Housing Units. We have painted our 3 – Story mid rise elderly center and all of our Units at Project TX046-001, We have been fixing, soffits and roofs as needed. We have established timely pest control services.

We continue to contract an outside firm to do our REAC style inspections so that we can be ready for our REAC inspection and also to comply with MASS certification.

This next year Mission Housing Authority will continue to organize a committee that will be in charge of making our developments more esthetically admirable. The committee will be made up of residents from our different developments.

We will also establish more effective communication linkages between the residents and the administrative executive staff.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

50% or more modification to the budget

10.0

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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none">(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.(g) Challenged Elements(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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ITEMS A – E WILL BE SENT VIA U.S. POSTAL MAIL

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

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

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**
- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.

- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

(Section 5.2 attachment)

GOAL 1 Provide an improved living environment

Objective (a) Installation of HVAC at 100% of the dwelling units

Progress We've installed HVAC at 82 % of the dwelling units, delays were other items that needed to be fixed according to REAC scores. We expect to be at 100% within 24 months (ARRA money will be used for this)

Objective (b) Installation of better windows at Aldea Development (TX046004) as per REAC

Progress We have finished replacing 100% of the old windows and installing Low-E Windows at this development

Objective (c) Installation of pitched Roofs At Anacua Village Development (TX046001) as per the # of work orders of leaky roofs and last year's hurricane damages and mostly to increase energy efficiency for our tenants.

Progress We have finished installing roofs at only 22 apartments out of 80 (27% completed) Cost of materials and labor has hindered this area dramatically. However, we expect to do most if not all of the roofs with ARRA money. Any leaky roof is immediately fixed.

GOAL 2 Promote Family Self Sufficiency

Objective (a) Apply for Continued funding under the Super NOFA for HCV FSS

Progress Mission Housing Authority has been successful for the past nine(9) years in obtaining HCV-FSS funding and we will continue to apply every year for this funding assistance

Objective (b) Continue to apply under the Super NOFA for the ROSS FSS public housing monies

Progress Mission Housing Authority was awarded the ROSS – FSS grant for public housing in 2008.

Objective (c) Continue to market the FSS program to all Leased/Public Housing clients

Progress Mission Housing Authority has an established FSS program coordinating committee that helps both of our FSS – Coordinators market FSS via leaflets, public service announcements and quarterly meetings

STATEMENT OF MEETING 5 YEAR PLAN PROGRESS

Mission Housing Authority has every intention of meeting all of its goals and objectives stated in its five year plan. PHAS improvement, automation of many of the operations of the Housing Authority, and modernizing all of its units in order to compete with the private market.

This past year we fixed 100% of our sidewalk tripping hazards, over 195 were noted by

our contracted inspector, U.S. Inspection Group. We are currently upgrading our computer systems, fixing roofs, soffits, removing old trees as noted on our inspections. At our Aldea complex we have finished replacing 100% of the Windows on all 48 apartments (approximately 496 Windows were replaced) All windows are “Low E” energy efficient windows. We have established timely pest control services.

We continue to contract an outside firm to do our REAC style inspections so that we can be ready for our REAC inspections.

This next year Mission Housing Authority will continue to organize a committee that will be in charge of making our developments more esthetically admirable. The committee will be made up of residents from our different developments.

We will also establish more effective communication linkages between the residents and the administrative executive staff.

Table Library

(Section 9.0 attachment)

NEEDS FOR AFFORDABLE HOUSING

(Leased / Public Housing)

I. Public Housing Needs

Public housing is funded by HUD and refers to housing subsidized by the federal government with the intent of providing safe, decent, and affordable housing for low- and moderate-income persons. Services are delivered in two main fashions:

- 1) through public housing properties, and
- 2) through Section 8 housing vouchers whereby residents are allowed to find and select their own housing, either apartment-style or single-family residences, then pay a portion of the required rent based on their ability to pay.

At the present time, there are exactly 270 public housing units provided by the Mission Housing Authority. An estimated 670 Housing Choice Vouchers are also being utilized in scattered-site housing within the city limits. Housing specifically geared for special needs populations such as the elderly or people with disabilities are also included in these figures.

In addition to providing much needed housing assistance, the Mission Housing Authority (MHA) has become a conduit for delivering other types of essential services. For example, on-site childcare and educational services are offered at some area public housing authority (PHA) properties in coordination with Head Start Programs. MHAs offers anti-drug programs. Additionally, MHAs continue to diversify their activities by providing homeownership opportunities for their residents—either by developing single-family residences themselves or by implementing down payment assistance programs to facilitate homeownership.

B. 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 Waiting List			
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	823		
Extremely low income <=30%	393	48%	

Housing Needs of Families on the Waiting List			
AMI			
Very low income (>30% but <=50% AMI)	262	32 %	
Low income (>50% but <80% AMI)	167	20%	
Families with children	721	87%	
Elderly families	101	12%	
Families with Disabilities	65	7%	
White/hispanic	728	88%	
White/non-hispanic	89	11%	
African American	5	.8%	
Asian/ Other	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			

Table Library

CAPITAL FUND BUDGET FOR FYB 2009

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

HUD Form 5030-108 (04/11/08)

OMB Approval No. 2501-0002 (04/11/08)

MISSION HOLDING AUTHORITY		Consolidated Fund Number		FFY Of Grant Accrual	
UNIFORM		US DEPT OF HOUSING		5030-108	
ORGANIZATION: OFFICE OF PUBLIC AND INDIAN HOUSING		HAWAII AREA OFFICE: HAWAII OFFICE		PERFORMANCE AND EVALUATION REPORT: PROGRAM PARTICIPATING	
PROGRAM AND ESTABLISHMENT REPORT		Title/Category Code		Title & Year/Fund ID	
LINE NO.	Summary of LEAD/COPIES ACCOUNT	UNIFORM	HQ/FO/CO	LEAD/CO/PC	EXP/CO/PC
1	1400 Operating Expenses	00,300	0.00	0.00	0.00
2	1402 Management Improvements	46,276.00	0.00	0.00	0.00
3	1410 Administration	21,570.00	0.00	0.00	0.00
4	1411 Audit				
5	1412 Liquidated Damages				
6	1420 Fees and costs	8,000.00	0.00	0.00	0.00
7	1440 Site ACQUISITION				
8	1450 Site Instrumental	27,000.00	0.00	0.00	0.00
9	1460 Dwelling Structures	175,000.00	0.00	0.00	0.00
10	1460-1 UNASSIGNED UNASSIGNED NONDEBT	2.00			0.00
11	1470 snow/icing equipment	2.00			0.00
12	1470 snow/icing equipment	2.00			0.00
13	1490-1 Relocation Costs				
14	1490 Replacement Reserve				0.00
15	1500 Contingency (may not exceed 1% of line 10)				0.00
16	Amount of Annual Grant (Sum of lines 2-15)	264,066.00	0.00	0.00	0.00
17	Amount of line 16 - HUD/90 LHM Address				
18	Amount of Line 16 Related to Section 504 Compliance				
19	AMOUNT OF LINE 16 RELATED TO ENERGY				
20	Amount of Line 16 Related to Energy Conservation Measure	2,000.00	0,000.00	0,000.00	0,000.00
(1) To be completed by the Contractor and Developer (Part of a Contract Annual Statement)		(2) To be completed by the Performance and Evaluation Office			
Signature of Contractor/Developer: _____		Signature of Public Housing/Leasehold or Public/Indian Housing Administrator: _____			
Date: _____		Date: _____			

Joel A. Gonzalez

HUD FORM 5030-108

Table Library

**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 NA/PIA/NA/PIA/NA/PIA	General Description of Major Work Categories	Development		Estimated Cost		Total Annual Cost	
		Amount	Quantity	Original	Revised	Funds Obligated	Funds Expended
		Number					
PHA WIDE	ADMINISTRATION	1410					
	Insurance on Public Housing	14111.00		8,354	0	0	0
	Clerical Tech Support	14110.00		20,465	0	0	0
	Honors	14111.04		4,942	0	0	0
	Subtotal			33,761	0	0	0
	FCCO AND COSTS	1400					
	announcing cost	14201.00		1,438	0	0	0
	A/E costs	1430.00		0	0	0	0
	Printing Costs	1420.00		0	0	0	0
	Sub total			1,438	0	0	0
	SITE IMPROVEMENTS	1400					
	Landscaping as needed (i.e. shrubs, trees and irrigation) removed over- grown vegetation, fixed side walks	1400.01		0	0	0	0
	1400.02		0	0	0	0	
	1400.03		0	0	0	0	
TERMINI	1400						
NA/PIA/NA/PIA/NA/PIA/NA/PIA Substantial Rehab of dwelling units at La Adeas (i.e. replace exterior siding, roof, any raint and windows) installation of A.C.	1400.01		170,521	0	0	0	
1400004	1400						
SITE IMPROVEMENTS Fence at Adeas	1400.01		37,008	0	0	0	

3) Tables completed for Performance and Evaluation Report are a Total Annual Statement

Signature of Executive Director and User

Joel A. Gonzalez

Signature of Public Housing Director/Chief of Native American Programs/Assistant to User

Table Library

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

Performance Measure IS, Mile Marker	Location description or event with a response	Account Number	Quantity	Account Code		Fiscal Year		Status or response time
				Original	Revised	Actual	Committed	
MILE MARKER	REVENUE	1400						
	REVENUE							
	REPORT REVENUE Coordinator	1400.01		47,400	0	0	0	
	Benefit	1400.02		9,075	0	0	0	
	Consequence Application	1400.03		0	0	0	0	
	Consequence Training	1400.04		0	0	0	0	
	Referral			47,400	0	0	0	
OPERATIONS	1400							
				00,000	0	0	0	
	The PIA plan to hire a receptionist to assist with incoming calls. Program CFP documents are: Also to continue with the cost of the Drug Elimination Program							
	TOTAL AMOUNT OF THIS CLINE			964,055	0	0	0	
To be completed for Performance and Evaluation Report as a Final Annual Statement								
Signature of Councilor Number and Date				Signature of Public Housing Director/Office of Public Indian Housing Program Administration and Date				
Joel A. Gonzalez								

Table Library

Part III: Implementation Schedule for Capital Fund Financing Program										
PHA Name: Mission Housing Authority (TX046)									FY of Grant 2009	
Development Number Name/PIA - Wide Activities	All Fund Obligated (Quarter Ending Date)					All Funds Expended (Quarter Ending Date)				Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date				Original Expenditure End Date	Actual Expenditure End Date			
TX046001	3/30/2011					3/30/2012				
TX046002	3/30/2011					3/30/2012				
TX046003	3/30/2011					3/30/2012				
TX046004	3/30/2011					3/30/2012				
TX046010	3/30/2011					3/30/2012				
TX046012	3/30/2011					3/30/2012				
TX046013	3/30/2011					3/30/2012				

Obligation end expenditure end date can only be revised with HUD approval pursuant to Section 5 of the U.S. Housing Act of 1977 as amended

Five Year Action Plan for Capital Fund

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PHA WIDE	PHA WIDE	N/A	N/A
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Upgrade automated system		55,000	10-01-10
Training for staff and commissioners on new HUD guidelines		24,000	05-01-09
Resident Initiatives Coordinator		30,000	01-01-09
Hire a procurement officer		30,000	12-01-09
Technical Assitance for Residents Councils		6,000	02-01-10
Upgrade Security System at PHA office with Surveillance Rec. Cameras		40,000	04-01-10
Repairs to foundation & Air conditioning system, Repairs to parking areas and Beautification to Office Surroundings and		24,000	06-01-12
Maint. Shop, build storage		2,000	03-01-12
Hire a Consultant to write grants for resident initiatives		20,000	03-01-12
Hire a Consultant to write grants for resident initiatives		4,000	03-01-12
Hire a Consultant to write grants for resident initiatives		55,000	10-01-13

programs	24,000	05-01-13
Utility allowance study annually	30,000	01-01-13
Upgrade automated system	30,000	12-01-13
Training for staff and commissioners on new HUD guidelines	6,000	02-01-13
Resident Initiatives Coordinator	40,000	04-01-13
Hire a procurement officer	24,000	06-01-13
Technical Assitance for Residents Councils	2,000	03-01-12
Upgrade Security System at PHA office with Surveillance Rec. Cameras	20,000	03-01-13
Repairs to foundation & Air conditioning system, Repairs to parking areas and Beautification to Office Surroundings and Maint. Shop, build storage		
Hire a Consultant to write grants for resident initiatives programs	37,000	
Utility allowance study annually	5,000	
Total estimated cost over next 5 years	512,000	

Table Library

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX046001	ANACUA VILLAGE	2	3%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Sewer lines as needed			64,000	11-01-11
Comprehensive Rehab at Anacua Village			100,000	10-01-13
Install sprinkler systems at 14 apartments			45,000	03-01-11
Provide Top Soil as needed			10,000	03-01-11
Provide Weather Stripping as needed			10,000	10-01-11
Repair Foundations 10 buildings			30,000	10-01-12
Replace Gas Stoves 80 ea			33,423	07-01-11
Replace Refrigerators 80 ea			36,191	07-01-11
Repair Sidewalks			15,000	05-01-10
Remove old brittle trees and replace with new ones			3,358	09-01-10
Comprehensive pest eradication			25,000	10-01-10
Comprehensive Rehab at Anacua Village			100,000	10-01-12
Total estimated cost over next 5 years			471,972.00	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX046004	La Aldea	1	2%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Comprehensive Rehab on 48 units including new shingles on roof, replace exterior windows.	169,250	07-01-11
Install new bathroom tile and remove old wainscote at 32 bathrooms	72,800	07-01-10
Pest Eradication	15,000	10-01-11
Provide top soil as needed	3,000	10-01-12
Provide weather stripping as needed.	2,000	03-01-13
Install water heaters as needed.	5,000	10-01-12
Install water heaters as needed.	8,000	03-01-13
Total estimated cost over next 5 years	275,050	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX059P06010	Scattered Sites	2	6%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Comprehensive Rehab on units including, painting, repairs on windows etc.	11,655	10-01-11
Pest Eradication	15,000	10-01-10
Provide top soil as needed	65,000	03-01-11
Provide weather stripping as needed.	2,000	10-01-12
Install water heaters as needed.	1,500	02-01-11
Total estimated cost over next 5 years	95,155	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX059P06012	Scattered Sites	0	0%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Comprehensive Rehab on units including, paining, repairs on windows etc.	15,500	08-01-10
Pest Eradication	8,000	10-01-11
Provide top soil as needed	3,000	03-01-10
Provide weather stripping as needed.	2,000	10-01-10
Install water heaters as needed.	1,500	02-01-10
Replacement Reserve 75,000 for entrepreneurial activities for the residents	75,000	10-01-10
Total	193,700	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX046003	PALM PLAZA II	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Comprehensive Rehab on 18 units including new shingles on roof			29,950	08-01-09
Install new interior doors as needed			6,250	10-01-10
Replace water heaters as needed			3,500	02-01-10
Replace water heaters as needed			3,000	03-01-11
Provide Top Soil as needed Fix Sidewalks			3,250	07-01-11
Replace Electric Ranges			6,583	07-01-11
Replace Refrigerators			7,336	10-01-11
Comprehensive pest eradication			8,000	10-01-11
Install new lavatory faucets			2,250	11-01-12
Replace furnaces as needed			33,654	10-01-12
Replace Boiler and Water Heaters and Holding tank in engine room Hi-Rise Building			48,000	10-01-12
Replace Roof of the 3 story mid rise building			62,000	11-01-11
Total estimated cost over next 5 years			213,773	

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	General Description of Major Work Categories	Development Activity Number	Quantity	Estimated Cost		Total Actual Cost		Status of
				Original	Percent	Costs	Costs	
						Submitted	Expended	
PNA WIDE	ADMINISTRATION	1490						
	Circular of Policy Priority	14-10.01		8,325	0	0	0	IN PROGRESS
	LAWRENCE 100th Support	14-10.02		20,850	0	0	0	IN PROGRESS
	Genette	14-10.03		4,600	0	0	0	IN PROGRESS
	Cuculod			01,370	0	0	0	
	FEES AND COSTS	1430						
	Accounting fees	14-30.01		5,500	0	0	0	IN PROGRESS
	A/S needs	14-30.02		0	0	0	0	IN PROGRESS
	Filing Costs	14-30.03		0	0	0	0	IN PROGRESS
	Subtotal			5,500	0	0	0	
	SITE IMPROVEMENTS	1480						
	Fees to design and install	14-80.01		0	0	0	0	IN PROGRESS
	for electric, heat and	14-80.02		0	0	0	0	IN PROGRESS
	irrigation) removed over-	14-80.03		0	0	0	0	IN PROGRESS
	grown vegetation, road side							
	walks							
730-6204	REPAIRING UNITS	1400						
	Substantial Rehab of	14-00.01		2,95,000	0	0	0	IN PROGRESS
	ceiling units at La							
	Aldes (i.e. replace exterior							
	siding, rear entry doors							
	and windows) Installation							
	of A.C.							
PNA WIDE	Non Building Equipment	1200						
	Tractor Back Hole			0	0	0	0	IN PROGRESS

Table compiled by Performance and Evaluation Report as a Field Area Overview

Signature of Executive Director and Date:

Joel A. Gonzalez

Signature of Public Housing Director/Chief of Public Housing Programs Administration and Date:

Page 2 of 3

HLU -UPW!

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

Line Item Number/Title (3-5, 7, 8, 9, 10, 11)	General Program or Major Work Category	Line Item Award Number	Quantity	INCREASE USE		DECREASE USE		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHM WUE	MANAGEMENT IMPROVEMENTS	1408						
	Position Initiatives Coordinator	1408.21		0	0	0	0	In Process
	Facilities	1408.10		0	0	0	0	In Process
	Forms for Upgrade	1408.16		0	0	0	0	In Process
	Commissioner Training Buckley	1408.06		45,075	0	0	0	
	OPERATIONS	1406		0	0	0	0	In Process
	This PHM plans to hire a recipient to assist with incoming calls Prepares CFP documents etc Also to continue with the occ of the Drug Elimination Program							
	TOTAL AMOUNT OF THIS			354,056	0	0	0	In Process
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**

10/17/2017 10:00:00 AM

CMB Approval No. 2017-01-01-0000

IR #/AC	Comprehensive Grant Number	FY17 OIG Grant Number
MISSION HOUSING AUTHORITY	DC SH 2014-001-00	100000

XXXXX Capital Annual Statement
Performance and Evaluation Report
Revised for Disasters/Disasters
Revised Annual Statement: Revision Number: 1
Performance and Evaluation Report for Program Year: End of

Line/No	Summary by Development Account	Total Estimated Cost		Total Actual Cost (0)	
		Original	Revised	Obligated	Expended
1	1410 LOW INCOME HOUSING	60,000	0.00	60,000.00	60,000.00
2	1410 MISPLACED HOUSING	40,000.00	0.00	40,000.00	13,201.00
3	1410 HOME IMPROVEMENT	31,300.00	0.00	31,300.00	14,200.00
4	1411 HUD				
5	1415 LOW INCOME HOUSING				
6	1440 HOME AND CARE	365,000	3.00	3,500.00	2,050.00
7	1440 HOME ADJUSTMENT				
8	1450 Site Improvement	0.00	3.00	3.00	0.00
9	1460 Dwelling Expenses	205,261.00	3.00	208,261.00	148,323.00
10	1465.1 Dwelling Expenses - Homeownership	0.00			0.00
11	1470 Handicapped Structures				
12	1475 Handicapped Equipment	15,500.00	3.00	15,500.00	15,500.00
13	1495.1 Relocation Costs				
14	1500 HOMEOWNERSHIP PROGRAM				0.00
15	1600 Contingency (from not exceed 5% of line 16)				0.00
16	Amount of Annual Grants (Sum of lines 1-15)	262,561.00	3.00	262,561.00	246,223.00
17	Amount of line 16 Replaced LSC Activities				
18	Amount of Line 16 Referred to Section 804 Compliance				
19	Amount of Line 16 Referred to Rominity				
20	Amount of Line 16 Referred to Energy Conservation Measure	2,000.00	2,000.00	2,000.00	5,000.00

(1) To be completed by the Performance and Evaluation Specialist Revised Annual Statement

(2) To be completed by the Performance and Evaluation Specialist

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Public Housing Program Administrator and Date

5

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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	General Description of Major Activity/Category	Development Account	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Obligated	Disbursed	
PHAWIDE	ADMINISTRATION	1419						
	Director of P&I Housing	1410.01		6,225	0	6,225	2,294	improvements being completed
	Clerical Tech Support	1410.02		28,450	0	28,450	0,000	improvements being completed
	Consultants	1410.03		4,036	0	4,036	2,010	improvements being completed
	Subtotal			31,711	0	31,711	15,674	
	HEALTH AND CARE	1430						
	Accounting fees	1400.01		9,500	0	9,500	9,000	improvements being completed
	A/C costs	1400.02		0	0	0	0	improvements being completed
	Printing Costs	1400.03		0	0	0	0	improvements being completed
	Sub total			9,500	0	9,500	9,000	
	SITE IMPROVEMENTS	1450						
	Landscaping as needed	1450.01		0	0	0	0	improvements being completed
	(i.e. shrubs, trees and	1400.02		0	0	0	0	improvements being completed
	impalmes) removed over-	1450.03		0	0	0	0	improvements being completed
	grown vegetation, fixed side							
	walks							
TRINIDAD	REPAIRS AND MAINTENANCE	1460						
	Substantial Repair of	1460.01		208,581	0	208,581	148,500	improvements being completed
	dwelling units at La							
	Aloca (i.e. replace exterior							
	siding, rear entry doors							
	and windows) installation							
	of A.C.							
PHAWIDE	Real Dwelling Equipment	1475						
	Lawn Tractors 2 at Kraggs			15,000		15,000	15,000	Completed

(1) This report is for information and evaluation purposes only. It is not a contract or a commitment.

Signature of Executive Director and Date

Jose A. Gonzalez

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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	General Description of Major Multi-Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Committed	Expended	
PHAWIDE MANAGEMENT		1408						
EMPLOYMENTS								
Position Infill/Staff Coordinator		1408.01		0	0	0	0	In process of being completed
Benefits		1408.02		0	0	0	0	In process of being completed
Leasehold Upgrades		1408.03		0	0	0	0	In process of being completed
Construction Training		1408.05		0	0	0	0	In process of being completed
Quotient				0	0	0	0	
OPERATIONS		1405						
The PHA plans to hire a receptionist to assist with incoming calls. Prepare CFP documents and files in connection with the cost of the Drug Elimination Program.				0	0	0	0	
TOTAL AMOUNT OF THIS GRANT				0	0	0	0	
(1) To be completed by Conference and Evaluation Support as a Support Annual Statement Signature of Executive Director and Date Just A. Gonzalez				Signature of Public Housing Director/Office of Native American Programs Administration and Date				

RESIDENT COUNCIL COMMENTS

La Aldea Development

Subsequent resident meetings were held throughout the year, the residents have made it clear that they want more security. According to residents, recent behavior by kids that don't live at the development has prompted the residents to periodically meet with Mission Housing Authority Management.

The following suggestions and determinations have been made.

1. Lighting that is being provided by MHA should be fixed within 24 hours after it has been reported damaged.

Mission Housing Authority has asked the residents that when they see a common area light inoperable to report it quickly as possible.

2. Residents would like to see a fence around La Aldea Complex, similar to what is found at the other MHA properties.

Mission Housing Authority is in the process of obtaining Permits from the City of Mission for the installation of a 6 ft Chain Link Fence around 3 sides of the Aldea Development. Also in the front side (*entrance side*) MHA will construct a 6 ft combination Masonry and Rod Iron Fence. This will be functional as well as have an esthetic look and blend in with the surrounding private properties' designs.

The design of our fence will control the flow of foot traffic in that it will provide only one way in and one way out for residents and visitors.

MHA will install (and keep locked) 2 heavy duty gates at two different strategic places for the purpose of maintenance and grounds keeping.

Anacua Development

Subsequent resident meetings held throughout the year, the residents have made it clear that they want more modern looking apartments. They have mentioned to Management. That the apartments are very old but very strong and durable.

The following suggestions and determinations have been made.

1. Install new roofs at Anacua Village.

According to MHA work orders there has been 17 roof leaks last fiscal year and about 9 the previous fiscal year. MHA patched them up, but that's about it we patched them up. MHA proposes to do as many roofs as possible and priority will be given to currently damaged roofs.

2. Remodel the inside of units with a more modern look.

MHA will begin to explore the possibility of basically gutting out the apartments and remodeling the inside of the units. Though it is the practice of MHA to paint every apartment that becomes vacant, for the past 18 years MHA has never done any real remodeling on the inside of the units.

2. Other MHA suggestions and Determination:

MHA will work with the City of Mission and local AEP representatives and obtain input as to whether or not we need to upgrade electrical systems at all units found in this development. Electrical Wiring in these units is believed to be in excess of 40 years old.

Meetings were held October

No Challenged elements at this time

Part I: Summary	
PHA Name: MISSION HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: TX0 59P046501-09 Replacement Housing Factor Grant No: N/A Date of CFFP: N/A
FFY of Grant: 10/01/09 FFY of Grant Approval: 10/01/09	

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no: _____)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	60,000			
3	1408 Management Improvements	46,000			
4	1410 Administration (may not exceed 10% of line 21)	31,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	8,500			
8	1440 Site Acquisition				
9	1450 Site Improvement	37,000			
10	1460 Dwelling Structures	181,566			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

Part I: Summary					
PHA Name: MISSION HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: TX046P0590501-09 Replacement Housing Factor Grant No: N/A Date of CFFP: N/A	FFY of Grant:10/01/2009 FFY of Grant Approval: 10/01/2009			
Type of Grant					
<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 ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	364,066			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director JOEL A. GONZALEZ Date 04/15/2009			Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: MISSION HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 501-09 CFFP (Yes/ No): NO Replacement Housing Factor Grant No: N/A				Federal FFY of Grant: 10/01/09		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE	OPERATIONS	1406.01		60,000				
	Mission Housing will hire a receptionist to handle the large amount of calls and continue funding our Drug Elimination Program							
PHA WIDE	MANAGEMENT IMPROVEMENTS	1408						
	Resident Initiatives Coordinator	1408.01	37,800					
	Benefits	1408.02	9,375					
	Computer Upgrades	1408.03	0.00					
	Commissioner Training	1408.04	0.00					
	Subtotal		47,175					
PHA WIDE	ADMINISTRATION							
	Director of Public Housing	1410.01	6,225					
	Clerical Technical Support	1410.02	20,453					
	Benefits	1410.03	4,692					
PHA WIDE	FEES AND COSTS							
	Accounting Fees	1430.01	9,500					

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.

Part II: Supporting Pages								
PHA Name: MISSION HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: 501-09 CFFP (Yes/ No): NO Replacement Housing Factor Grant No: N/A			Federal FFY of Grant: 10/01/09		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE	DWELLING STRUCTURES	1460		179,321				
	Substantial Rehabilitation							
	Install new entry doors							
	replace exterior siding Install A.C. Units							
PHA WIDE	SITE IMPROVEMENTS	1450						
	Install new security Fence at Aldea			37,000				
	TOTAL FOR THIS GRANT			364,066				

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.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: MISSION HOUSING AUTHORITY				Federal FFY of Grant: 10-01-09	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
TX046001	03/30/11		03/30/12		
TX046002	03/30/11		03/30/12		
TX046003	03/30/11		03/30/12		
TX046004	03/30/11		03/30/12		
TX046010	03/30/11		03/30/12		
TX046012	03/30/11		03/30/12		
TX046013	03/30/11		03/30/12		

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

La Aldea Development

Subsequent resident meetings through out the year, the residents have made it clear that they want more security. According to residents, recent behavior by kids that don't live at the development has prompted the residents to periodically meet with Mission Housing Authority Management.

The following suggestions and determinations have been made.

1. Lighting that is being provided by MHA should be fixed within 24 hours after it has been reported damaged.

Mission Housing Authority has asked the residents that when they see a common area light inoperable to report it quickly as possible.

2. Residents would like to see a fence around La Aldea Complex, similar to what is found at the other MHA properties.

Mission Housing Authority is in the process of obtaining Permits from the City of Mission for the installation of a 6 ft Chain Link Fence around 3 sides of the Aldea Development. Also in the front side (*entrance side*) MHA will construct a 6 ft combination Masonry and Rod Iron Fence. This will be functional as well as have an esthetic look and blend in with the surrounding private properties' designs.

The design of our fence will control the flow of foot traffic in that it will provide only one way in and one way out for residents and visitors.

MHA will install (and keep locked) 2 heavy duty gates at two different strategic places for the purpose of maintenance and grounds keeping.

Anacua Development

Subsequent resident meetings through out the year, the residents have made it clear that they want more modern looking apartments. They have mentioned to Management. That the apartments are very old but very strong and durable.

The following suggestions and determinations have been made.

1. Install new roofs at Anacua Village.

According to MHA work orders there has been 17 roof leaks last fiscal year and about 9 the previous fiscal year. MHA patched them up, but that's about it we patched them up. MHA proposes to do as many roofs as possible and priority will be given to currently damaged roofs.

2. Remodel the inside of units with a more modern look.

MHA will begin to explore the possibility of basically gutting out the apartments and remodeling the inside of the units. Though it is the practice of MHA to paint every apartment that becomes vacant, for the past 18 years MHA has never done any real remodeling on the inside of the units.

2. Other MHA suggestions and Determination:

MHA will work with the City of Mission and local AEP representatives and obtain input as to whether or not we need to upgrade electrical systems at all units found in this development. Electrical Wiring in these units is believed to be in excess of 40 years old.

Meetings were held October

**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**

501-07 Submission(04/15)

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

HA NAME MISSION HOUSING AUTHORITY	Comprehensive Grant Number TX 59 PO 46 501-07	FFY Of Grant Approval 10/01/07
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Original Annual Statement _____ Reserved for Disasters/Emergencies Revised Annual Statement / Revision Number 1 Performance and Evaluation Report for Program Year Ending
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	60,000	0.00	60,000.00	60,000.00
2	1408 Management Improvements	40,000.00	0.00	40,000.00	13,971.00
3	1410 Administration	31,370.00	0.00	31,370.00	8,256.00
4	1411 Audit				
5	1415 Liquidated Damages				
6	1430 Fees and costs	9,500.00	0.00	9,500.00	2,350.00
7	1440 Site Aquisition				
8	1450 Site Improvement	0.00	0.00	0.00	0.00
9	1460 Dwelling Structures	208,381.00	0.00	208,381.00	148,323.00
10	1465.1 Dwelling Equipment-Nonexpendable	0.00			0.00
11	1470 nondwelling structures				
12	1475 nondwelling Equipment	13,333.00	0.00	13,333.00	13,333.00
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)	362,584.00	0.00	362,584.00	246,233.00
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 Evaluaion Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluaion Report

Signature of Executive Director and Date

X

Signature of Public Housing Director/Office of Natvie 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		6,225	0	6,225	2,594	In process of being completed
	Clerical Tech Support	1410.02		20,453	0	20,453	8,559	In process of being completed
	Benefits	1410.03		4,692	0	4,692	2,818	In process of being completed
	Subtotal			31,370	0	31,370	13,971	
	FEES AND COSTS	1430						
	Accounting fees	1430.01		9,500	0	9,500	2,350	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			9,500	0	9,500	2,350	
	SITE IMPROVEMENTS	1450						
	Landscaping as needed	1450.01		0	0	0	0	In process of being completed
	(i.e. shrubs, trees and	1450.02		0	0	0	0	In process of being completed
	irrigation) removed over-	1450.03		0	0	0	0	In process of being completed
	grown vegetation, fixed side walks							
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		208,381	0	208,381	148,323	In process of being completed
PHA WIDE	Non Dwelling Equipment	1475						
	Lawn Tractors 2 ea Scaggs			13,333		13,333	13,333	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 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 Obligated	Funds Expended	
PHA WIDE	MANAGEMENT IMPROVEMENTS	1408						
	Resident Initiatives Coordinator	1408.01		24,400	0	24,400	12,200	In process of being completed
	Benefits	1408.02		5,600	0	5,600	2,608	In process of being completed
	Computer Upgrades	1408.05		8,000	0	8,000	0	In process of being completed
	Commissioner Training	1408.06		2,000		2,000	0	In process of being completed
	Subtotal			40,000	0	40,000	14,808	
	OPERATIONS	1406		60,000	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			362,584	0	362,584	246,233	

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**

501-08 Submission(04/15/08)

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

HA NAME MISSION HOUSING AUTHORITY	Comprehensive Grant Number TX 59 PO 46 501-08	FFY Of Grant Approval 10/01/08
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Original Annual Statement	___ Reserved for Disasters/Emergencies	Revised Annual Statement / Revision Number	Performance and Evaluation Report for Program Year Ending
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	60,000	0.00	0.00	0.00
2	1408 Management Improvements	46,875.00	0.00	0.00	0.00
3	1410 Administration	31,370.00	0.00	0.00	0.00
4	1411 Audit				
5	1415 Liquidated Damages				
6	1430 Fees and costs	9,500.00	0.00	0.00	0.00
7	1440 Site Aquisition				
8	1450 Site Improvement	0.00	0.00	0.00	0.00
9	1460 Dwelling Structures	216,321.00	0.00	0.00	0.00
10	1465.1 Dwelling Equipment-Nonexpendable	0.00			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 line 2 - 15)	364,066.00	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 Evaluaiton Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluaiton Report

Signature of Executive Director and Date X	Signature of Public Housing Director/Office of Natvie American Programs Administrator and Date X
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Joel A. Gonzalez

**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
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	ADMINISTRATION	1410						
	Director of Public Housing	1410.01		6,225	0	0	0	IN PROCESS
	Clerical Tech Support	1410.02		20,453	0	0	0	IN PROCESS
	Benefits	1410.03		4,692	0	0	0	IN PROCESS
	Subtotal			31,370	0	0	0	
	FEES AND COSTS	1430						
	Accounting fees	1430.01		9,500	0	0	0	IN PROCESS
	A/E costs	1430.02		0	0	0	0	IN PROCESS
	Printing Costs	1430.03		0	0	0	0	IN PROCESS
	Sub total			9,500	0	0	0	
	SITE IMPROVEMENTS	1450						
	Landscaping as needed	1450.01		0	0	0	0	IN PROCESS
	(i.e. shrubs, trees and	1450.02		0	0	0	0	IN PROCESS
	irrigation) removed over-	1450.03		0	0	0	0	IN PROCESS
	grown vegetation, fixed side walks							
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		216,321	0	0	0	IN PROCESS
PHA WIDE	Non Dwelling Equipment	1475						
	Tractor Back Hole			0	0	0	0	IN PROCESS

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**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	MANAGEMENT IMPROVEMENTS	1408						
	Resident Initiatives Coordinator	1408.01		37,500	0	0	0	In Process
	Benefits	1408.02		9,375	0	0	0	In Process
	Computer Upgrades	1408.05		0	0	0	0	In Process
	Commissioner Training	1408.06		0				
	Subtotal			46,875	0	0	0	
	OPERATIONS	1406		60,000	0	0	0	In Process
	The PHA plans to hire a receptionis to assist with incoming calls Prepare CFP documents etc Also to continue with the cos of the Drug Elimination Program							
	TOTAL AMOUNT OF THIS			364,066	0	0	0	In Process

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