

1.0	PHA Information PHA Name: <u>Mission Housing Authority</u> PHA Code: <u>TX046</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2011</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: _____				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input 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 <u>N/A</u>	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	<p>Mission. State the PHA’s Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA’s jurisdiction for the next five years:</p> <p>The 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	<p>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.</p> <p>Mission Housing Authority’s Goals and Objectives</p> <ul style="list-style-type: none"> • Expand the supply of affordable housing • Continue to Apply for Section 202 Funding • Will pursuit a bond issue/mixed financing to construct a project base section 8 development (100 unit ct) • Improve the quality of the current housing stock by modernizing units to improve marketability • Promote self sufficiency through the ROSS program grant and the HCV-FSS monies • Ensure Equal Opportunity in Housing for all Mission Housing Authority participants • If we ask our tenants to be self sufficient, it is only right that Mission Housing Authority explore different revenue enhancers so as not to overly depend on the U.S. Department of Housing and Urban Development. • Pursue any HUD objective beneficial to the Mission Housing 				

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>Mission Housing Authority plans to build storage rooms at the Maintenance Shop Area in order to store any items left behind by tenants that move out or abandon the dwelling unit. Any items left behind and stored for more than 30 days, are subject to the Authority's procurement procedure and policies in order to recoup any lost revenue because of negligence on the part of the tenant. Mission Housing Authority proposes to build these rooms by using a combination of operating funds and Capital fund money.</p> <p>Mission Housing Authority plans to build thru a bond issue and/or some other type of mixed financing, a 100 unit apartment development. This (proposed) development would be a combination of Public Housing and Project base Section -8 housing.</p> <p>Our agency may propose to do one of the two following actions:</p> <ul style="list-style-type: none"> • Sell 20 single family homes or sell 20 apartment units from our Public Housing Stock or • Turn the 20 single family homes or 20 apartment units from our Public Housing Stock into non-ACC units and rent them at a little below the Fair Market Rate <p>Our agency would then replace these 20 homes/apartments with public housing apartment units built within the proposed 100 unit development.</p> <p>(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</p> <p>MISSION HOUSING AUTHORITY ADMINISTRATION OFFICES 1300 East 8th Street Mission, TX 78572</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</p> <p>Mission Housing Authority is actively researching different avenues to facilitate and build a new mixed finance 100 unit development. Our Executive Board and Staff are unsure at this present time whether to pursue a TAX CREDIT development or a GENERAL PURPOSE BOND ISSUE development or a combination of both. Continued Modernization of the existing housing stock could be included in this mixed finance venture depending on needs assessments.</p> <p>***At this time no application to SAC has been submitted***</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>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</p>
8.2	<p>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</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input checked="" 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. This will apply only if we are able to come thru with the proposed development. Therefore the proposed budget will currently include debt service, however if the proposed 100 unit development is not realized because of unforeseen circumstances, Mission Housing Authority will have another public hearing to advised the public that we will continue to modernize our units in accordance with our needs assessments and previous 5 yr plan</p>
9.0	<p>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.</p>

9.0 Insert

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

Housing Needs of Families on the Waiting List

Waiting list total	1757		
Extremely low income <=30% AMI	843	48%	
Very low income (>30% but <=50% AMI)	562	32 %	
Low income (>50% but <80% AMI)	351	20%	
Families with children	1,528	87%	
Elderly families	211	12%	
Families with Disabilities	48	2.7%	
White/hispanic	1,546	88%	
White/non-hispanic	193	11%	
African American	3	.1%	
Asian/ Other	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			

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.

Homeownership

The Mission Housing Authority is an Agency which has developed a highly successful Non-Profit Organization named "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.

Coto De Casa Inc. is an experience Registered Builder, with 47 homes built and sold under the 1st Time Homebuyers assistance program. They are currently applying for 202 monies.

Quality of Service

Mission Housing Authority will continue to conduct annual employee evaluations on all staff and ongoing trainings and seminars 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 93% 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 installing roofs at Anacua Village with ARRA money 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 the 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.

10.0

(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 entire budget

11.0 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.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (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. 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, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

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.

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.

5-Year Action 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	10-01-12
Training for staff and commissioners on new HUD guidelines			24,000	05-01-12
Resident Initiatives Coordinator			30,000	01-01-13
Hire a procurement officer			30,000	12-01-12
Technical Assitance for Residents Councils			6,000	02-01-13
Upgrade Security System at PHA office with Surveillance Rec. Cameras			40,000	04-01-14
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	03-01-13
Hire a Consultant to write grants for resident initiatives			20,000	03-01-13
Hire a Consultant to write grants for resident initiatives			4,000	03-01-14
Hire a Consultant to write grants for resident initiatives			55,000	10-01-14

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	11-01-12
Comprehensive Rehab at Anacua Village			100,000	10-01-13
Install sprinkler systems at 14 apartments			45,000	03-01-12
Provide Top Soil as needed			10,000	03-01-13
Provide Weather Stripping as needed			10,000	10-01-12
Repair Foundations 10 buildings			30,000	10-01-13
Replace Gas Stoves 80 ea			33,423	07-01-14
Replace Refrigerators 80 ea			36,191	07-01-13
Repair Sidewalks			15,000	05-01-14
Remove old brittle trees and replace with new ones			3,358	09-01-14
Comprehensive pest eradication			25,000	10-01-13
Comprehensive Rehab at Anacua Village			100,000	10-01-14
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
TX046002	PALM PLAZA I	0	0
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Comprehensive Rehab on 30 units including new shingles on roof		43,250	11-01-12
Install a new storage unit at Palm Plaza for supplies for the elderly		6,000	01-30-12
Install new interior doors as needed		6,250	08-01-12
Replace water heaters as needed		3,500	10-01-12
Provide Top Soil as needed		3,000	03-01-12
Fix Sidewalks		3,250	03-01-13
Replace Electric Ranges		3,358	07-01-13
Replace Refrigerators		4,428	07-01-14
Comprehensive pest eradication		15,000	10-01-13
Comprehensive Rehab on 30 units including new shingles on roof		43,250	11-01-13
Install new interior doors as needed		6,250	08-01-13
Replace water heaters as needed		3,500	10-01-13
Provide Top Soil as needed		3,000	03-01-14
Fix Sidewalks		3,250	03-01-14
Build about 10 Storage units (Warehouse) at the Maintenance Shop in order to store items left behind by Public Housing tenants.		3,358	07-01-14
		4,428	07-01-14
		15,000	10-01-13
		65,000	11-01-11
Total estimated cost over next 5 years		235,072.00	

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	07-01-12
Install new bathroom tile and remove old wainscote at 32 bathrooms		72,800	07-01-12
Pest Eradication		15,000	10-01-13
Provide top soil as needed		3,000	10-01-13
Provide weather stripping as needed.		2,000	03-01-14
Install water heaters as needed.		5,000	03-01-14
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	10-01-12
Pest Eradication			15,000	10-01-13
Provide top soil as needed			65,000	03-01-14
Provide weather stripping as needed.			2,000	10-01-13
Install water heaters as needed.			1,500	02-01-12
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	08-01-11
Pest Eradication		8,000	10-01-12
Provide top soil as needed		3,000	03-01-12
Provide weather stripping as needed.		2,000	10-01-12
Provide weather stripping as needed.		1,500	02-01-12
Install water heaters as needed.		75,000	10-01-12
Replacement Reserve 75,000 for entrepreneurial activities for the residents		75,000	10-01-12
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	08-01-13
Install new interior doors as needed		6,250	10-01-12
Replace water heaters as needed		3,500	02-01-12
Replace Electric Ranges		3,000	03-01-13
Provide Top Soil as needed Fix Sidewalks		3,250	07-01-13
Replace Refrigerators		6,583	07-01-13
Replace Refrigerators		7,336	10-01-13
Comprehensive pest eradication		8,000	10-01-13
Install new lavaratory faucets		2,250	11-01-14
Replace furnaces as needed		33,654	10-01-14
Replace Boiler and Water Heaters and Holding tank in engine room Hi-Rise Building		48,000	10-01-14
Replace Roof of the 3 story mid rise building		62,000	11-01-13
Total estimated cost over next 5 years		213,773	

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 masonry Fence around 3 sides of the Aldea Development. Also in the front side (*entrance side*) MHA will construct a 6 ft combination Masonry and/or 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

Residents want us to continue the remodeling of the Apartments at Anacua Village

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

MHA began to explore the possibility of basically gutting out the apartments and remodeling the inside of the units. This is being done right now under ARRA Grant Funds. ARRA Grant Funds are quickly running out but we will continue with Capital Fund Money.

- 3 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.

Mission Housing Authority has approached American Electric Power(AEP) to sponsor 1 or 2 remodeling of the Anacua Village Apartments. We have not yet had a response.

Meetings were held November and December of 2010

No Challenged elements at this time

Mission Housing Authority's VAWA Statement

Mission Housing Authority currently works closely with Mission Police Department "Family Crimes Liaison officers". This department of the Mission P.D. assists us in primarily getting help for women whom have been abandoned by their spouse. (i.e. financial support from the Department of Justice, to pay their rent and bills.)

Mujeres Unidas is another local agency out of Pharr, Texas that helps us with similar situations. Both agencies assist our single female clients on the ins and outs of the bureaucracy of filing for child support, filing criminal charges on spouses that abandon their families etc.

AVANCE – a local agency is providing parenting classes to our clients. These classes are on an ongoing basis and they are held at our main office. The main objective of AVANCE is to try to help families not become dysfunctional. AVANCE works with families as a whole not just the kids and not just the adults, but they embrace and work with the whole family.

Our current policies do not allow for us to deny, or terminate assistance to anyone who is a victim of domestic violence. Also our current policies allow us to bifurcate the lease if needed in case of domestic violence perpetrated by one family member against another.

Mission Housing Authority is dedicated to providing this community with quality, affordable housing that is decent, well maintained and free from drugs and violent crime. We are committed to providing our residents with as many opportunities as possible to become economically self-sufficient. We shall do all of these things while serving our residents with the highest degree of professional courtesy, empathy and respect.

Mission Housing Authority may request a tenant to certify and affidavit that the individual is a victim of domestic violence, dating violence or stalking and that the incidences of threatened or actual abuse are bona fide in determining whether the protections afforded to such individuals under VAWA are applicable. On this same affidavit the individual will be required to state the name of the perpetrator.

Mission Housing Authority will notify tenants of their rights with VAWA including the existence of the HUD 50066 making it available at the time of admission and include with eviction/termination notice.

Mission Housing Authority will serve to protect tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them.

9.1	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.
10.0	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. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”

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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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.

7.0 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)

3. **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.

4. **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

- (b) **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.

8.2 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:

- (d) To submit the initial budget for a new grant or CFFP;
- (e) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (f) 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>

10.0 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.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Mission Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P046501-11 Replacement Housing Factor Grant No: N/A Date of CFFP: N/A			FFY of Grant: 10/01/2011 FFY of Grant Approval:	
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	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	-0-	72,501			
3	1408 Management Improvements	-0-	65,000			
4	1410 Administration (may not exceed 10% of line 21)	-0-	36,000			
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	-0-	23,500			
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	162,509	143,453			
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.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary						
PHA Name: Mission Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P046501-11 Replacement Housing Factor Grant No: N/A Date of CFFP: N/A			FFY of Grant:2010 FFY of Grant Approval: 2011	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/30/2011			<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	200,000	-0-			
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)	362,509	340,454			
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		Date 08/18/2011		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: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011		
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	MHA Plans to continue to employ a Receptionist to handle the heavy amount of calls. Part of this is also used to fund the Drug Elimination program	1406		72,501				
PHA WIDE	MANAGEMENT IMPROVEMENTS	1408						
	Resident Initiatives Coordinator	1408.01		45,414				
	Benefits	1408.02		13,586				
	Computer Upgrades	1408.03		3,000				
	Staff and Commissioner Training	1408.04		3,000				
	Subtotal			65,000				

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: TX59P046501-10 CFFP (Yes/ No): No Replacement Housing Factor Grant No: N/A			Federal FFY of Grant: 2011		
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	
	DWELLING STRUCTURES	1460						
TX046001	Substantial Comprehensive Rehabilitation of Dwelling Units, and replacing floor tile, with ceramic tile, install Energy Efficient Windows and Doors MHA plans to do 4-5 units this next year,	1460.01		165,508				
PHA WIDE	FEES AND COSTS	1430						
	Accounting Fees			6,500				
	A&E Fees			15,000				
	Printing Costs			2,000				
	Subtotal			23,500				
	TOTAL FOR THIS GRANT			362,509				

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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Mission Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P046501-10 Replacement Housing Factor Grant No: N/A Date of CFFP: N/A			FFY of Grant: 10/01/2010 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <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	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	70,000		70,000	70,000	
3	1408 Management Improvements	70,000		70,000	0	
4	1410 Administration (may not exceed 10% of line 21)	36,000		36,000	0	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	9,500		9,500	0	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	110,009		0	0	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures	67,000		0	0	
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.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Mission Housing Authority	Grant Type and Number Capital Fund Program Grant No: TX59P046501-10 Replacement Housing Factor Grant No: N/A Date of CFFP: N/A	FFY of Grant:2010 FFY of Grant Approval: 2010			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/30/2010 <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)	362,509		185,500	70,000
21	Amount of line 20 Related to LBP Activities	0.00			
22	Amount of line 20 Related to Section 504 Activities	0.00			
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 <i>Jaine X. Depla</i>		Date 09/14/2011		Signature of Public Housing Director <i>for Joel A. Gonzalez</i>	
				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: TX59P046501-10 CFFP (Yes/ No): No Replacement Housing Factor Grant No: N/A			Federal FFY of Grant: 2010		
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		70,000		70,000	70,000	
	MHA Plans to Hire a Receptionist to handle the heavy amount of calls. Part of this is also used to fund the Drug Elimination program							
PHA Wide	MANAGEMENT IMPROVEMENTS	1408						
	Resident Initiatives Coordinator	1408.01		39,919		39,919	0.00	In Process
	Benefits	1408.02		8,553		8,553	0.00	In Process
	Computer Upgrades	1408.03		11,728		11,728	0.00	In Process
	Staff and Commissioner Training	1408.04		9,800		9,800	0.00	In Process
	SUB TOTAL			70,000		70,000	0.00	
PHA Wide	FEES AND COSTS	1430						
	Accounting Costs	1430.01		6,500		6,500	0.00	In Process
	A& E Costs	1430.02		0.00		0.00	0.00	
	Printing Costs	1430.03		1,500		1,500	0.00	In Process
	Construction Consultant Costs	1430.04		1,500		1,500	0.00	In Process
	SUB TOTAL			9,500		9,500	0.00	

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.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: Mission Housing Authority	Grant Type and Number Capital Fund Program Grant No: TX59S046501-09 Replacement Housing Factor Grant No: N/A Date of CFFP: N/A	FFY of Grant: 2009 FFY of Grant Approval: 2009

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2010 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				
3	1408 Management Improvements				0
4	1410 Administration (may not exceed 10% of line 21)				0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	8,000		8,000	1,025
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	330,335		330,835	322,519.45
11	1465.1 Dwelling Equipment—Nonexpendable	122,500		122,500	71,836.72
12	1470 Non-dwelling Structures			0	0
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.

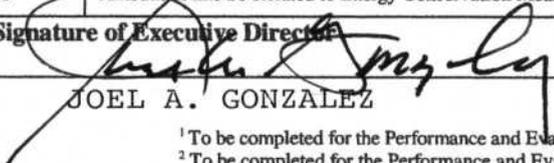
Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: Mission Housing Authority	Grant Type and Number Capital Fund Program Grant No: TX59S046501-09 Replacement Housing Factor Grant No: N/A Date of CFFP: N/A	FFY of Grant:2009 FFY of Grant Approval: 2009

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2010 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)	460,835		460,835	395,381.17
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 	Date 09/14/2011	Signature of Public Housing Director	Date
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JOEL A. GONZALEZ

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: TX59S046501-09 CFFP (Yes/ No): No Replacement Housing Factor Grant No: N/A			Federal FFY of Grant: 2009		
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	
TX046001	DWELLING STRUCTURES	1460						
	Installation of Roofs at 21 Buildings/80 Apts at Anacua Village TX046001	1460.01		330,335		330,335	322,519.45	In Process
TX046001	DWELLING EQUIPMENT	1450						
	Installation of HVAC Systems at 21 Apartments at Anacua Village	1450.01		122,500		122,500	71,836.72	In Process
TX046001	FEES AND COSTS	1430						
	Accounting Costs	1430.01		8,000		8,000	1025	In Process
	TOTAL FOR THIS GRANT			460,835		460,835	395,381.17	In Process

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: THIS PAGE LEFT BLANK ON PURPOSE			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant:		
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	
	THIS PAGE LEFT BLANK ON PURPOSE							

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Mission Housing Authority	Grant Type and Number Capital Fund Program Grant No: TX59P046501-09 Replacement Housing Factor Grant No: N/A Date of CFFP: N/A	FFY of Grant: 10/01/2009 FFY of Grant Approval:
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2010 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	70,000		70,000	70,000
3	1408 Management Improvements	70,000		70,000	23,262
4	1410 Administration (may not exceed 10% of line 21)	36,000		36,000	21,324
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	9,500		9,500	1,700
8	1440 Site Acquisition				
9	1450 Site Improvement	37,000		0	0
10	1460 Dwelling Structures	140,853		0	0
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				

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Mission Housing Authority	Grant Type and Number Capital Fund Program Grant No: TX59P04650109 Replacement Housing Factor Grant No: N/A Date of CFFP: N/A	FFY of Grant:2009 FFY of Grant Approval: 2009			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/30/2009				<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)	363,353		185,500	116,286
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			0	0
24	Amount of line 20 Related to Security - Hard Costs			0	0
25	Amount of line 20 Related to Energy Conservation Measures			0	0
Signature of Executive Director <i>Joel A. Gonzalez</i>		Date 09/12/2011		Signature of Public Housing Director <i>Joel A. Gonzalez</i>	
				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: TX59P04650109 CFFP (Yes/ No): No Replacement Housing Factor Grant No: N/A			Federal FFY of Grant: 2009		
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		70,000		70,000	70,000	Complete
	MHA Plans to Hire a Receptionist to handle the heavy amount of calls. Part of this is also used to fund the Drug Elimination program							
PHA Wide	MANAGEMENT IMPROVEMENTS	1408						
	Resident Initiatives Coordinator	1408.01		39,919		39,919	20,075	In Process
	Benefits	1408.02		8,553		8,553	3,187	In Process
	Computer Upgrades	1408.03		11,728		11,728	0.00	In Process
	Staff and Commissioner Training	1408.04		9,800		9,800	0.00	In Process
	SUB TOTAL			70,000		70,000	23,262	In Process
PHA Wide	FEES AND COSTS	1430						
	Accounting Costs	1430.01		6,500		6,500	1,700	In Process
	A& E Costs	1430.02		0.00		0.00	0.00	In Process
	Printing Costs	1430.03		1,500		1,500	0.00	In Process
	Construction Consultant Costs	1430.04		1,500		1,500	0.00	In Process
	SUB TOTAL			9,500		9,500	1,700	

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: TX59P04650109 CFFP (Yes/ No): No Replacement Housing Factor Grant No: N/A			Federal FFY of Grant: 2009			
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	
TX046001	DWELLING STRUCTURES Substantial Comprehensive Rehabilitation of Dwelling Units, and replacing floor tile, with ceramic tile, install Energy Efficient Windows and Doors,	1460 1460.01			140,853	0.00	0.00	In Process
TX046004	SITE IMPROVEMENTS Install Block Fence around Aldea Development for Esthetics and Functionality, (i.e. privacy, improving the site of the neighborhood)	1450			37,000	0.00	0.00	In Process
PHA Wide	ADMINISTRATION	1410						
	Dir of Public Housing (pro rate)	1410.01			7,768	7,768	0.00	In Process
	Clerical and Tech. Support	1410.02			21,906	21,906	0.00	In Process
	Benefits	1410.03			6,326	6,326	0.00	In Process
	Subtotal				36,000	36,000	0.00	In Process
	GRAND TOTAL FOR THIS GRANT				363,353	185,500	116,286	

Part I: Summary		
PHA Name: Mission Housing Authority	Grant Type and Number Capital Fund Program Grant No: TX046501-08 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval:

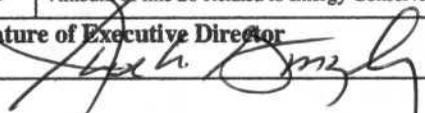
Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/30/2010 Final Performance and Evaluation Report

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	60,000	60,000	60,000
3	1408 Management Improvements	46,875	60,033	60,033	60,033
4	1410 Administration (may not exceed 10% of line 21)	31,370	23,493	23,493	23,493
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	9,500	10,375	10,375	10,375
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	216,321	207,865	207,865	207,865
11	1465.1 Dwelling Equipment—Nonexpendable	0	2,300	2,300	2,300
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.
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Mission Housing Authority	Grant Type and Number Capital Fund Program Grant No: TX046 501-08 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2008 FFY of Grant Approval:			
Type of Grant <input 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: 12/30/2009 <input checked="" 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)	364,066	364,066	364,066	364,066
20	Amount of Annual Grant:: (sum of lines 2 - 19)				
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	2000	2000	2000	2000
Signature of Executive Director 		Date 9/01/2011		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: TX046501-08 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
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.		60,000	60,000	60,000	60,000	Completed
	MHA plans to hire a receptionist to assist with the High Volume of incomeing calls Prepare CFP Documents etc. and assist Part time with the Drug Elim. Prgm.							
PHA Wide	Management Improvements	1408						
	Resident Initiatives Coordinator	1408.01		37,500	33,596	33,596	33,596	Completed
	Benefits	1408.02		9,375	10,078	10,078	10,078	Completed
	Computer Upgrades	1408.03		0	17,062	17,062	17,062	Completed
	Commissioner Training	1408.04		0				Completed
	----subtotal---			46,875	60,033	60,033	60,033	

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: TX046501-08 CFFP (Yes/ No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
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	Administration	1410						
	Dir of Public Housing (pro rate)	1410.01		6,225	5742	5742	5742	Completed
	Clerical and Tech. Support	1410.02		20,453	14808	14808	14808	Completed
	Benefits	1410.03		4,692	2944	2944	2444	Completed
	---subtotal---			31,370	23,493	23,493	23,493	
PHA Wide	Fees and Costs	1430						
	Accounting Fees	1430.01		9,500	10,375	10,375	10,375	Completed
TX046004	Dwelling Structures	1460						
	Substantial Rehabilitation of Dwelling Units @ La Aldea (i.e. replaced windows with Low e Windows, replaced entry doors, completed windows in 48 apts about 452 windows were replaced, fixed siding, replaced and repaired 18 sidewalks, replaced old wainscote with ceramic tile floors in all 78 bathrooms	1460.01		216,321	207,865	207,865	207,865	Completed
TX046001	DWELLING EQUIPMENT	1465						
	Purchased Refrigerators and replaced as per REAC inspections 9 qty	1465.01	9	0	2,300	2,300	2,300	Completed
	Total for this grant			364,066	364,066	364,066	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.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: MISSION HOUSING AUTHORITY				Federal FFY of Grant: 2008	
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	03/30/2010	10/31/2009	03/30/2012	06/30/2010	COMPLETED
TX046002	03/30/2010	10/31/2009	03/30/2012	06/30/2010	COMPLETED
TX046003	03/30/2010	10/31/2009	03/30/2012	06/30/2010	COMPLETED
TX046004	03/30/2010	10/31/2009	03/30/2012	06/30/2010	COMPLETED

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.

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Part I: Summary		
PHA Name: Mission Housing Authority	Grant Type and Number Capital Fund Program Grant No: TX046501-07 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval: 2007

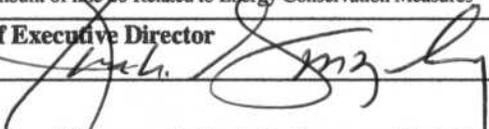
Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/30/2010 Final Performance and Evaluation Report

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		60,000	60,000
3	1408 Management Improvements	40,000		68,059	68,059
4	1410 Administration (may not exceed 10% of line 21)	31,370		31,370	31,370
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	9,500		9,500	9,500
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	208,381		208,381	208,381
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	13,333		13,333	13,333
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.

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Part I: Summary					
PHA Name: Mission Housing Authority	Grant Type and Number Capital Fund Program Grant No: TX046 501-07 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2007 FFY of Grant Approval: 2007			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2010 <input checked="" 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)	362,584		362,584	362,584
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	2,000		2,000	2,000
Signature of Executive Director		Date 07/07/2010		Signature of Public Housing Director	
					

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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: TX046501-07 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
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.		60,000		60,000	60,000	Completed
	MHA plans to hire a receptionist to assist with the High Volume of incoming calls Prepare CFP Documents etc. and assist Part time with the Drug Elim. Prgm.							
PHA Wide	Management Improvements	1408						
	Resident Initiatives Coordinator	1408.01		24,400		24,400	24,400	Completed
	Benefits	1408.02		5,600		5,600	5,600	Completed
	Computer Upgrads	1408.03		8,000		8,000	8,000	Completed
	Commissioner Training	1408.04		2,000		2,000	2,000	Completed
	----subtotal---			40,000		40,000	40,000	

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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: TX046501-07 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
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	Administration	1410						
	Dir of Public Housing (pro rate)	1410.01		6225		6225	6225	Completed
	Clerical and Tech. Support	1410.02		20,453		20,453	20,453	Completed
	Benefits	1410.03		4,692		4,692	4,692	Completed
	---subtotal---			31,370		31,370	31,370	
PHA Wide	Fees and Costs	1430						
	Accounting Fees	1430.01		9,500		9,500	9,500	Completed
TX046004	Dwelling Structures	1460						
	Substantial Rehabilitation of Dwelling Units @ La Aldea (i.e. replaced windows with Low e Windows, replaced entry doors, completed windows in 48 apts about 452 windows were replaced, fixed siding, replaced and repaired 18 sidewalks, replaced old wainscote with ceramic tile floors in all 78 bathrooms	1460.01		208,381		208,381	208,381	Completed
PHA Wide	Non Dwelling Equipment	1475						
	Purchased two lawn (SCAG) tractors	1475.01		13,333		13,333	13,333	Completed
	Total for this grant			362,584		362,584	362,584	Completed

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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: MISSION HOUSING AUTHORITY					Federal FFY of Grant: 2007
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	09/30/2009	01/31/2009	03/30/2010	04/30/2009	Finished ahead of schedule
TX046002	09/30/2009	01/31/2009	03/30/2010	04/30/2009	Finished ahead of schedule
TX046003	09/30/2009	01/31/2009	03/30/2010	04/30/2009	Finished ahead of schedule
TX046004	09/30/2009	01/31/2009	03/30/2010	04/30/2009	Finished ahead of schedule

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.