

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Mercedes Housing Authority</u> PHA Code: <u>TX029</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2009</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>290</u> Number of HCV units: <u>372</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan Only <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) <i>N/A</i>				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <i>N/A</i>				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <i>N/A</i>				

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The following PHA Plan elements marked 'X' have been revised since the last Annual Plan submission by the Mercedes Housing Authority.

N/C denotes NO CHANGE and N/A denotes NOT APPLICABLE

- X 903.7(1) Eligibility, Selection and Admissions Policies, including
Deconcentration and Wait List Procedures
- X 903.7(2) Financial Resources
- N/C 903.7(3) Rent Determination
- X 903.7(4) Operation and Management
- N/C 903.7(5) Grievance Procedures
- N/C 903.7(6) Designated Housing for Elderly and Disabled Families
- X 903.7(7) Community Service and Self-Sufficiency
- N/C 903.7(8) Safety and Crime Prevention
- N/C 903.7(9) Pets
- X 903.7(10) Civil Rights Certification
- X 903.7(11) Fiscal Year Audit
- X 903.7(12) Asset Management
- N/C 903.7(13) Violence Against Women Act (VAWA)

(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.

The following are the specific locations where the public may obtain copies of the 2009 Annual Plan:

- Main Administrative Office – 1098 W. Expressway 83, Mercedes, TX

6.0 PHA Plan Elements

903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

A. Public Housing

Public Housing policies that govern resident or tenant eligibility, selection and admission (including preferences), unit assignment, procedures to maintaining waiting list for admission to public housing and site-based waiting lists (if applicable).

(1) Eligibility ***NO CHANGE***

The Mercedes Housing Authority verifies eligibility for admission to public housing when families are #1 on the waiting list.

The PHA uses the following non-income screening factors to establish eligibility for admission to public housing:

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

The PHA will attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history and exercise discretion in determining suitability for tenancy, taking into consideration the circumstances that have contributed to the negative reporting.

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies

(2) Selection and Assignment ***NO CHANGE***

Selection for admission to public housing shall be made from the PHA's current waiting list in accordance with date and time of.

(3) Preferences ***NO CHANGE***

The PHA does not plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of the median area income.

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It is the policy of the PHA that transfers will take precedence over new admissions in the following circumstances:

- Emergencies
- Medical justification
- Administrative reasons determined by the PHA
- Domestic Violence

The PHA has not established any preferences for admission to public housing.

(4) Unit Assignment ***NO CHANGE***

Applicants are ordinarily given one (1) vacant unit choices before they fall to the bottom of, or are removed from the waiting list. This policy is consistent across all waiting list types.

(5) Maintaining Waiting List ***NO CHANGE***

The Mercedes Housing Authority maintains a community-wide waiting list. Interested persons may apply for admission to public housing at the main administrative office located at 1098 W. Expressway 83, Mercedes, Texas or at the Queen City Retreat Office.

Applicants and residents may use the following reference materials to obtain information about the rules of occupancy of public housing.

- The PHA-resident lease
- The PHA's Admissions and Continued Occupancy Policy
- PHA briefing seminars or written materials

(6) Deconcentration and Income Mixing

The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:

The PHA does have general occupancy public housing developments covered by the deconcentration rule.

No covered developments have average incomes that fall above or below the Established Income Range.

Residents must notify the PHA of changes in family composition:

- At an annual reexamination and lease renewal
- At any time family composition changes
- At family request for revision

Mercedes Housing Authority does not plan to operate any site-based waiting lists.

B. Section 8

Section 8 HCV policies that govern participant eligibility and selection for assistance (including preferences), and procedure for maintaining waiting list.

(1) Eligibility ***NO CHANGE***

The PHA conducts screening to the extent of:

- Criminal or Drug-related activity only to the extent required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
Domestic Violence - attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history or criminal activity and exercise discretion in determining suitability for tenancy about the circumstances that may have contributed to the negative reporting.

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies

The PHA shares the following information with prospective landlords:

- Criminal or drug-related activity
- Current or previous landlord name and address
- Resident name and mailing address (last known to PHA)

(2) Waiting List Organization ***NO CHANGE***

The Mercedes Housing Authority's waiting list for the section 8 tenant-based assistance is merged with the following program waiting list:

- None

Participants may apply for admission to section 8 tenant-based assistance at:

- PHA main administrative office

(3) Search Time ***NO CHANGE***

The PHA does give extension on standard 60-day period to search for a unit. (if yes, state circumstances)

- Medical Reasons
- Hardship Cases

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(4) Preferences ***NO CHANGE***

The PHA does not plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of the median area income

The PHA has not established any preferences for admission to section 8.

(5) Special Purpose Section 8 Assistance Programs ***NO CHANGE***

The policies governing eligibility, selection and admissions to any special-purpose section 8 program administered by the PHA are contained in the following documents or other reference materials:

- The Section 8 Administrative Plan

The PHA announces the availability of any special-purpose section 8 program to the public through:

- Newspaper Ads
- Posted in HA office
- Posted in City Hall
- Posted in Municipal Court

6.0 903.7(2) Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
a) Public Housing Operating Fund	1,447,940.00	
b) Public Housing Capital Fund	428,339.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	715,743.00	
f) Resident Opportunity and Self- Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2009 ARRA Stimulus Grant	542,192.00	Public housing capital improvements
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2008 Capital Fund Program	237,434.99	Public housing capital improvements
3. Public Housing Dwelling Rental Income		
	430,000.00	Public housing operations
4. Other income (list below)		
Interest on Investments: 2,000.00	15,000.00	Public housing operations
Other income: Legal fees, 10,000.00 maintenance charges to tenants, late fees, NSF check charges, etc.		
Non-dwelling rent 3,000.00		
5. Non-federal sources (list below)		
Total resources	\$3,816,648.99	

6.0 903.7 (3) Rent Determination Policies

A. Public Housing

(1) Income Based Rent Policies ***NO CHANGE***

a. Use of discretionary policies

The PHA will employ discretionary rent-setting policies for income based rent in public housing.

b. Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has adopted the following discretionary minimum rent hardship exemption policies.

1. The minimum rent requirement may be waived under certain circumstances. Financial hardship status is to be granted immediately for ninety (90) days in the event of the following:

- a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;
- b. The family income has decreased due to changed circumstances such as separation, divorce, and abandonment;
- c. One or more family members have lost employment;
- d. The family would be evicted as a result of imposing the minimum rent requirement;
- e. There has been a death in the family; or
- f. There are other hardship situations determined by the PHA on a case-by-case basis, i.e. alimony, child support, etc.

Financial hardship exemption only applies to payment of minimum rent – not to rent based on the statutory formula for determining the Total Tenant Payment (TTP).

2. If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:

- a. If the hardship is determined to be temporary, rent may be suspended, during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension and the HAP is again adjusted.

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- b. In the case of a temporary hardship, the PHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.
- c. The family may not be evicted for non-payment of rent during this ninety (90) day period.
- d. If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90) day period.

3. Hardship determinations are subject to the PHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

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

The PHA does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income. (if yes, list the amounts or percentages charged and the circumstances)

d. Discretionary deductions and/or exclusion policies

The PHA plans to employ the following discretionary (optional) deductions and/or exclusions policies:

- For the earned income of a previously unemployed household member
- For household heads

e. Ceiling Rents

The PHA does not have ceiling rents.

f. Rent Re-determinations

Between annual income reexaminations, the tenant is required to report changes in income or family composition to the PHA such that the changes result in an adjustment to rent as follows:

- Any time the family experiences an income increase
- Within ten (10) business days of such occurrence

g. Individual Savings accounts (ISAs)

The PHA does not plan to implement individual savings accounts for residents as an alternative to the required 12 month disallowance of earned income and phasing in of the rent increase in the next year.

(2) Flat Rents ***NO CHANGE***

The PHA used the following sources of information in setting the market-based flat rents to establish comparability.

- Use 110% over the Fair Market Rents (McAllen, Edinburg, Mission, TX MSA)

B. Section 8 Tenant-based Assistance(1) Payment Standards ***NO CHANGE***

The PHA's payment standard is:

- At or above 90% but below 100% of FMR

The PHA selected this standard for the following reasons:

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket

The PHA monitors the payment standards for adequacy and changes when needed (due to FMR's in the area decreasing)and considers the following factors in its assessment of the adequacy:

- Rent burdens of assisted families

(2) Minimum Rent ***NO CHANGE***

The PHA's minimum rent is:\$50.00.

The PHA has adopted any discretionary minimum rent hardship exemption policies. (if yes, list below)

1. The minimum rent requirement may be waived under certain circumstances. Financial hardship status is to be granted immediately for ninety (90) days in the event of the following:
 - a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;

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- b. The family income has decreased due to changed circumstances such as separation, divorce, and abandonment;
- c. One or more family members have lost employment;
- d. There family would be evicted as a result of imposing the minimum rent requirement;
- e. There has been a death in the family; or
- f. There are other hardship situations determined by the PHA on a case-by-case basis, i.e. alimony, child support, etc.

Financial hardship exemption only applies to payment of minimum rent – not to rent based on the formula for determining the Total Tenant Payment (TTP).

- 2. If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:
 - a. If the hardship is determined to be temporary, minimum rent may be suspended; during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension and the HAP is again adjusted.
 - b. In the case of a temporary hardship, the PHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.
 - c. If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90) day period.
 - d. Note that the PHA can only suspend the minimum rent contribution. If the family is residing in a unit whose Gross Rent exceeds the Payment Standard, the family will be responsible for the excess rent.
- 3. Hardship determinations are subject to the PHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

6.0 903.7(4) Operation and Management

(1) PHA Management Structure

- a. A brief description of the management structure and organization of the PHA follows:

The Executive Director directs the day-to day management and operation of the Housing Authority with the assistance of the following lead staff and their line staff.

Executive Secretary

Director of Housing Operations/Finance – assists the Executive Director with the day-to-day management and operation of the public housing and section 8 programs and in maintaining the Agency financially solvent, oversees all financial and procurement functions and supervises the following staff:

Manager of Housing Choice Voucher Program – assists the Director of Housing Operations/Finance with the day-to-day management and operation of the Section 8 Programs and supervises the following staff:

- HCV Coordinator

Receptionist – assists the Director of Housing Operations/Finance with the day-to-day management and operation of the public housing and section 8 programs and supervises the following staff:

- Finance Clerk

Supervisor Low Rent Program – assists the Director of Housing Operations/Finance with the day-to-day management and operation of the public housing programs and supervises the following staff:

- Development Coordinator (2)
- Office Clerk

Supervisor Maintenance – assists the Director of Housing Operations/Finance in the day-to-day operation of facilities management and maintenance of the public housing stock and supervises the following staff:

- Warehouse Clerk/Low Rent Inspector
- Mechanic “A” (2)
- Mechanic “B” (2)
- Mechanic “B” Aide
- Janitorial

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b. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	213	10
Section 8 Vouchers	251	10
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A

c. Management and Maintenance Policies

The PHA has adopted the following policies that contain the Agency's rules, standards, and policies that govern management, operation, and maintenance of the Public Housing and Section 8 assistance programs.

Public Housing Management:

- Work Order System
- Pest Eradication Policy
- Maintenance Plan
- Uniform Inspection System
- Admissions and Continued Occupancy Policy
- Admissions and Continued Occupancy Procedures Manual
- Fair Housing Policy
- Grievance Procedures
- Tenant Selection and Assignment Plan
- Handicapped Policy
- Termination and Eviction Policy
- Transfer and Transfer Waiting List Policy
- Resident Initiative
- Section 3 Plan
- Pet Policy for Families
- Pet Policy for Elderly
- Procurement Policy and Procedures
- Personnel Policy
- Natural and National Disaster Policy/Plan
- Community Service Policy

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Section 8 Management:

- Administrative Plan
- Section 8 Procedures Manual
- Section 8 Homeownership Plan

903.7(5) Grievance Procedures *NO CHANGE*

A. Public Housing

The PHA has not established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

Residents or applicants who desire to initiate the PHA grievance Process should contact the following:

- PHA main administrative office

B. Section 8 Tenant-Based Assistance

The PHA has not established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.

Section 8 applicants or assisted families who desire to initiate the informal review and informal hearing process should contact the following:

- PHA main administrative office

903.7(6) Designated Housing for Elderly and Disabled Families *NO CHANGE*

The PHA has not designated or applied for approval to designate or does not plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will not apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year.

6.0 903.7(7) Community Service and Self-Sufficiency

- (1) Services and programs offered to residents and participants by the Mercedes Housing Authority are as follows: *N/A*
- (2) Policies or programs for the enhancement of the economic and social self-sufficiency of assisted families. *N/A*
- (3) PHA will comply with requirements of community service by identifying the number of tenants required to perform community service, the number of tenants granted exemptions, the number of tenants in non-compliance, and the number of tenants terminated/evicted due to non-compliance.

Activities may include serving meals to those elderly and/or disabled residents who qualify for the Amigos del Valle Meal Program.

Community Service Implementation Report: AMP 1

- Number of tenants performing community service: 80
- Number of tenants granted exemptions: 20
- Number of tenants in non-compliance: 10
- Number of tenants terminated/evicted due to non-compliance: 1

Community Service Implementation Report: AMP 2

- Number of tenants performing community service: 10
- Number of tenants granted exemptions: 100
- Number of tenants in non-compliance: 2
- Number of tenants terminated/evicted due to non-compliance: 0

The PHA sent letters notifying those residents who are non-compliant. Each resident in non-compliance is scheduled an appointment for an interview providing them an opportunity to explain and document the reason for non-compliance. Based on the documented reason provided, the PHA makes a determination to begin the termination and eviction process or to give the resident an opportunity to correct the matter to become compliant. As some of the residents are approaching the two year mark, the PHA met with the local Justice of the Peace to begin the eviction process accordingly.

The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.

6.0 903.7(8) Safety and Crime Prevention ***NO CHANGE***

The PHA's plan for safety and crime preventions to ensure the safety of the public housing residents is addressed below.

A. Need for measures to ensure the safety of public housing residents:

1. Description of the need for measures to ensure the safety of public housing residents.
 - Observed lower-level crime, vandalism and/or graffiti
2. Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:
 - Safety and security survey of residents
 - Police reports
3. Developments that are most affected:
 - Linda Vista, Taylor and Bluebonnet

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year.

1. List of crime prevention activities:
 - Mercedes Housing Authority will work closely with Mercedes Police Department to weed out families who are associated with crime.
2. Developments that are most affected:
 - Linda Vista, Taylor, Bluebonnet and San Jacinto

C. Coordination between PHA and the police.

1. Description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:
 - Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
 - Police provide crime data to housing authority staff for analysis and action
 - Police regularly testify in and otherwise support eviction cases
 - Police regularly meet with the PHA management and residents
 - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

903.7(9) Pets

The description of the PHA's Pet Policy ***NO CHANGE***

6.0 903.7(10) Civil Rights Certification

The PHA has examined its programs and proposed programs to identify any impediments to fair housing choices, has addressed those impediments in a reasonable fashion, and is working with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing. The PHA assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

The PHA has taken the following specific actions to Affirmative Further Fair Housing in its public housing and Section assistance programs:

The PHA will not, on the grounds of race, color, creed, sex religion, age, disability, national origin or familial status:

- Deny a person or family admission the housing or assistance;
- Provide housing which is different than that provided others, except for elderly and/or disabled where accessibility features may be required;
- Subject a person to segregation or disparate treatment;
- Restrict a person's access to any benefit enjoyed by others in connection with housing programs;
- Treat a person differently in determining eligibility or other requirements for admission or assistance;
- Deny any person access to the same level of services provided to others;
- Deny a person the opportunity to participate in a planning or advisory group that is an integral part of the housing programs.

The PHA will not intimidate, threaten or take any retaliatory action against any applicant, resident, or participant because of a person's participation in civil rights activities or assertions of civil rights.

HUD Fair Housing Posters are posted at the PHA main administrative office and at each development office.

The PHA will ensure accessibility to offices to afford persons with disabilities the opportunity to apply for admission or assistance to the public housing programs.

The PHA will make sure that all employees of the PHA are familiar with non-discrimination requirements, especially those employees who are involved in the admissions process.

The PHA prominently displays a fair housing poster at each office where applications are taken and at each management office.

The PHA's policies and practices are designed to provide assurance that all persons with disabilities will be provided reasonable accommodations so that they can fully access and utilize the housing programs and related services.

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The PHA will identify and eliminate situations and /or practices that create barriers to equal housing opportunity for all.

The PHA reviews its policies and procedures, at least annually, to assure compliance with all civil rights requirements.

903.7(11) Fiscal Year Audit

The PHA is required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h)).

The most recent fiscal audit was submitted to HUD.

There were no findings as the result of that audit.

903.7(12) Asset Management

The PHA will conduct a Physical Needs Assessment (PNA) of all AMP's within the next fiscal year. The needs of the projects will be prioritized, not only based upon the PNA, but also upon needs identified during inspections performed by PHA staff and HUD REAC and during Energy Audits. A combination of these methods will determine the agency's long- term operating goals and serve as a guide in handling the agency's capital investments. The needs, as determined, will serve as the agency's guide towards developing a plan of action with regards to rehabilitation, demolition/disposition. The current plans for modernization activities are included in the agency's Annual Statement and Five-Year Action Plan.

The PHA will proceed to allocate funds, based upon funds availability, to the projects identified as a result of those efforts previously described and also based upon other current available project information pertaining to occupancy, vacancies, expenses, prior improvements and other project data.

903.7(13) Violence Against Women Act (VAWA) *NO CHANGE*

The Mercedes Housing Authority (MHA) has incorporated in its PHA Plan goals and objectives, and policies and procedures the applicable provisions of the Violence Against Women and Reauthorization Act of 2005 (VAWA) to support or assist victims of domestic violence, dating violence, or stalking.

The PHA goal to provide an improved living environment is being met by the MHA by its effort to implement affirmative measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.

Towards its effort to meet the PHA goal to promote self-sufficiency and asset development of assisted households, the MHA has continued to seek avenues to partner with local agencies and/or support groups who assist families who are victims of domestic violence to move out of abusive situations and begin again.

The MHA is in the process of creating a partnership with Mujeres Unidas and the Salvation Army. The MHA would be involved as a partner who would refer tenants in their housing program who are experiencing domestic violence and want to get away from their abuser.

In addition, the MHA is currently assisting tenants who are victims of domestic violence by honoring their transfer requests and eliminating any transfer fees.

MHA shall train its staff on the required confidentiality issues imposed by VAWA.

Section 6.0 b

Identify where the Annual PHA 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.

- Main Administrative Office – 1098 W. Expressway 83, Mercedes, TX 78570

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.
Include statements related to these programs as applicable.

a. HOPE VI or Mixed Finance Modernization or Development ***NO CHANGE***

The PHA has not received a HOPE VI revitalization grant.

The PHA does not plan to apply for a HOPE VI Revitalization grant in the Plan year.

The PHA will not be engaging in any mixed-finance development activities for public housing in the Plan year.

The PHA will be conducting other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement as listed below:

- Become a General Partner in a Tax Credit development (Anacvitas Manor) – Summer of 2008

7.0 b. Demolition and/or Disposition

The PHA plans to conduct any demolition or disposition activities in the plan Fiscal Year.

Activity Description:

Demolition/Disposition Activity Description	
1a. Development name: Retama	
1b. Development (project) number: TX029001	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(04/08/2008)</u>	
5. Number of units affected: 64	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: January 2008 b. Projected end date of activity: December 2009	

1a. Development name: Ebony	
1b. Development (project) number: TX029002	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(10/01/09)</u>	
5. Number of units affected: land demolished in 1998	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: October 2009 b. Projected end date of activity: December 2010	

7.0 c. Conversion of Public Housing *NO CHANGE*

Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

The PHA does not have any developments or portions of developments identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act.

d. Homeownership *NO CHANGE*

1. Public Housing

The PHA does not administer any homeownership programs for public housing.

2. Section 8 Tenant Based Assistance

The PHA does plan to administer a homeownership program for section 8. Below is the program description.

Program Description:

The Mercedes Housing Authority Homeownership Program requires at least six months of being on the Housing Choice Voucher (HCV) Program and maintaining a steady flow of income that falls within the minimum requirements. The Mercedes Housing Authority will evaluate families that fall under this criteria and make recommendations to the Community Development Corporation of South Texas (CDC of South Texas). CDC of South Texas then provides credit counseling for the family and processes the required applications and documents needed. Once the CDC of South Texas completes their process and they too qualify the family, then the Mercedes Housing Authority is notified that the tenant qualified and an inspection of the newly constructed home must be conducted and notifies the Mercedes Housing Authority of the client's mortgage payment and the date that the client will be allowed to move in.

The PHA will limit the number of families participating in the Section 8 homeownership option to 25 or fewer participants.

The PHA has established eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria as follows:

- Families must be in HCVP for six (6) months

7.0	<p>e. Project-based Vouchers <i>NO CHANGE</i></p> <p>Agencies utilizing the Section 8 Project Based Voucher Program, including certificate programs that were converted to vouchers or intending to utilize the Section 8 Project Based Voucher Program during the upcoming fiscal year are required to provide the following information.</p> <p>The PHA is not currently operating nor intends to operate a Section 8 Project Based Voucher Program.</p>
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8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
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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.</p> <p>Required reports are included as following attachments:</p> <ul style="list-style-type: none"> ▪ 2009 Capital Fund Program Annual Statement - attachment tx029a01 ▪ 2008 Performance and Evaluation Report - attachment tx029b01 ▪ 2007 Performance and Evaluation Report - attachment tx029c01 ▪ 2009 ARRA Capital Fund Program Annual Statement – attachment tx029f01
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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.</p> <p>Required report is included as following attachment:</p> <ul style="list-style-type: none"> ▪ FY 2009 Capital Fund Program 5 Year Action Plan - attachment tx029d01
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8.3	<p>Capital Fund Financing Program (CFFP). <i>N/A</i></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
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9.0 Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	525	5	5	5	5	5	5
Income >30% but <=50% of AMI	100	5	5	5	5	5	5
Income >50% but <80% of AMI	60	5	5	5	5	5	5
Elderly	55	5	5	5	5	5	5
Families with Disabilities	50	5	5	5	5	5	5
Hispanic	600	5	5	5	5	5	5

9.0

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	139		100
Extremely low income <=30% AMI	84	60%	
Very low income (>30% but <=50% AMI)	36	26%	
Low income (>50% but <80% AMI)	19	14%	
Families with children	118	85%	
Elderly families	12	9%	
Families with Disabilities	2	1%	
White/Hispanic	132	95%	
White/Non-Hispanic	7	5%	
Black/African American	0	0%	
American Indian/Alaska Native	0	0%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	54	39%	
2 BR	57	41%	
3 BR	27	19%	
4 BR	1	1%	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <i>N/A</i>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes <i>N/A</i>			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes <i>N/A</i>			

9.0

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	219	76%	64
Extremely low income <=30% AMI	167	76%	
Very low income (>30% but <=50% AMI)	42	19%	
Low income (>50% but <80% AMI)	10	5%	
Families with children	187	85%	
Elderly families	3	1%	
Families with Disabilities	3	1%	
White/Hispanic	214	98%	
White/Non-Hispanic	5	2%	
Black/African American	0	0%	
American Indian/Alaska Native	0	0%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <i>N/A</i>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes <i>N/A</i>			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes <i>N/A</i>			

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.**

Strategies ***NO CHANGE***

Need: Shortage of affordable housing for all eligible populations

PHA shall maximize the number of affordable units available to the PHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

PHA shall increase the number of affordable housing units by:

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed-finance housing

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

PHA shall target available assistance to families at or below 30 % of AMI

- Adopt rent policies to support and encourage work

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

PHA shall target available assistance to families at or below 50% of AMI- *N/A*

Need: Specific Family Types: The Elderly

PHA shall target available assistance to the elderly:

- Apply for special-purpose vouchers targeted to the elderly, should they become available

9.1

Need: Specific Family Types: Families with Disabilities

PHA shall target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available

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

PHA shall increase awareness of PHA resources among families of races and ethnicities with disproportionate needs – *N/A*

PHA shall conduct activities to affirmatively further fair housing

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations

Reasons for Selecting Strategies:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA

10.0

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals

The Mercedes Housing Authority has been successful in achieving its mission and 5 year plan goals during the fiscal year 2008. Goals are either completed or on target for completion as schedule.

Concerning modernization the PHA has done substantial renovation of all Public Housing units. Vinyl tile has been installed in vacant units and all twenty one units at Linda Vista have new roof shingles.

Concerning self-sufficiency and crime and safety, PHA efforts reduced crime in the communities through working together with Mercedes PD. Our goal is to reduce crime on Mercedes Housing Authority property.

Concerning improving the quality of life, the PHA has scheduled resident meetings and social events with Mercedes Housing Authority tenants. Mercedes ISD have hosted parental meetings on site.

To ensure compliance with the HUD's latest rules and regulations, every policy was reviewed and updated as needed. Most significant was the review of the Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan.

Concerning ensuring equal opportunity, outreach efforts have been made by making renewed partnerships with community groups and medical facilities.

10.0

(b) Significant Amendment and Substantial Deviation/Modification

Substantial Deviations from the 5-Year Plan

- Additions or deletions of Strategic Goals
- Any deviation that requires reviews and input by the Resident Advisory Board as well as approval by the Board of Commissioners.

Significant Amendments or Modification to the Annual Plan

- Any change to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency* work items over \$25,000 (items not included in the latest approved PHA Plan Capital Fund Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds (if applicable) under the Capital Fund Program; and
- Any change with regard to demolition or disposition, designation of housing, homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant.

This criterion does not supersede the requirements of OMB Circular No. A-87 (Cost Principal for State, Local, and Indian Tribal Governments) and 25 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statutes.

Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.

* Emergency – means physical work items of an emergency nature, posing an immediate threat to the health and safety of residents or staff, which must be completed within one year of capital grant funding. Management improvements are not eligible as emergency work.

(c) PHA's must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **N/A**

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.
Provided as attachment tx029e01
- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
Provided as attachment tx029a01 and tx029f01
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)
Provided as attachment tx029d01

Annual Statement /Performance and Evaluation Report
 Capital Funds Program, Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program
 Attachment: tx029a01

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: **Merced Housing Authority** Grant Type and Number: **TX59P02950109** FFY of Grant: **2009**
 Capital Fund Program Grant No: **TX59P02950109** Replacement Housing Factor Grant No: **2009**
 Date of CFFP: _____

Type of Grant: Original Annual Statement Reserved for Disasters/Emergencies
 Performance and Evaluation Report for Program Year Ending _____ Revised Annual Statement (revision no.: _____)
 Summary by Development Account Final Performance and Evaluation Report (for Program Year Ending _____)

Line No.	Description	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	0.00			
3	1408 Management Improvements	27,000.00			
4	1410 Administration (may not exceed 10% of line 20)	42,000.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	27,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	10,000.00			
10	1460 Dwelling Structures	9,000.00			
11	1465.1 Dwelling Equipment-Nonexpendable	5,839.00			
12	1470 Non-dwelling Structures	307,500.00			
13	1475 Non-dwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	0.00			
17	1499 Development Activities 4	0.00			
18a	1501 Collateralization or Debt Service paid by the PHA	0.00			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			
19	1502 Contingency (may not exceed 8% of line 20)	0.00			
20	Amount of Annual Grant (sums of lines 2-19)	\$428,339.00			
21	Amount of line 20 Related to LBP Activities	0.00			
22	Amount of Line 20 Related to Section 504 Compliance	0.00			
23	Amount of Line 20 Related to Security - Soft Costs	0.00			
24	Amount of Line 20 Related to Security - Hard Costs	0.00			
25	Amount of Line 20 Related to Energy Conservation Measures	0.00			

Signature of Executive Director: _____ Date: **7/13/09**
 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.

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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 II: Supporting Pages

PHA Name: Mercedes Housing Authority		Grant Type and Number: Capital Fund Program Grant No: TX59P02950109 CFFP (yes/no) No		Replacement Housing Factor Grant No.		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	Funds Obligated 2	Funds Expended 2	Status of Work
Development 1	SITE IMPROVEMENTS							
TX59P029-001	Repair sidewalks	1450		5,000.00				
	Subtotal 1450			5,000.00				
	DWELLING STRUCTURES							
	Pest control/fumigation services	1460	115 units	9,000.00				
	Subtotal 1460			9,000.00				
	DWELLING EQUIPMENT							
	Natural gas/electric stoves	1465	10	2,639.00				
	Refrigerators	1465	10	3,200.00				
	Total 1465.1			5,839.00				
	NON-DWELLING STRUCTURES							
	Rehabilitation of new Administrative Office	1470		307,500.00				
	Total 1470			307,500.00				
Development 2	SITE IMPROVEMENTS							
TX59P029-002	Repair/replace water pipes and valves	1450		5,000.00				
	Subtotal 1450			5,000.00				
	TOTAL ESTIMATED CAPITAL FUNDS GRANT FOR 2009			\$428,339.00				

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

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx029b01

Annual Statement /Performance and Evaluation Report 6/25/2009
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <p align="center">Mercedes Housing Authority</p>	Grant Type and Number: Capital Fund Program No: TX59P02950108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number 1
 Performance and Evaluation Report for Program Year Ending **3/31/09**
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	85,000.00	0.00	0.00	0.00
3	1408 Management Improvements	27,000.00	27,000.00	27,000.00	9,712.51
4	1410 Administration	42,000.00	42,000.00	42,000.00	14,025.77
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	27,559.00	40,559.00	40,559.00	25,689.00
8	1440 Site Acquisition	0.00	19,019.77	19,019.77	0.00
9	1450 Site Improvement	65,000.00	30,247.42	30,247.42	30,247.42
10	1460 Dwelling Structures	176,000.00	115,541.31	115,541.31	111,229.31
11	1465.1 Dwelling Equipment-Nonexpendable	5,780.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	138,971.50	138,971.50	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	15,000.00	15,000.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$428,339.00	\$428,339.00	\$428,339.00	\$190,904.01
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

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

6/25/2009

PHA Name:		Grant Type and Number:					Federal FY of Grant:	
Mercedes Housing Authority		TX59P02950108					2008	
		Capital Fund Program No:						
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX029	Operations: (may not exceed 20% of grant)	1406		85,000.00	0.00	0.00	0.00	
Agency-Wide	Total 1406			85,000.00	0.00	0.00	0.00	
	Management Improvements: (may not exceed 20% of grant)							
	General Technical Assistance/New PHA Plan	1408		6,000.00	6,000.00	6,000.00	973.75	pending
	Staff and Commissioners Training	1408		6,000.00	6,000.00	6,000.00	0.00	pending
	Computer software and maintenance	1408		15,000.00	15,000.00	15,000.00	8,738.76	pending
	Total 1408			27,000.00	27,000.00	27,000.00	9,712.51	
	Administration: (may not exceed 10% of grant)							
	Pro-rated Salaries	1410		32,000.00	32,000.00	32,000.00	12,454.36	pending
	Benefits	1410		10,000.00	10,000.00	10,000.00	1,571.41	pending
	Total 1410			42,000.00	42,000.00	42,000.00	14,025.77	
	Fees & Costs:							
	A&E Services	1430		18,559.00	18,559.00	18,559.00	18,559.00	complete
	Inspection Costs	1430		1,000.00	1,000.00	1,000.00	0.00	pending
	Printing Costs	1430		1,000.00	1,000.00	1,000.00	0.00	pending
	Consultant Fees	1430		7,000.00	20,000.00	20,000.00	7,130.00	pending
	Total 1430			27,559.00	40,559.00	40,559.00	25,689.00	
COCC	Site Acquisition:							
	Acquisition of existing building for MHA Admin offices	1440		0.00	19,019.77	19,019.77	0.00	pending
	Total 1440			0.00	19,019.77	19,019.77	0.00	
	TOTAL HA WIDE			\$181,559.00	\$128,578.77	\$128,578.77	\$49,427.28	

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

6/25/2009

PHA Name: Mercedes Housing Authority		Grant Type and Number: Capital Fund Program No: TX59P02950108 Replacement Housing Factor Grant No:						Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
	Site Improvements:								
Queen City	Repair or replace water pipes and valves	1450	111 units	5,000.00	0.00	0.00	0.00		
Agency Wide	Landscaping	1450	290 units	17,000.00	17,000.00	17,000.00	17,000.00	complete	
Agency Wide	Provide Top Soil	1450	179 units	3,000.00	0.00	0.00	0.00		
Agency Wide	Repair Clotheslines & Poles	1450	179 units	3,000.00	0.00	0.00	0.00		
Queen City	Lawn Sprinkler System	1460	111 units	7,000.00	5,000.00	5,000.00	5,000.00	complete	
Agency Wide	Unit Make Ready Services	1460	290 units	20,000.00	0.00	0.00	0.00		
Agency Wide	Repair Sidewalks & Labor	1460	290 units	10,000.00	8,247.42	8,247.42	8,247.42	complete	
	Total 1450			\$65,000.00	\$30,247.42	\$30,247.42	\$30,247.42		
	Dwelling Structures:								
Agency Wide	Pest Control/Fumigation Services	1460	290 units	9,000.00	9,000.00	9,000.00	4,688.00	pending	
TX029-04	New Toilets/supplies	1460	75 units	12,000.00	12,000.00	12,000.00	12,000.00	complete	
Tay, BB, SJ	New Vinyl Tile	1460	75 units	40,000.00	6,175.00	6,175.00	6,175.00	pending	
	New Bathroom Cabinets	1460	75 units	20,000.00	0.00	0.00	0.00		
TX029-03,05	New Heavy Duty Window Screens	1460	111 units	60,000.00	69,533.36	69,533.36	69,533.36	complete	
Queen City	New Entry Door w/Door Locks	1460	111 units	21,000.00	18,832.95	18,832.95	18,832.95	complete	
	New Bathroom Lavatory w/Faucet	1460	111 units	14,000.00	0.00	0.00	0.00		
	Total 1460			176,000.00	115,541.31	115,541.31	111,229.31		
	Dwelling Equipment:								
Agency Wide	Natural Gas / Electric Stoves	1465.1	10	2,490.00	0.00	0.00	0.00		
Agency Wide	Refrigerators	1465.1	10	3,290.00	0.00	0.00	0.00		
	Total 1465.1			5,780.00	0.00	0.00	0.00		
	Nondwelling Structures:								
COCC	Rehab Work on Acquisition (building) Admin Office	1470	Admin	0.00	138,971.50	138,971.50	0.00	pending	
	Total 1470			0.00	138,971.50	138,971.50	0.00		
	Relocation:								
COCC	Rent for Admin Office Space	1495.1	Admin	0.00	15,000.00	15,000.00	0.00	pending	
	Total 1495.1			\$0.00	\$15,000.00	\$15,000.00	\$0.00		
	TOTAL CAPITAL FUNDS GRANT FOR 2008			\$428,339.00	\$428,339.00	\$428,339.00	\$190,904.01		

xls/Nelrod

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx029c01

Annual Statement /Performance and Evaluation Report		6/23/2009
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary		
PHA Name: Mercedes Housing Authority	Grant Type and Number: Capital Fund Program No: TX59P02950107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007

Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number 2

Performance and Evaluation Report for Period Ending **3/31/09**
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	75,000.00	75,000.00	75,000.00	75,000.00
3	1408 Management Improvements	26,032.00	21,622.44	21,622.44	21,622.44
4	1410 Administration	34,511.20	34,511.20	34,511.20	34,511.20
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	11,000.00	16,628.80	16,628.80	16,628.80
8	1440 Site Acquisition	0.00	83,240.41	83,240.41	0.00
9	1450 Site Improvement	32,000.00	27,000.00	27,000.00	27,000.00
10	1460 Dwelling Structures	243,400.00	164,049.33	164,049.33	164,049.33
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	5,519.82	5,519.82	5,519.82
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	5,628.80	0.00	0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$427,572.00	\$427,572.00	\$427,572.00	\$344,331.59
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

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

6/23/2009

PHA Name:		Grant Type and Number:						Federal FY of Grant:
Mercedes Housing Authority		TX59P02950107						2007
		Capital Fund Program No:						
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX029	Operations: (may not exceed 20% of grant)	1406		75,000.00	75,000.00	75,000.00	75,000.00	Complete
Agency-Wide	Subtotal 1406			75,000.00	75,000.00	75,000.00	75,000.00	
	Management Improvements: (may not exceed 20% of grant)							
	General Technical Assistance/New PHA Plan	1408		5,732.00	1,322.44	1,322.44	1,322.44	Complete
	Staff and Commissioners Training	1408		6,000.00	6,000.00	6,000.00	6,000.00	Complete
	Computer software and maintenance	1408		14,300.00	14,300.00	14,300.00	14,300.00	Complete
	Subtotal 1408			26,032.00	21,622.44	21,622.44	21,622.44	
	Administration: (may not exceed 10% of grant)							
	Pro-rated Salaries	1410		28,387.99	29,309.95	29,309.95	29,309.95	Complete
	Benefits	1410		6,123.21	5,201.25	5,201.25	5,201.25	Complete
	Subtotal 1410			34,511.20	34,511.20	34,511.20	34,511.20	
	Fees & Costs:							
	Inspection Costs	1430		1,000.00	1,000.00	1,000.00	1,000.00	Complete
	A/E	1430		0.00	5,628.80	5,628.80	5,628.80	Complete
	Consultant Fees, Annual Statement CFP	1430		10,000.00	10,000.00	10,000.00	10,000.00	Complete
	Subtotal 1430			11,000.00	16,628.80	16,628.80	16,628.80	
	Site Acquisition:							
	Acquisition of existing Building for MHA Admin offices	1440		0.00	83,240.41	83,240.41	0.00	Pending
	Subtotal 1440			0.00	83,240.41	83,240.41	0.00	
	Contingency: (may not exceed 8% of total grant)	1502		5,628.80	0.00	0.00	0.00	
	Subtotal 1502			5,628.80	0.00	0.00	0.00	
	Dwelling Equipment:							
	New Refrigerators	1465.1.	12	0.00	3,959.88	3,959.88	3,959.88	Complete
	New Natural Gas Stoves	1465.1	6	0.00	1,559.94	1,559.94	1,559.94	Complete
	Subtotal 1465.1			0.00	5,519.82	5,519.82	5,519.82	
	TOTAL HA WIDE			\$152,172.00	\$236,522.67	\$236,522.67	\$153,282.26	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

6/23/2009

Part II: Supporting Pages

PHA Name: Mercedes Housing Authority		Grant Type and Number: Capital Fund Program No: TX59P02950107 Replacement Housing Factor Grant No:						Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Site Improvements:							
Queen City	Repair or replace water pipes and valves	1450	111 units	5,000.00	0.00	0.00	0.00	
Agency Wide	Landscaping	1450	179 units	27,000.00	27,000.00	27,000.00	27,000.00	Complete
	Subtotal 1450			32,000.00	27,000.00	27,000.00	27,000.00	
	Dwelling Structures:							
TX029-006	Replace Roofing Shingles and Damaged Soffits	1460	40 units	100,000.00	113,529.33	113,529.33	113,529.33	Complete
Linda Vista	Subtotal 1460			100,000.00	113,529.33	113,529.33	113,529.33	
	Dwelling Structures:							
TX029-03,05	Install & Labor for new Wall Heater units	1460	75 units	47,200.00	36,820.00	36,820.00	36,820.00	Complete
Queen City	Install & Labor for new AC/HV Wall units	1460	111 units	82,500.00	0.00	0.00	0.00	Moved to another grant yr
	Subtotal 1460			129,700.00	36,820.00	36,820.00	36,820.00	
	Site Improvements:							
Agency Wide	Natural Gas Water Heaters	1460		5,000.00	5,000.00	5,000.00	5,000.00	Complete
Agency Wide	Roaches, Vermin, Termite Treatment	1460	290 units	8,700.00	8,700.00	8,700.00	8,700.00	Complete
	Subtotal 1460			13,700.00	13,700.00	13,700.00	13,700.00	
	PAGE TOTAL			\$275,400.00	\$191,049.33	\$191,049.33	\$191,049.33	
	TOTAL GRANT FOR 2007			\$427,572.00	\$427,572.00	\$427,572.00	\$344,331.59	

Attachment: tx029d01

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part I: Summary						
PHA Name/Number Mercedes Housing Authority TX029			Locality (City/County& State) Mercedes/Hidalgo County/Texas		<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
A.	Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
B.	Physical Improvements Subtotal	Annual Statement	- 287,622.00	- 268,572.00	- 285,320.00	- 267,200.00
C.	Management Improvements		17,500.00	17,500.00	17,500.00	17,500.00
D.	PHA-Wide Non-dwelling Structures and Equipment		- 0.00	- 0.00	- 0.00	- 0.00
E.	Administration		30,000.00	32,000.00	28,000.00	28,000.00
F.	Other		25,000.00	25,000.00	25,000.00	25,000.00
G.	Operations		90,000.00	90,000.00	90,000.00	90,000.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing - Debt Service		0.00 -	0.00 0.00	0.00 0.00	0.00 0.00
K.	Total CFP Funds		\$450,122.00	\$433,072.00	\$445,820.00	\$427,700.00
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		\$450,122.00	\$433,072.00	\$445,820.00	\$427,700.00

Attachment: tx029e01
Mercedes Housing Authority
Resident Advisory Board Consultation process

1. Resident notification of appointment to the Advisory Board

At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board – Election was on April 21, 2009.

2. Resident Advisory Board Selection

Selection made from resident/participant response
Two residents from Taylor, San Jacinto, Bluebonnet, Linda Vista, and Queen City were nominated by residents. One resident from Taylor, San Jacinto, Bluebonnet, Linda Vista, and Queen City were elected by residents from the development that they reside.

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan – April 27, 2009

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad – Mercedes Housing Authority Board Room at 10:00 a.m.
Hold Public Hearing meeting – April 28, 2009

5. Documentation of resident recommendations and PHA's response to recommendations

1. Replace windows at Taylor, San Jacinto, Bluebonnet, and Linda Vista.
2. Painted and applied STUCCO outside of sinks.
3. Replace toilets and lavatories.

Annual Statement /Performance and Evaluation Report
 Capital Funds Program, Capital Fund Program Replacement Housing Factor and
 Capital Funds 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: Mercedes Housing Authority	Grant Type and Number: Capital Fund Program Grant No: TX59S02950109 Replacement Housing Factor Grant No: Date of CFFP:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending _____	<input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____) <input type="checkbox"/> Final Performance and Evaluation Report (for Program Year Ending _____)
FFY of Grant: 2009 FFY of Grant Approval: 2009	

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost ¹
		Original	Revised ²	Obligated	
1	Total non-Capital Funds				Expended
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	0.00			
3	1408 Management Improvements	0.00			
4	1410 Administration (may not exceed 10% of line 20)	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	52,192.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	190,193.00			
10	1460 Dwelling Structures	299,807.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Non-dwelling Structures	0.00			
13	1475 Non-dwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	0.00			
17	1499 Development Activities 4	0.00			
18a	1501 Collateralization or Debt Service paid by the PHA	0.00			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			
19	1502 Contingency (may not exceed 8% of line 20)	0.00			
20	Amount of Annual Grant (sums of lines 2-19)	\$542,192.00			
21	Amount of line 20 Related to LBP Activities	0.00			
22	Amount of Line 20 Related to Section 504 Compliance	0.00			
23	Amount of Line 20 Related to Security - Soft Costs	0.00			
24	Amount of Line 20 Related to Security - Hard Costs	0.00			
25	Amount of Line 20 Related to Energy Conservation Measures	0.00			

Signature of Executive Director: *[Signature]* Date: **7/13/09**

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.

**Annual Statement /Performance and Evaluation Report
Capital Funds Program and Capital Fund Program Replacement Housing Factor and
Capital Funds 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 II: Supporting Pages

PHA Name:		Mercedes Housing Authority		Grant Type and Number:		Capital Fund Program Grant No: TX59S02950109		Development Housing Factor Grant No:		Federal FFY of Grant:	
				CFFP (Yes/No) No						2009	
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work					
PHA WIDE	FEES AND COSTS										
	A&E Fees	1430		52,192.00							
	TOTAL PHA WIDE			52,192.00							
Development 1	SITE IMPROVEMENTS										
TX59P029-001	Landscaping	1450	115 units	25,000.00							
TX59P029-001	Replace/Installation of New Windows	1450	75 units	80,193.00							
TX59P029-001	Install Cabinets Bathroom (for Linens, Laundry)	1450	75 units	30,000.00							
	Subtotal 1450			135,193.00							
	DWELLING STRUCTURES										
TX59P029-001	Exterior Painting/Stucco	1460	37 Bldgs	50,000.00							
TX59P029-001	Install New Vinyl Floor Tile	1460	65 Units	50,000.00							
	Subtotal 1460			100,000.00							
	TOTAL COST FOR DEVELOPMENT #1			\$235,193.00							
Development 2	SITE IMPROVEMENTS										
TX59P029-002	Landscaping	1450	111 units	5,000.00							
TX59P029-002	Additional Parking and Paving	1450	111 units	50,000.00							
	Subtotal 1450			55,000.00							
	DWELLING STRUCTURES										
TX59P029-002	Exterior Painting/Stucco/Paint Safety Rails	1460	2 Bldgs	50,000.00							
TX59P029-002	Elevator Repairs (North Side)	1460	1 Bldg	9,807.00							
TX59P029-002	Replace Roof (Area 4 & Area 5)	1460	2 Bldgs	140,000.00							
	Subtotal 1460			199,807.00							
	TOTAL COST FOR DEVELOPMENT #2			\$254,807.00							
	TOTAL 2009 ARRA CAPITAL FUNDS GRANT			\$542,192.00							

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement Page 2 of 3
 2 To be completed for the Performance and Evaluation Report form HUD-50075.1 (4/2008)

