

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. 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, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families
Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																				
A.1	<p>PHA Name: <u>Pharr Housing Authority</u> PHA Code: <u>TX073</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/01/2017</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. 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 their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The Pharr Housing Authority will have copies readily available to the public at the following sites:</p> <ol style="list-style-type: none"> 1.) The Pharr Housing Authority Administration Building 104 W. Polk Ave. Pharr, TX 78577 (956) 787-1822 2.) The Pharr Housing Authority Website at: pharrha.org 3.) Parkview "Leo Polo Palacios" Village 211 W. Audrey Pharr, TX 78577 (956) 781-1880 4.) Sunset "Cali Carranza" Village 800 W. Egly Ave. Pharr, TX 78577 (956) 783-0665 5.) Mesquite Terrace 421 E. Thomas Rd. Pharr, TX 78577 (956) 783-2558 6.) Las Canteras 415 E. Thomas Rd. Pharr, TX 78577 (956) 783-2366 <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:											
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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.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 Mission of the Pharr HA is to provide decent, safe, and Sanitary housing to low-income families, senior citizens, and persons with disabilities. The Pharr HA shall allow qualified families the opportunity to obtain community wide housing by improving their living conditions through affordable rent payments. The Housing Authority will continue to serve as a stepping stone and will encourage the families to participate in the various programs (Affordable Housing Programs and Counseling Programs that are designed to promote self-sufficiency.) The mission of the Pharr Housing Authority is to assist as many families possible, by providing them the opportunity of improving their lifestyles and becoming self-sufficient. We will continue to enhance housing opportunities for our low income and very low income residents.</p>
B.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, very low- income, and extremely low- income families for the next five years.</p> <p>See Attachment</p>
B.3	<p>Progress Report. 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>See Attachment</p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>See Attachment</p>
B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Any change with regard to demolition or disposition (Leo "Polo" Palacios Parkview Village, for Meadow Heights, Villa Las Milpas and Las Milpas Homes), designation, homeownership programs or conversion activities.</p> <p>Significant Deviation:</p> <ul style="list-style-type: none"> -Changes to rent or admissions policies or organization of the waiting list; -Additions of non-emergency work items (items not included in the current Annual Statement or 5 Year Action Plan) or change in use of replacement reserve funds under Capital Fund; and –Change of the new FMR <p>In addition, an exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such as changes will not be considered significant amendments by HUD.</p>

<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See Attachment</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information 24 CFR §903.23(4)(e)

A.1 Include the full PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/YYYY), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

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

B. 5-Year Plan.

B.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. (24 CFR §903.6(a)(1))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years. (24 CFR §903.6(b)(1)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (24 CFR §903.6(b)(2))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR §903.6(a)(3))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.17(a), 24 CFR §903.19)

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 the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 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.

ATTACHMENT - Five-Year Plan HUD-50075-5Y

Section B.2 - Goals and Objectives

The City of Pharr is located in the south part of Hidalgo County, along the intersection of U.S. Highway 281 and Expressway 83 since 1909. The City has consistently grown in size and population. The Board of Commissioners and staff selected seven (7) priority goals or results for the next five years, which are as follows:

- 1.) Goal: Manage the Section 8 and Public Housing Programs in an efficient and effective manner thereby maintaining the agency's "High Performer" status through SEMAP and PHAS.
 1. Objective: Improve the use of technology to automate and digitize the application process and the documentation.
 2. Objective: Increase training and education opportunities for staff and require Section 8 Eligibility or Rent Calculation Certification and Housing Quality Standard Certification within a year from last evaluation or within two (2) years of hire.
 3. Objective: Retain high quality employees, conduct evaluations and have scheduled training sessions on a continuous basis.
- 2.) Goal: Expand the range and quality of housing choices available to participants in the Pharr Housing Authority's choice voucher program.
 1. Objective: The Pharr Housing Authority will organize and facilitate quarterly landlord and apartment manager meetings in an effort to attract participation in the Section 8 Program.
 2. Objective: Apply for vouchers as soon as NOFA is issued.
 3. Objective: Apply for VASH, should it be available.
- 3.) Goal: The Pharr Housing Authority shall ensure equal treatment of all applicants, residents, and tenant-based participants.
 1. Objective: The Pharr Housing Authority will strive to attract families of various ethnic backgrounds by publishing notifications in English and Spanish.
 2. Objective: The Pharr Housing Authority will publish its website in English and Spanish.
 3. Objective: The Pharr Housing Authority staff will attend annual Fair Housing training.
- 4.) Goal: The Pharr Housing Authority will create opportunities to increase the availability of affordable, suitable housing for families in the low, very low, and extremely low income families and improve our resources for administering of the programs.
 1. Objective: Apply for all grants that the Housing Authority can qualify for.

2. Objective: Apply for Housing Tax Credits and financing and other Grants that may be available to develop affordable housing to meet the needs in the City of Pharr.
3. Objective: Evaluate Public Housing developments to determine redevelopment initiatives, including but not limited to possible demolition/disposition and redevelopment as mixed finance developments, and replace all units lost on a one-for-one basis.
4. Objective: Evaluate vacant land owned by the Housing Authority remaining after demolition of Public Housing developments for possible sale or affordable housing development. In addition, evaluate and consider the Administration Building for possible sale. Any sales proceeds will be used for additional affordable housing and to produce additional resources for the administration of the PHA programs.
- 5.) Goal: Improve economic opportunity for the families and individuals receiving Section 8 assistance.
 1. Objective: Apply for bank loans to continue with our Homeownership Program.
 2. Objective: Apply for ROSS/FSS Program to help Low-Rent Elderly on Self-Sufficiency.
- 6.) Goal: Continue to notify of procedures of Violence Against Women Act and assure they understand their rights under the act. (See Attachment B.4)
- 7.) Goal: Improve school districts ratings.
 1. Objective: Addendum to the rental lease agreement to serve as a resident certification by the head of household that their school-aged children will be attending their respective schools on an orderly fashion.
 2. Objective: The PHA will work in collaboration with the school districts to receive the proper notification in case the tenants are in violation of the rental lease agreement.

Section B.3 - Progress Report

- 4) Goal: Apply for Tax Credits to build affordable housing to produce additional resources.

Result: A 100 unit mixed finance development (Las Canteras) has been completed using low-income housing tax credits. This Development includes 40 Public Housing Units as well as Section 8 Voucher Units and Tax Credit Market Rate Units. We also completed a 106 Elderly Unit Complex (Mesquite Terrace) which includes 20 Public Housing Units and 86 Project-Based Voucher Units. Mesquite Terrace is a 3-Story Building with all the amenities in addition to some single-story units that contain several 2-bedroom units. Amenities include Kitchen, Library, Gardening Activities. We continued with two additional Tax Credit Properties with "Cali Carranza" Sunset Village which is a 100 unit development with 40 being Public Housing Units. "Cali Carranza" Sunset Village was completed in late 2009. We followed with Leo "Polo" Palacios Parkview Village which was the oldest development in our inventory with 100 new 1, 2, and 3 bedroom units of which 30 were designated for Public Housing.

- 6) Goal: Apply for ROSS Program to help low rent elderly on self-sufficiency.

Result: We have made progress in meeting our goals to improve quality of life and promote self-sufficiency by being able to

1. Increase the number of residents graduating into the Homeownership Program.
 2. Continue with the Homeownership Program's
 - a.) Budgeting Classes
 - b.) Credit Counseling
 3. Increase the number of participants in the Family Self-Sufficiency program by motivating and counseling families.
 4. Continue to provide Family self-sufficiency program escrow accounts for participants.
 5. Increase meaningful resident participation in the improvement of their developments and neighborhoods.
 6. Continue to network with local agencies, the Pharr-San Juan-Alamo Independent School District and the City of Pharr.
 7. Implement the community service/self-sufficiency policy. We are encouraging our residents to volunteer at the Housing Authority. We have residents volunteering in:
 - a. Beautification of areas
 - b. Providing and attending the G.E.D. & ESL Classes
 - c. Providing and attending Computer Classes
 - d. Helping out with fundraisers
- 7) Goal: Evaluate public housing developments to determine redevelopment initiatives, included but not limited to possible demolition/disposition and redevelopment as mixed finance developments, and replace all units lost on a one for one basis.

Result: The Pharr Housing Authority broke ground on a 80 unit, 3 story structure development designed for seniors (Sunset Senior Village). This development is built on a 3.25 Acre Tract of land next to Sunset Village. Project based vouchers are proposed for this development. Sunset Senior Village is under construction at the intersection of West Egly and Flag Street in Pharr with Community Development Block Grant funds from Hurricane Dolly Disaster Assistance Funding. Sunset Senior Village is a multi-family residential rental community for residents 55 years and older. It consists of one (1) three story residential apartment building containing a total of 80 one-bedroom (750 sq. ft.) units as well as a community area containing a leasing office and residential activity areas. Sunset Senior Village is owned by our non-profit, Pharr Affordable Housing Corporation, and is currently at 100% occupancy.

Section B.4 – Violence Against Women Act (VAWA) Goals

Upon move-in residents are notified about procedures on (VAWA) and assure they understand their rights under the act. The Housing Authority of the City of Pharr will refer any individual who falls into this category to Women Together. Women Together provides services in partnership with other locally based community supported public and private non-profit organizations to provide shelter and support services to families experiencing violence. Women Together offers victims of domestic violence services such as counseling, support groups, legal advocacy, community education and housing. They also offer emergency shelter, food and clothing, life skills development and long term housing programs. In addition, they also offer prevention services such as anger management classes and group sessions, some of which may be confidential. Some of the sessions that are provided are to help change abusive behavior. The

vision of Women Together is to end violence so that individuals may live without fear, abuse or oppression.

1. Women Together offers activities and programs to child or adult victims of domestic violence, dating violence, sexual assault or stalking such as:
 - A.) 24 hour crisis hotline
 - B.) Crisis peer counseling
 - C.) Advocacy & accompaniment
 - D.) Counseling services
 - E.) Information on community resources
 - F.) Referrals to community agencies
 - G.) Support groups for domestic violence victims & sexual assault survivors
 - H.) Information on Crime Victims Compensation

In addition, they also have a RapeCrisis Center and a volunteer program.

The Pharr Housing Authority has also had presentations for our residents on domestic violence, battered women and sexual assault by presenters from Adult Protective Services, Buckner Children Services, Parents Helping Parents, Pharr Police Department, Crime Victims Program and MADD.

2. Women Together offers activities and programs that help child and adult victims of domestic violence, dating violence, sexual assault or stalking to obtain or maintain housing such as:
 - A.) Shelter provides:
 - Emergency 24 hour shelter
 - Food and Clothing
 - Women & Children's Support Groups
 - Children's Recreational activities
 - B.) Transitional Housing provides:
 - Long term housing program (12-18) months
 - Intensive Case Management Services
 - Life Skills Development
3. Women Together offers activities and programs to prevent domestic violence, dating violence, sexual assault and stalking or to enhance victim safety in assisted families such as:
 - a. Batterers Intervention & Prevention Program
 - Evening groups for women offered in English & Spanish
 - Confidential group sessions to change abusive behavior (24 week program)
 - Anger management classes for youth & adults

The Pharr Housing Authority has also had presentations for our residents on prevention and intervention programs on domestic violence, battered women and sexual assault by presenters from Adult Protective Services, Buckner Children Services, Parents Helping Parents, Pharr Police Department, Crime Victims Program and MADD.

- Being a victim of domestic violence, dating violence, or stalking, is not a basis for denial of assistance or admission to public or assisted housing if the applicant otherwise qualifies for assistance or admission;
 - Incidents or threats of abuse will not be construed as serious or repeated violations of the lease or other “good cause” for termination of the assistance, tenancy, or occupancy rights of a victim of abuse; and
 - Criminal activity directly relating to abuse, engaged in by a member of a tenant’s household or any guest or other person under the tenant’s control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or immediate member of the tenant’s family is the victim or threatened victim of that abuse.
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Section B.6 –Part (b) Resident Advisory Board (Comments)

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. 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, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA**- APHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.										
A.1	<p>PHA Name: <u>Pharr Housing Authority</u> PHA Code: <u>TX073</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2017</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>247</u> Number of Housing Choice Vouchers (HCVs) <u>828</u> Total Combined <u>1,075</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. 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 their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p>										
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PH	HCV										

B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review. No Revisions to PHA's Deconcentration Policy – See Attachment</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>See Attachment</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>See Attachment</p>

B.4.	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
Other Document and/or Certification Requirements.	
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations.</u> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.2	<p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations.</u> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. See Attachment</p>
C.4	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan.</u> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
D Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).	
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>See Attachment – Approval by HUD Date April 13, 2016</p>

Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(d)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Annual Plan.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA's public housing and Section 8 tenant-based assistance waiting lists. 24 CFR §903.7(a)(1) and 24 CFR §903.12(b). 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. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA's public housing and Section 8 tenant-based assistance waiting lists. 24 CFR §903.7(a)(2)(ii) and 24 CFR §903.12(b).

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. 24 CFR §903.7(b) Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. 24 CFR §903.7(b) A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b) Describe the unit assignment policies for public housing. 24 CFR §903.7(b)

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. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k) and 24 CFR §903.12(b).

Safety and Crime Prevention (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. (24 CFR §903.7(m)(5))

Pet Policy. Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define "significant amendment/modification", HUD will consider the following to be "significant amendments or modifications": a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: Notice PH 1999-51. (24 CFR §903.7(r)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

Hope VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for 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>. (Notice PIH 2010-30)

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including name, 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. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. 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_disp/index.cfm. (24 CFR §903.7(h))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received 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>. (24 CFR §903.7(j))

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

C.2 Civil Rights Certification. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the 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. (24 CFR §903.7(o))

C.3 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.4 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

D. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

D.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form 50075.2 approved by HUD on XX/XX/XXXX."

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 the 5-Year and Annual PHA Plan. 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, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 16.64 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.

ATTACHMENT – Annual Plan HUD-50075-HP

Section B.2 – New Activities Part (b)

- **Hope VI or Choice Neighborhoods:**
The City of Pharr is considering an application for Choice Neighborhood Program & Promise Zone and may request to Housing Authority to participate in this effort.
- **Mixed Finance Modernization or Development:**
The Pharr Housing Authority is receiving Replacement Housing Factor (RHF) funds and intends to use RHF funds to acquire land for the development of affordable housing occupied by renters of mixed incomes. The new development will have 50% of units restricted to renters earning not more than 80% of the Area Median Income (AMI), including some replacement Public Housing Units. The Pharr Housing Authority's instrumentality Public Facility Corporation built an 80 units mixed income development for seniors and persons with disabilities that was financed with CDBG disaster assistance funds and a loan from a local bank.
- **Demolition and/or Disposition:**
Villa de la Esperanza (TX-073-01) was demolished which included 75 Public Housing Units which were removed and were to be included in future developments as part of our Replacement Housing Inventory.

The Housing Authority completed Las Canteras Apartments, located at 415 E. Thomas Road, which is a mixed finance development of 100 units of which 40 are public housing units that replaced some of the (Villa de la Esperanza). The 7.5 acre site is owned by the Housing Authority and leased to the partnership. The Housing Authority has the option to purchase the Development should Investor wish to opt out after fifteen years.

Mesquite Terrace (TX-073-05) (AMP 5) included 106 units for Senior's. This was also a Tax Credit Development, 20 units were to replace units demolished at Villa de la Esperanza. This property was completed in 2009 and is fully occupied. It contains 20 Public Housing Units as well as 86 Project Based Vouchers. It is located at 421 E. Thomas Road, Pharr, Texas. It is a Mixed Finance Development of 106 Elderly/Handicap Units. Project has all of the amenities required and sits on a 7.5 Acre Tract of land owned by the Pharr Housing Authority and Leased to the Partnership.

Cali Carranza, Sunset Village (TX-073-06) (AMP 6) was demolished which included 100 Public Housing units. Cali Carranza, Sunset Village consists of 100 units mixed finance development using Low Income Housing Tax Credits (LIHTC) it includes 40 Public Housing units. The units are located at 800 W. Egly Avenue, Pharr, Texas and they replace previously demolished units (Villa de la Esperanza) (15) and Public Housing of the original Sunset (25 Public Housing Units). The Pharr Housing Authority owns the 14.11 acre site.

Parkview Village (TX-073-07) (AMP 7) disposition of about 8.65 acres were approved by HUD for a mixed finance development of 100 units. Parkview Village demolition/disposition began on May 13, 2010 and has been completed. We began housing families in July 2011, and completed moving all the 100 families by September 16, 2011. Parkview Village is located at 211 W.

Audrey, Pharr, Texas of the 100 units, 30 units are public housing units that replace some of the units of the original Parkview. The 14.13 acre site is owned by the Housing Authority and leased to the partnership.

The Pharr Housing Authority also has plans to make the necessary requests to HUD's Special Application Center (SAC) to update the disposition of vacant land conversion for 5.38 acres of excess land from Parkview Village for construction of affordable housing. We will continue to enhance housing opportunities in our community. We also purchased a single family home that was added to the Public housing inventory in June 2012, for a total of 235 units and that brings us to a net loss of 144 Public Housing Units.

The Pharr Housing Authority completed its 80-unit complex, Sunset Seniors Village - 1 bedroom units (3 story structure) that is designated for the senior population. We continue to address the need of our aging community. Sunset Seniors Village is 100% completed in a property that is (3.3) acres located next to Sunset Village. Fifty-Two (52) Project Based Vouchers are assigned to this development. We are also considering having a site based waiting list for this development. This development is currently 100% occupied.

1. We are also proposing to sell vacant land North of Administration Office with proceeds to be used for financing Affordable Housing Units within all areas of our city. This property includes a 3.36 acre tract of land to the North and a 1.14 acre tract of land East of Administration Office along Expressway 83 and Polk Avenue. In addition, evaluate and consider the Administration Building for possible sale. Any sales proceeds will be used for additional affordable housing and to produce additional resources for the administration of the PHA programs.

We will continue to modernize our existing Public Housing Units located within different areas of our city with a variety of funding sources whether it be Grants, Private Bank Loans, or other funding available to the Pharr Housing Authority.

Our PHA will also continue to pursue acquisition of property with proceeds from sale of PHA-owned land or Replacement Housing Funds (RHF) as several options or private banks for future Affordable Housing Developments within all areas of our community and Affirmatively Furthering Fair Housing (AFFH). We are proposing to purchase property with RHF funds located north of the Expressway 83 Interstate 2 for future housing within this area of the city and continue to build affordable housing to include public housing. We will continue addressing the needs of our low income families and very low income families.

The PHA also anticipates on building units that will include replacement public housing units on existing PHA parcels of land, as an option to purchasing property with the sale of Pharr Housing Authority owned properties. Another option will be to purchase single family homes or an apartment complex that would comply with HUD regulations.

- **Conversion of Public Housing to Tenant Based Assistance:**

And

- **Conversion of Public Housing to Project-Based Assistance under RAD:**

If funding is available under RAD the Housing Authority will consider applying, if as a Small Housing Authority HUD will allow the Housing Authority to convert voluntarily Public Housing tenant vouchers at the FMR for the City of Pharr, the Housing Authority will pursue so doing. Priority will be our four (4) developments:

- Las Canteras- 40 Public Housing units
- Mesquite Terrace- 20 Public Housing units
- Sunset Village- 40 Public Housing units
- Parkview Village- 30 Public Housing units
- Meadow Heights, Villa Las Milpas, Las Milpas Homes, and Los Pinos Estates (117) units would be last on the list should RAD still be available.

- **Project-Based Vouchers:**

The Pharr Housing Authority has HUD Approved Project-Based Vouchers in the 80-unit Sunset Seniors Village. The Housing Authority may do Project-Based Vouchers to the maximum extent allowed (20% of Budget Authority) on a city wide basis.

- **Units with Approved Vacancies for Modernization:**

We will continue to modernize our existing public housing units located within different areas of our city with a variety of funding sources, if available and HUD-approved.

- **Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants):**

If available, The Pharr Housing Authority is considering applying for Capital Fund Community Facilities or Emergency Safety and Security Grants.

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 06/30/2017

Part I: Summary		FFY of Grant: FFY of Grant Approval: 2017	
PHA Name: Pharr Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P07350117 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 Period Ending:	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated
		Revised ²	Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³	559,928.00	
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures		
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 06/30/2017

Part II: Supporting Pages			Federal FFY of Grant:		Status of Work	
PHA Name:	Grant Type and Number Capital Fund Program Grant No: TX59P07350117 CFPP (Yes/No): Replacement Housing Factor Grant No:	2017				
Pharr Housing Authority			Quantity	Total Estimated Cost	Total Actual Cost	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Original	Revised ¹	Funds Obligated ²	Funds Expended ²
TX073	Operation PHA's with under 250 units in management may use 100% of CFP Grants for Operations.	1406	559,928.00			
Agency Wide/ Meadow Heights Villa Las Milpas Las Milpas Homes Single-Family Home on Cana Los Pinos Estates						
	Total BLI – 1406		559,928.00			

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—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/30/2011

Part I: Summary						
PHA Name/Number Pharr Housing Authority/ TX073		Locality (City/County & State) Pharr, Hidalgo County, Texas			Original 5-Year Plan	Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2017	Work Statement for Year 2 FFY2018	Work Statement for Year 3 FFY 2019	Work Statement for Year 4 FFY 2020	Work Statement for Year 5 FFY 2021
B.	Physical Improvements Subtotal	Annual Statement				
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations – Full Flexibility PHA	559,928.00	559,928.00	559,928.00	559,928.00	559,928.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds -	559,928.00	559,928.00	559,928.00	559,928.00	559,928.00
L.	Total Non-CFP Funds					
M.	Grand Total-	559,928.00	559,928.00	559,928.00	559,928.00	559,928.00

Capital Fund Program—Five-Year Action Plan

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 – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2017	Work Statement for Year 2 FFY 2018			Work Statement for Year 3 FFY 2019		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual Statement	TX073/Agency Wide/Villa Las Milpas/ Las Milpas Homes/ Meadow Heights/ Single-Family Home on Canna/ Los Pinos Estates			TX073/Agency Wide/Villa Las Las Milpas Homes/ Meadow		
	Operation: PHA 's with under 250 Units in Management may use 100% of CFP Grants for Operations.			Single-Family Home on Canna/ Estates		
				Operation: PHA 's with under 250 Units in Management may use 100% of Grants for Operations.		
	Total BLI- 1406		559,928.00	Total BLI- 1406		559,928.00
	Subtotal of Estimated Cost		\$559,928.00	Subtotal of Estimated Cost		\$559,928.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2017	Work Statement for Year 2 FFY 2018		Estimated Cost	Work Statement for Year 3 FFY 2019		Estimated Cost
	Development Number/Name General Description of Major Work Categories			Development Number/Name General Description of Major Work Categories		
See						
Annual Statement	TX073/Agency Wide/Villa Las Milpas/ Las Milpas Homes/ Meadow Heights/ Single-Family Home on Canna/ Los Pinos Estates	TX073/Agency Wide/Villa Las Milpas/ Las Milpas Homes/ Meadow Heights/ Single-Family Home on Canna/ Los Pinos Estates				
	Operation: PHA's with under 250 Units in Management may use 100% of CFP Grants for Operations.	Operation: PHA's with under 250 Units in Management may use 100% of CFP Grants for Operations.				
	Total BLI- 1406		559,928.00	Total BLI- 1406		559,928.00
	Subtotal of Estimated Cost		\$559,928.00	Subtotal of Estimated Cost		\$559,928.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2017	Work Statement for Year 4 FFY 2020		Work Statement for Year 5 FFY 2021	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual Statement	TX073/Agency Wide/Villa Las Milpas/ Las Milpas Homes/ Meadow Heights/ Single-Family Home on Canna/ Los Pinos Estates		TX073/Agency Wide/Villa Las Milpas/ Las Milpas Homes/ Meadow Heights/ Single-Family Home on Canna/ Los Pinos Estates	
	Operation: PHA's with under 250 Units in Management may use 100% of CFP Grants for Operations.		Operation: PHA's with under 250 Units in Management may use 100% of CFP Grants for Operations.	
	Total BLI-1406	559,928.00	Total BLI -1406	559,928.00
	Subtotal of Estimated Cost	\$559,928.00	Subtotal of Estimated Cost	\$559,928.00