

THE HOUSING AUTHORITY OF THE CITY OF PHARR, TEXAS  
ANNOUNCES  
45-DAY PUBLIC COMMENT PERIOD

Notice is hereby given that the Pharr Housing Authority is proposing to adopt their PHA 5-yr and Annual Plan including the Capital Fund Program TX59P073501-20 Annual Submission to the U.S. Department of Housing and Urban Development for Fiscal Year 2020. Written comments will be accepted from **APRIL 1st, 2020 until 5:00 p.m. on MAY 15, 2020**. Due to COVID-19 Preventative Measures & Hidalgo County Shelter-At-Home order currently in place, the Pharr Housing Authority will have a Copy available to the public only on our website. Paper copies will be available to the public Monday through Friday from 8:00 a.m. to 5:00 p.m. at the locations below if the Shelter-At-Home order ends within the 45-day comment period:

Pharr Housing Authority Administration Building 104 W. Polk Ave. Pharr, TX 78577 (956) 787-1822	Pharr Housing Authority Website: pharrha.org	Parkview “Leo Polo Palacios” Village 211 W. Audrey Pharr, TX 78577 (956) 781-1880
Sunset “Cali Carranza” Village 800 W. Egly Ave. Pharr, TX 78577 (956) 783-0665	Mesquite Terrace 421 E. Thomas Rd. Pharr, TX 78577 (956) 783-2558	Las Canteras 415 E. Thomas Rd. Pharr, TX 78577 (956) 783-2366

The Pharr Housing Authority will announce a public hearing meeting scheduled post comment period to discuss comments/objections/recommendations received during the 45-day comment period regarding the proposed action.

Due to the Pharr Housing Authority’s COVID-19 Preventative Measures, please submit your written comments in person at our front office drop box, via e-mail, via fax, or by U.S. Postal Service to:

Pharr Housing Authority  
104 W. Polk Ave.  
Pharr, TX 78577  
Fax: (956) 781-3758  
Email: [info@pharrha.org](mailto:info@pharrha.org)

For further information, please contact:

Mr. Noel De Leon  
Executive Director  
(956) 783-1316

LA AUTORIDAD DE VIVIENDAS PUBLICAS DE PHARR, TEXAS  
ANUNCIA

PERIODO PARA COMENTARIOS - 45 DIAS

Se anuncia al publico que La Autoridad de Viviendas Publicas de Pharr esta proponiendo adoptar sus planes anuales de 5 Años y su Plan Annual incluyendo el Programa de Fondos Capital TX59P073501-20 para el año Fiscal 2020 sumision al Departamento de Viviendas y Desarrollo Urbano de los Estados Unidos. Comentarios escritos seran aceptados desde el dia **1 de Abril 2020** hasta las **5:00 pm el dia 15 de Mayo 2020**. Debido a las COVID-19 Medidas Preventivas & Orden de Refugio en Casa del Condado de Hidalgo actualmente en su lugar, la Autoridad de Viviendas Publicas de Pharr tendrá una copia disponible para el público sólo en nuestra pagina de web; [pharrha.org](http://pharrha.org). Copias en papel estaran disponibles al publico de Lunes a Viernes de 8:00 a.m. a 5:00 p.m. en las locaciones mencionadas arriba de este anuncio en la porcion anunciada en Ingles si la Orden de Refugio en Casa se termina dentro del periodo de los 45-dias.

La Autoridad de Viviendas Publicas de Pharr anunciara una audiencia publica despues del periodo de comentarios para discutir los comentarios/objeciones y recomendaciones recibidas durante el periodo de 45 dias de comentarios respecto la acción propuesta.

Debido a las COVID-19 Medidas Preventivas de La Autoridad de Viviendas Publicas de Pharr, deje sus comentarios por escrito en persona en nuestro buzón de recepción, por correo electrónico, por fax, o por el Servicio Postal de los Estados Unidos a: Pharr Housing Authority, 104 W. Polk Ave., Pharr, TX 78577

Fax: (956) 781-3758  
Correo electronico: [info@pharrha.org](mailto:info@pharrha.org)

# 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

**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.

-+	<b>PHA Information.</b>																								
<b>A.</b>																									
<b>A.1</b>	<b>PHA Name:</b> <u>Pharr Housing Authority</u> <b>PHA Code:</b> <u>TX073</u>																								
	<b>PHA Plan for Fiscal Year Beginning: (MM/YYYY):</b> <u>10/01/2020</u> <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission																								
	<p><b>Availability of Information.</b> 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><b>The Pharr Housing Authority will have copies readily available to the public at the following sites:</b></p> <ol style="list-style-type: none"> <li>1.) The Pharr Housing Authority Administration Building 104 W. Polk Ave. Pharr, TX 78577 (956) 787-1822</li> <li>2.) The Pharr Housing Authority Website: pharrha.org</li> <li>3.) Parkview "Leo Polo Palacios" Village 211 W. Audrey Pharr, TX 78577 (956) 781-1880</li> <li>4.) Sunset "Cali Carranza" Village 800 W. Egly Ave. Pharr, TX 78577 (956) 783-0665</li> <li>5.) Mesquite Terrace 421 E. Thomas Rd. Pharr, TX 78577 (956) 783-2558</li> <li>6.) Las Canteras 415 E. Thomas Rd. Pharr, TX 78577 (956) 783-2366</li> </ol>																								
	<input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)																								
	<table border="1" style="width: 100%; border-collapse: collapse;"> <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>B.</b>	<b>5-Year Plan.</b> Required for <u>all</u> PHAs completing this form.					
<b>B.1</b>	<p><b>Mission.</b> 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>B.2</b>	<p><b>Goals and Objectives.</b> 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>B.3</b>	<p><b>Progress Report.</b> 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>B.4</b>	<p><b>Violence Against Women Act (VAWA) Goals.</b> 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>B.5</b>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>See Attachment</p> <p>Any change with regard to demolition or disposition (for Meadow Heights, Villa Las Milpas and Las Milpas Homes) designation, homeownership programs or conversion activities.</p> <p><b>Significant Deviation:</b></p> <ul style="list-style-type: none"> <li>-Changes to rent or admissions policies or organization of the waiting list;</li> <li>-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</li> <li>-Change of the new FMR</li> </ul> <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>					

<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></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><b>See Attachment</b></p>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><i>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.</i></p>

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

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### A. PHA Information 24 CFR §903.23(4)(c)

- 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)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 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.

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## **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 Housing Choice Voucher (HCV) 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 (HCV) 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 in its website in English and Spanish.
  3. Objective: The Pharr Housing Authority staff will attend annual Fair Housing trainings.
- 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 and/or the FSS Program to help Low-Rent Elderly and families 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 and children's educational success.
  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.
  3. Objective: Connecting Housing and Education by entering a partnership agreement; Data Sharing Agreement (DSA), to improve educational outcomes for children in our community.
- 8.) Goal: Continue to create programs at our EnVision Center within our administration office.
  1. Objective: Target HUD's four (4) pillars of opportunity; Economic Empowerment, Educational Advancement, Health & Wellness, Character & Leadership.
  2. Objective: Improve the economic sustainability of our community by empowering them with opportunities to advance their economic outlook for children and adults.

### **Section B.3 - Progress Report**

- 4) Goal: Apply for Tax Credits, HUD FHA 223(f), HUD FHA 221(d)(4), and other grant financing available, Federal and State, 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 and/or the FSS Program to help low rent elderly and families 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 Homeownership.
  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 flyer distribution for resident activities/services
- 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 constructed an 80 unit, 3 story structure development designed for seniors (Sunset Senior Village) in 2016. This development is built on a 3.25 Acre Tract of land next to Sunset Village; 52 Project based vouchers are part of this development. Sunset Senior Village is located 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.

Result: The Pharr Housing Authority and its Public Housing Program acquired Los Pinos Estates (AMP 9) in 2017 with 2012, 2013, 2014, 2015, and 2016 Replacement Housing Factor Funds. Los Pinos Estates is located North of the Expressway at the intersection of Emerald Drive and Robin Avenue in Pharr. It consists of 6 duplex buildings containing a total of 12 two-bedroom (940 sq. ft.) units and is currently at 100% occupancy.

- 8) The Pharr Housing Authority is also revised its Admissions and Continued Occupancy Policy (ACOP) to implement the compliance with the Housing Opportunity Through Modernization Act (HOTMA) for Over-Income Residents, as follows:

#### Over Income Residents

In compliance with the Housing Opportunity Through Modernization Act (HOTMA), HUD has established rules governing public housing residents with incomes exceeding the HUD-issued over-income limits (defined as 120% of the Area Median Income (AMI)). The law requires that after a family's income has exceeded 120% of the AMI for two consecutive years, the PHA must charge a monthly rent equal to the Fair Market Rent or the amount of monthly subsidy for the unit including amounts from the operating and capital fund as determined by regulations (whichever is greater), or terminate the family's tenancy within 6 months of the end of the 2 year period.

1. If at any time, the PHA becomes aware through annual reexamination or interim reexamination that the family's income exceeds the over-income limit, this is the point at which the two-year clock (2 consecutive years) begins for the family.
  - a. If the discovery is found at regular annual reexamination, the PHA will make a note in the family's file that their income exceeds the over-income limit and they will be checked again at their next regularly scheduled annual reexamination (in 12 months).
  - b. If the discovery is found at an reexamination, the PHA will change the effective date of the next annual reexamination so that the family will be recertified in 12 months to determine if their income still exceeds the over-income limit.
2. At the 12 month recertification, if the family's income still exceeds the over-income limit, written notice will be sent to the family stating that, if at the end of the next twelve months, their income still exceeds the over-income limit, they will be given the choice of:
  - a. Paying an alternative market rent based on the full Fair Market Rent or the amount of monthly subsidy for their public housing unit (whichever is higher); or
  - b. Moving out of their public housing unit within the following six months.

3. If the family fails to comply within six month period, the PHA will begin the process of lease termination and eviction.
4. If the family opts to stay in the public housing unit and pay the alternative rent, then at future recertifications, the rent will track any changes in the applicable Fair Market Rent or HUD-determined subsidy amount for the unit.
5. Temporary Income Decrease – If a family requests an interim reexamination because their income no longer exceeds the over-income limit, the family is then treated as a regular public housing resident for purposes of rent determination. If the PHA becomes aware through a subsequent annual or interim reexamination that the family's income has again increased to an amount that exceeds the over-income limit, the family will begin a new two-year clock.
6. All notices and other correspondence with resident families will be in the applicable language requested by the family and/or form of communication requested by a resident with a disability.

#### **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

1. 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.

**Section B.6 –Part (b) Resident Advisory Board (Comments)**

**\*\*\*Will be documented after the Resident Advisory Board Meetings**

# 5-Year and Annual PHA Plan

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

OMB No. 2577-0226  
Expires  
XX/XX/XXXX

**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></p> <p>PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2020</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>247</u>      Number of Housing Choice Vouchers (HCVs) <u>828</u></p> <p>Total Combined <u>1,075</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission      <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> 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"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <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> <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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Lead PHA:																											

<b>B.</b>	<b>Annual Plan Elements</b>
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual <u>PHA Plan</u> 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 checked="" type="checkbox"/> <input 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.  <b>No Revisions to PHA's Deconcentration Policy – See Attachment</b></p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:  <b>See Attachment</b></p>
<b>B.2</b>	<p><b>New Activities.</b></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><b>See Attachment</b></p>
<b>B.3</b>	<p><b>Progress Report.</b></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><b>See Attachment</b></p>

<b>B.4.</b>	<p><b>Most Recent Fiscal Year Audit.</b></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>
	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></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>
<b>C.2</b>	<p><b>Civil Rights Certification.</b></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>
<b>C.3</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></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.  <b>See Attachment</b></p>
<b>C.4</b>	<p><b>Certification by State or Local Officials.</b></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>
<b>D</b>	<b>Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
<b>D.1</b>	<p><b>Capital Improvements.</b> 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><b>See Attachment – Last Year's Approval by HUD via HUD's EPIC System - June 10, 2019</b></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(4)(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 PIH 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\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/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.

- **Demolition and/or Disposition:**

The PHA currently operates 28 scattered site homes as part of our public housing inventory in AMP 3 (Meadow Heights) and one single family home in AMP 8 (Canna St.). In Fiscal Year 2019-2020, PHA anticipates submitting an application to dispose of these scattered site units to an instrumentality of the PHA, which will continue to operate these units as affordable housing under the Housing Choice Voucher program or offer a homeownership opportunity for residents through partnerships with Urban County and CDBG funding. PHA expects to submit the Disposition Application no later than June 2020 and anticipates commencing disposition of these units no later than January 2021.

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 or construction of a business that would support, train, and employ our residents in Public Housing and under the HCV Program. We will continue to enhance housing opportunities in our community and/or improve financial stability.

We have also purchased a single-family home (AMP 8) that was added to the Public housing inventory in June 2012 and in June 2017 purchased Los Pinos Estates (AMP 9) a 6 duplex development with 12 two-bedroom units for a total of 247 units and that brings us to a net loss of 132 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.

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 or construction of a Business that would support, train, and employ our residents under Public Housing and under the HCV Program. 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 private banks for future Affordable Housing Developments within all areas of our community and Affirmatively Furthering Fair Housing (AFFH). 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.

- **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.
- **Management of LIHTC Developments & its Mixed-Finance Development:**  
The Pharr Housing Authority is considering obtaining approval to manage its 4 LIHTC developments and its Mixed-Finance Development for the purpose of making the PHA more efficient in the use of its resources.
- **Management of Other Local HCV Programs:**  
The Pharr Housing Authority is willing to consider managing other local HCV programs.
- **Smoke-Free Policy Revision:**  
The PHA originally adopted a Smoke-Free Policy on November 23, 2010 and revised and adopted its content on March 29, 2018 to comply with HUD's new PIH-2017-03 notice released on February 2017. Revision incorporated into existing Smoke-Free Policy: *The smoke-free area must extend to 25 feet from all housing and administrative buildings and prohibited e-cigarettes.*
- **Modernize/Rehab:**  
The PHA plans to modernize/rehab the PHA Administrative Building and Community Buildings (community centers) including outdoor recreational equipment.

- **Streamlined Voluntary Conversion:**

HUD has introduced Notice PIH 2019-05 (HA), which authorizes small Public Housing Agencies (PHAs) to convert public housing to tenant-based assistance through the Streamlined Voluntary Conversion (SVC) program. The Pharr Housing Authority (PHA) is proposing to submit an SVC conversion plan and application for the conversion of its entire public housing portfolio by Q1 of 2020. The portfolio is comprised of 247 units in nine properties across seven AMPS. These properties include 117 units in 5 Public Housing only sites and 130 units in 4 Public Housing/ LIHTC properties. Because of the number of sites, PHA is proposing to convert the units in no fewer than four Phases under SVC.

PIC Dev. Num	Project Name	Type	PH Units to be converted				
			1BR	2BR	3BR	4BR	5BR
TX073000003	Meadow Heights	PH	70				
TX073000003	Villa Las Milpas	PH	20				
TX073000003	Villa Las Milpas Homes	PH	14				
TX073000004	Las Canteras	PH/ LIHTC	40				
TX073000005	Mesquite Terrace	PH/ LIHTC	20				
TX073000006	Sunset Terrace	PH/ LIHTC	40				
TX073000007	Parkview Terrace	PH/ LIHTC	30				
TX073000008	Canna Street	PH	1				
TX073000009	Los Pinos Estates	PH	12				

The intent of PHA is to withdraw the units from conventional public housing program and to potentially take the following actions:

1. Dispose of some of the units via a fair market sale and provide the affected tenants with Tenant Protection Vouchers to be used in the private market.
2. Retain some of the units for continued use as affordable housing through the provision of both Tenant Protection Vouchers (TPVs) and project-based voucher subsidy assistance through the Housing Choice Voucher (HCV) program. These units would be conveyed to a subsidiary of PHA to ensure long term affordability.

In addition, in order to ensure that the retained units meet and exceed the Housing Quality Standards (HQS) required for the HCV program, PHA intends to complete minimal/ moderate rehabilitation on the units using the current Public Housing Operating and Capital Funds and reserves. Upon conversion of these units through the SVC program, PHA intends to close out its Public Housing program by the end of 2024 or earlier.

PHA anticipates that some families may need to be relocated as a part of this process and intends to follow all application relocation requirements as noted in both the Uniform Relocation Act and Section 104. In addition, PHA will ensure that all families are afforded the opportunity and right to remain in their current unit using the HCV in the form of a tenant-based voucher (TBV). For units that are retained as housing, families may opt to remain in

their units using the TBV. Families may also choose to relocate to other private market units under the HCV program.

PHA also proposes to utilize Project Based Vouchers (PBVs) on the property. Families who voluntarily consent to PBV assistance will have the opportunity to remain in their unit under a PBV contract administered by PHA. Tenant consent means a family, after being fully informed of its options, voluntarily gives up the ability to receive a tenant-based HCV voucher (that could be used at the property or off-site in the private market) in order to be assisted under a PBV contract at the property. The informed and voluntary consent a family gives is to forego tenant-based HCV assistance (for use at the property or in the private market). If a family fails to consent to the PBV assistance and chooses to remain using tenant-based HCV assistance, that family's unit will be excluded from the PBV HAP contract until the family moves out or consents to switching to PBV assistance. To obtain such consent, PHA will follow all the requirements outlined in Appendix A of PIH Notice 2019-04, in addition to any other relocation requirements in 24 CFR 972.230(g). Families will be advised of their rights through a series of group and one on one meetings.

HUD issued the SVC Notice to provide regulatory relief to small PHAs. SVC provides another tool for PHAs to recapitalize their public housing inventory and to better assist low income families in their communities. Conversion to Housing Choice Vouchers will give PHA greater flexibility to respond to local needs, allows PHA to pursue private financing for future development of affordable housing, and provides greater housing choice and mobility to assisted households.

## **STREAMLINED VOLUNTARY CONVERSION AND DEFINITION OF SUBSTANTIAL DEVIATION**

U.S. Department of Housing and Urban Development (HUD) statute, Public and Indian Housing (PIH) Notice 99-51, requires that public housing authorities explain “substantial deviations” from the 5-Year Plan in their Annual Plans. The statute also provides that, while public housing authorities may change or modify their plans or policies described in them, any “significant amendment or modification” to the plan would require public housing authorities to submit a revised PHA Plan that has met full public process requirements. PHA is amending its definition of Substantial Deviation and Significant Amendment as such:

### **Substantial Deviation**

A substantial deviation may be defined as a loss and/or inadequate funding for a program, reallocation of funding to sustain programs and/or a change in regulatory requirements governing a program, thus requiring PHA to amend its agency plan. As part of the Streamlined Voluntary Conversion plan and process, PHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following Streamlined Voluntary Conversion-specific items:

- a. Changes to the Capital Fund Budget produced as a result of each phase within the Streamlined Voluntary Conversion process, regardless of whether the proposed conversion will include use of additional Capital Funds;
- b. Changes to the Relocation Plan and processes for an approved Streamlined Voluntary Conversion plan;
- c. Changes to the construction and rehabilitation plan for any phase of a Streamlined Voluntary Conversion plan;
- d. Changes to the financing structure for any phase of a Streamlined Voluntary Conversion plan;
- e. Changes to the phasing either adding or removing units or properties and/or modifying timeframes; and
- g. Changes to the Streamlined Voluntary Conversion Plan and/or application for units identified in this plan.



Capital Fund Program - Five-Year Action Plan

Status: Submitted      Approval Date:      Approved By:

<b>Part I: Summary</b>						
PHA Name : Pharr Housing Authority		Locality (City/County & State)				
PHA Number: TX073		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:      )				
A.	Development Number and Name	Work Statement for Year 1 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	AUTHORITY-WIDE	\$678,103.00	\$465,873.00	\$465,873.00	\$465,873.00	\$465,873.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2020	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$678,103.00
ID0001	1406-Operations/Operations (1406)	PHA's with under 250 units in management may use 100% of CFP Grants for Operations.		\$678,103.00
	Subtotal of Estimated Cost			\$678,103.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2021	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	AUTHORITY-WIDE (NAW/ASD)			\$465,873.00
ID0002	1406- Operations (Operations (1406))	PHA's with under 250 units in management may use 100% of CFP Grants in Operations		\$465,873.00
	Subtotal of Estimated Cost			\$465,873.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2022	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	AUTHORITY-WIDE (NAWASID)			\$465,873.00
ID0003	1406 - Operations(Operations (1406))	PHA's with under 250 units in management may use 100% of CFP Grants for Operations.		\$465,873.00
	Subtotal of Estimated Cost			\$465,873.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2023	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
	AUTHORITY-WIDE (NAW/ASD)			\$465,873.00
ID0004	1406 - Operations(Operations (1406))	PHA's with under 250 units in management may use 100% of CFP Grants for Operations.		\$465,873.00
	Subtotal of Estimated Cost			\$465,873.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2024	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
	AUTHORITY-WIDE (NAWASD)			
ID0005	1406 - Operations/Operations (1406))	PHA's with under 250 units in management may use 100% of CFP Grants for Operations.		\$465,873.00
	Subtotal of Estimated Cost			\$465,873.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	1	2020
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
1406-Operations(Operations (1406))		\$678,103.00
Subtotal of Estimated Cost		\$678,103.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2	2021
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
1406- Operations (Operations (1406))		\$465,873.00
Subtotal of Estimated Cost		\$465,873.00



Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	3	2022
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
1406 - Operations(Operations (1406))		\$465,873.00
Subtotal of Estimated Cost		\$465,873.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	4	2023
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
1406 - Operations(Operations (1406))		\$465,873.00
Subtotal of Estimated Cost		\$465,873.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	5	2024
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
1406 - Operations(Operations (1406))		\$465,873.00
Subtotal of Estimated Cost		\$465,873.00

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

<b>Part I: Summary</b>		<b>FFY of Grant:</b> FFY of Grant Approval: 2020	
<b>PHA Name:</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>TX59P07350120</b> Replacement Housing Factor Grant No: Date of CFFP:		
<b>Pharr Housing Authority</b>			
<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: )		<input type="checkbox"/> Final Performance and Evaluation Report	
<b>Type of Grant</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
<b>Line</b>	<b>Original</b>	<b>Revised<sup>2</sup></b>	<b>Obligated</b> <b>Expended</b>
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	678,103.00	
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 <sup>4</sup>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> 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

<b>Part I: Summary</b>							
<b>PHA Name:</b>		<b>Grant Type and Number</b>		<b>FFY of Grant:</b>		<b>FFY of Grant Approval:</b>	
<b>Pharr Housing Authority</b>		<b>Capital Fund Program Grant No: TX59P07350120</b>		<b>2020</b>		<b>2020</b>	
		<b>Replacement Housing Factor Grant No:</b>					
		<b>Date of CFFP:</b>					
<b>Type of Grant</b> <input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>				<input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>			
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Revised <sup>2</sup></b>	<b>Obligated</b>	<b>Total Actual Cost <sup>1</sup></b>	<b>Expended</b>	
		<b>Original</b>					
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 - 19)	678,103.00					
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>		<b>Date</b>	

Noel De Leon

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

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 06/30/2017**

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.





U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 06/30/2017**

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

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 06/30/2017**

[illegible]

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