

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires 03/31/2024</b>
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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, including changes to these policies, 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.** The 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 the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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 checked="" type="checkbox"/> High Performer            PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2026</u>            PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)            Number of Public Housing (PH) Units <u>147</u> Number of Housing Choice Vouchers (HCVs) <u>948</u>            Total Combined <u>1,095</u>            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><b>The Pharr Housing Authority will have copies readily available to the public at the following sites:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;"> <b>The Pharr Housing Authority Website:</b>            pharrha.org         </td> <td style="width: 33%;"> <b>The Pharr Housing Authority Administration Office</b>            1005 W. Gore            Pharr, TX 78577            (956) 787-1822         </td> <td style="width: 33%;"> <b>Parkview “Leo Polo Palacios” Village</b>            211 W. Audrey            Pharr, TX 78577            (956) 781-1880         </td> </tr> <tr> <td> <b>Sunset “Cali Carranza” Village</b>            800 W. Egly Ave.            Pharr, TX 78577            (956) 783-0665         </td> <td> <b>Mesquite Terrace</b>            421 E. Thomas Rd.            Pharr, TX 78577            (956) 783-2558         </td> <td> <b>Las Canteras</b>            415 E. Thomas Rd.            Pharr, TX 78577            (956) 783-2366         </td> </tr> </table>	<b>The Pharr Housing Authority Website:</b> pharrha.org	<b>The Pharr Housing Authority Administration Office</b> 1005 W. Gore Pharr, TX 78577 (956) 787-1822	<b>Parkview “Leo Polo Palacios” Village</b> 211 W. Audrey Pharr, TX 78577 (956) 781-1880	<b>Sunset “Cali Carranza” Village</b> 800 W. Egly Ave. Pharr, TX 78577 (956) 783-0665	<b>Mesquite Terrace</b> 421 E. Thomas Rd. Pharr, TX 78577 (956) 783-2558	<b>Las Canteras</b> 415 E. Thomas Rd. Pharr, TX 78577 (956) 783-2366
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**PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

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:					

**B. Plan Elements**

**B.1 Revision of Existing PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.**
- Financial Resources.
- Rent Determination.**
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.**
- Significant Amendment/Modification**

(b) If the PHA answered yes for any element, describe the revisions for each element below:

- **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions:**  
The Pharr Housing Authority is revising its Admissions and Continued Occupancy Policy (ACOP) and its Administrative Plan to implement the compliance with the Housing Opportunity Through Modernization Act (HOTMA) with all its provisions effective January 1, 2025.
- **Rent Determination:**
  - a. The Pharr Housing Authority is revising its Admissions and Continued Occupancy Policy (ACOP) and its Administrative Plan to implement the compliance with the Housing Opportunity Through Modernization Act (HOTMA) with all its provisions effective January 1, 2025.
  - b. FY 2026 Pharr Housing Authority Public Housing Program Flat Rents:
    - 0-Bedroom - \$900
    - 1-Bedroom - \$900
    - 2-Bedroom - \$1,130
    - 3-Bedroom - \$1,470
    - 4-Bedroom - \$1,620

- **Substantial Deviation:**  
**RAD 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 Rental Assistance Demonstration (RAD) and/or Section 18 Disposition process, PHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following Section 18 and RAD-specific items:

- a. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- b. Changes to the Relocation Plan and processes for each approved RAD conversion;
- c. Changes to the construction and rehabilitation plan for each approved RAD conversion;
- d. Changes to the financing structure for each approved RAD conversion;

	<ul style="list-style-type: none"> <li>e. Changes to the CHAPs either adding or removing units and/or modifying timeframes;</li> <li>f. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance; and</li> <li>g. Changes to the Section 18 Disposition Plan and/or application for units identified in this plan.</li> <li>h. Changes to the overall conversion process, plan or methodology.</li> </ul> <ul style="list-style-type: none"> <li>• <b>Significant Amendment/Modification:</b> PHA will amend or modify its agency plan upon the occurrence of any of the following events during the first nine months of the term of an approved plan: <ul style="list-style-type: none"> <li>a. A federal statutory or regulatory change is made effective and, in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan year.</li> <li>b. Proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposals not already identified in this plan and those that are considered by HUD to be significant amendments to the Agency Plan and CFP 5 Year Action Plan.</li> <li>c. Any Capital Fund project not already in the Five-Year Action Plan excluding projects arising out of federally declared major disasters, acts of God beyond the control of the Authority, such as earthquakes, fire and storm damages, civil unrest, or other unforeseen significant event or changes in use of replacement reserve funds under the Capital Fund in the amount of 20% or more of the annual grant.</li> <li>d. Any other event that the Authority’s Board determines to be a significant amendment or modification of the approved annual plan.</li> </ul> </li> </ul> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>According to 24 CFR 903.2 (b)(2)(i)(iv) the Pharr Housing Authority’s developments are not considered “covered developments” which are applicable to deconcentration of poverty and income mixing requirements.</p>
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<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"/> <b>Hope VI or Choice Neighborhoods.</b></p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <b>Mixed Finance Modernization or Development.</b></p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <b>Demolition and/or Disposition.</b></p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <b>Conversion of Public Housing to Tenant Based Assistance.</b></p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <b>Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</b></p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <b>Project Based Vouchers.</b></p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <b>Units with Approved Vacancies for Modernization.</b></p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <b>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</b></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> <ul style="list-style-type: none"> <li>• <b>Hope VI or Choice Neighborhoods:</b> The City of Pharr is considering an application for Choice Neighborhood Program &amp; Promise Zone and may request the Pharr HA to participate in this effort.</li> <li>• <b>Mixed Finance Modernization or Development</b> We are 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 the Administration Office along Expressway 83 and Polk Avenue. In addition, any sales proceeds from our Administration Office will be used for additional affordable housing and to produce additional resources for the administration of the PHA programs. The Pharr Housing Authority is considering obtaining approval to manage its 4 LIHTC developments and its Mixed-Finance Development(s) for the purpose of making the PHA more efficient in the use of its resources. The Pharr Housing Authority is willing to consider managing other local HCV 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, very low-income, and extremely low-income families. The PHA also anticipates 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 PHA-owned properties. Another option would be to purchase single-family homes or an apartment complex that would comply with HUD regulations.</li> <li>• <b>Demolition and/or Disposition:</b> The PHA currently operates 64 scattered site homes as part of our public housing inventory in AMP 3 (Meadow Heights, Villa Las Milpas, Villa Las Milpas Homes) and 1 single family home in AMP 8 (Canna St.). In Fiscal Year 2025-2026, PHA anticipates applying 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</li> </ul>
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Housing Choice Voucher program, either through PBVs or TPVs. Pharr HA expects to submit the Disposition Application and anticipates commencing disposition in 2026.

The PHA will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process for 42 units at Meadow Heights.

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 Terrace for construction of an 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.

- Conversion of Public Housing to Tenant Based Assistance:**  
 PHA anticipates applying 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, either through PBVs or TPVs.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD:**  
 The Pharr Housing Authority (PHA) is a successful applicant in the Rental Assistance Demonstration (RAD) Program. As a result, the PHA will be converting to Project Based Vouchers under the guidelines of PIH Notice 2012-32, REV-3 and any successor Notices and PIH Notice 2021-07. As a part of the RAD conversion, the PHA intends to utilize the RAD/Section 18 Small PHA Blend process outlined in PIH Notice 2021-07 for all of the units below. The PHA intends to dispose of these units to an instrumentality of the PHA at below fair market value and retain in the units for the provision of affordable housing. Upon conversion, which the PHA anticipates completing no later than Q4 of 2027, the unit types, bedroom sizes, and number of units in each category will remain the same. Pursuant to PIH Notice 2018-04, the PHA intends to apply for Tenant Protection Vouchers for all units converting under the Section 18 process and subsequently project-base the vouchers to both existing and newly developed units to maintain and ensure long term affordability.

Upon successful conversion under RAD and Section 18, the PHA intends to close out its Public Housing program pursuant to PIH Notice 2016-23.

PHA converted sites (100 public housing units). RAD closings occurred on December 1, 2024 for Las Canteras and Mesquite Terrace, and September 1, 2025 for Sunset Terrace.

Development	0BR	1BR	2BR	3BR	4BR	Total
AMP 04 - LIHTC/PH - Las Canteras	0	12	17	11	0	40
AMP 05 - LIHTC/PH - Mesquite Terrace	6	13	1	0	0	20
AMP 06 - LIHTC/PH - Sunset Terrace	0	12	17	11	0	40
<b>Total Units</b>	<b>6</b>	<b>37</b>	<b>35</b>	<b>22</b>	<b>0</b>	<b>100</b>

PHA now has six sites consisting of 147 Public Housing units.

Development	0BR	1BR	2BR	3BR	4BR	Total
AMP 07 - LIHTC/PH - Parkview Terrace	0	9	12	9	0	30
AMP 03 - PH - Meadow Heights (MF)	0	16	20	19	15	70
AMP 03 - PH - Villa Las Milpas (SF)	0	0	0	16	4	20
AMP 03 - PH - Villa Las Milpas Homes (SF)	0	0	10	4	0	14
AMP 08 - PH - Canna Street (SF)	0	0	0	1	0	1
AMP 09 - PH - Los Pinos Estates	0	0	12	0	0	12
<b>Total Units</b>	<b>0</b>	<b>25</b>	<b>54</b>	<b>49</b>	<b>19</b>	<b>147</b>

Five sites are 100% Public Housing (Meadow Heights, Villas Las Milpas, Villas Las Milpas Homes, Canna St., and Los Pinos Estates). One site is a mixed-finance site, and PHA has exercised its option to purchase all mixed-finance sites. A portfolio application was submitted for all 247 units in 2021.

**Phase I Conversion:**

Development	0BR	1BR	2BR	3BR	4BR	Total
AMP 07 - LIHTC/PH - Parkview Terrace	0	9	12	9	0	30
<b>Total Units</b>	<b>0</b>	<b>9</b>	<b>12</b>	<b>9</b>	<b>0</b>	<b>30</b>

PHA is proposing to convert Parkview Terrace using FHA financing for the conversion rehabilitation as required by FHA. Any financial gap after updated RCNAs are completed and IDRR and ADRR are determined will be filled through current available Operating and Capital funds.

**Phase II Conversions:**

Development	0BR	1BR	2BR	3BR	4BR	Total
AMP 03 - PH - Meadow Heights (MF)	0	16	20	19	15	70
AMP 03 - PH - Villa Las Milpas (SF)	0	0	0	16	4	20
AMP 03 - PH - Villa Las Milpas Homes (SF)	0	0	10	4	0	14
AMP 08 - PH - Canna Street (SF)	0	0	0	1	0	1
AMP 09 - PH - Los Pinos Estates	0	0	12	0	0	12
<b>Total Units</b>	<b>0</b>	<b>16</b>	<b>42</b>	<b>40</b>	<b>19</b>	<b>117</b>

- **Project-Based Vouchers:**

The Pharr Housing Authority has 138 HUD Approved Project-Based Vouchers, 52 in Sunset Seniors Village and 86 in Mesquite Terrace. The Housing Authority will seek HUD approval for additional Project-Based Vouchers to the maximum extent allowed (20% of Budget Authority) on a city-wide basis.

Project-Based Voucher Requirements: (Language Inserted from PIH Notice 2012-32, Rev-3, Section 1.6.c and 1.6.d) Meadow Heights (AMP 3) public housing includes 70 single family attached, detached, and semi-detached homes – 40 in one subdivision and 30 scattered single-family homes throughout the city. Villa Las Milpas (AMP 3) has 20 total units, and Villa Las Milpas Homes (AMP 3) has 14 total units. (AMP 8) Canna Street contains one single-family home, Los Pinos Estates (AMP 9) contains 12 units of attached single-family homes in the Los Pinos Estates subdivision. For these units, PHA is proposing to pursue both a straight RAD conversion and/or transfer of assistance. PHA anticipates applying to dispose of these scattered site units to an instrumentality of the PHA, which will continue to operate these units as a affordable housing under the Housing Choice Voucher program, either through PBVs or TPVs.

- a. PHA is proposing to complete a transfer of assistance for all 0 – 3 BR units (109 total units). This includes 11 units where families are currently over-housed. PHA is in the process of developing a one to two new multi-family properties and will transfer the 109 currently assisted families into these sites. The new properties will be comprised of approximately 200 spacious units with many different options in size, affordability, and accommodations with a HUD 221 (d) (4) loan. Of the 200 units, PHA anticipates that up to 100% will be affordable to families at or below 80% of the AMI. The 109 PBVs will be overlaid onto the affordable units.
- b. PHA is proposing to pursue a straight RAD conversion of the scattered single-family homes. PHA anticipates disposing of these scattered site units to an instrumentality of the PHA, which will continue to operate these units as a affordable housing under the Housing Choice Voucher program, either through Project-Based Vouchers (PBVs) or Tenant-Protection Vouchers (TPVs). Based upon a 2024 RPCA, critical and non-critical repair needs were minimal to moderate and can be paid for through current Operating and Capital Fund reserves.

PHA is proposing to retain the bedroom distribution of the above units in the new building and retain their type as family units with the exception of those families who are over housed in 4BR units.

PHA is firmly committed to improving the quality of life for its residents and providing deeply affordable housing to extremely low to moderately low-income individuals and families. Through the Rental Assistance Demonstration (RAD) program, PHA will continue to own its properties and provide its residents with expanded choices and opportunities. PHA will also have the ability to evaluate and immediately address many needed capital improvements and will continue to serve the same population. The RAD program offers PHA an opportunity to transition from its current public housing funding platform to a more stable, predictable, and sustainable funding source, the Project-Based Voucher (PBV) program, which will be administered by the Pharr Housing Authority. The same families who are eligible today for public housing will be eligible for the PBV program.

Upon conversion to Project-Based Voucher program, PHA will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6, Attachment 1B of the RAD Notice H-2019-09 PIH-2019-23 Rev. 4, the RAD Fair Housing, Civil Rights, and Relocation Notice - Notice H 2016-17, PIH 2016-17 (HA), PIH-2012-32 and the Joint Housing/PIH Notice H-2014-09/ PIH-2014-17 (Attachments A, B and C). These resident rights, participation, waiting list and grievance procedures are listed below. PHA does not plan on adopting any waiting list preferences at this time for the converted projects.

Additionally, PHA is currently compliant with all fair housing and civil rights requirements and the RAD conversion complies with all applicable site selection and neighborhood reviews standards and all appropriate procedures have been and will be followed. PHA is not under a Voluntary Compliance Agreement, consent order or consent decree or final judicial ruling or administrative ruling or decision and assures that compliance will not be negatively impacted by conversion activities.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing PHA with access to private sources of capital to repair and preserve its affordable housing assets. Upon conversion, PHA's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and this amount is estimated to be \$577,185.00. In addition, PHA may also borrow funds to address their capital needs. Lastly, PHA may also be contributing Operating Reserves and Capital Funds towards the conversion. Lastly, PHA may also be contributing Operating Reserves up to the amount of \$675,887.39 and Capital Funds up to the amount of \$765,111.00 towards the conversion.

**A. PBV Resident Rights and Participation.**

1. **No Rescreening of Tenants upon Conversion.** Pursuant to the RAD Statute, at conversion, current households cannot be excluded from occupancy at the Covered Project based on any rescreening, income eligibility, or income targeting. With respect to occupancy in the Covered Project, current households in the Converting Project will be grandfathered for application of any eligibility criteria to conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. Post-conversion, the tenure of all residents of the Covered Project is protected pursuant to PBV requirements regarding continued occupancy unless explicitly modified in this Notice (e.g., rent phase-in provisions). For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting of tenants for initial occupancy, will not apply for current households. Once the grandfathered household moves out, the unit must be leased to an eligible family. MTW agencies may not alter this requirement. Further, so as to facilitate the right to return to the assisted property, this provision shall apply to current public housing residents of the Converting Project that will reside in non-RAD PBV units or non-RAD PBRA units placed in a project that contain RAD PBV units or RAD PBRA units. Such families and such contract units will otherwise be subject to all

requirements of the applicable program, specifically 24 CFR § 983 for non-RAD PBV units and the PBRA requirements governing the applicable contract for non-RAD PBRA units.<sup>2</sup>

2. **Right to Return.** See section 1.4.A.5(ii) and the RAD Fair Housing, Civil Rights, and Relocation Notice regarding a resident's right to return.
3. **Renewal of Lease.** Since publication of the PIH Notice 2012-32 Rev 1, the regulations under 24 CFR part 983 have been amended requiring Project Owners to renew all leases upon lease expiration, unless cause exists. MTW agencies may not alter this requirement.
4. **Phase-in of Tenant Rent Increases.** If a tenant's monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over 3 years. To implement this provision, HUD is specifying alternative requirements for section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of "total tenant payment" (TTP) to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase-in period at three years, five years or a combination depending on circumstances. For example, a PHA may create a policy that uses a three year phase-in for smaller increases in rent and a five year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion.

The method described below explains the set percentage-based phase-in a Project Owner must follow according to the phase-in period established. For purposes of this section "Calculated PBV TTP" refers to the TTP calculated in accordance with regulations at 24 CFR § 5.628 and the "most recently paid TTP" refers to the TTP recorded on line 9j of the family's most recent HUD Form 50058. If a family in a project converting from Public Housing to PBV was paying a flat rent immediately prior to conversion, the PHA should use the flat rent amount to calculate the phase-in amount for Year 1, as illustrated below.

Three Year Phase-in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP or flat rent and the Calculated PBV TTP
- Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to Year 3 AR – 50% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 3: Year 3 AR and all subsequent recertifications – Full Calculated PBV TTP 3

CFR § 983.257 related to Project Owner termination of tenancy and eviction (which MTW agencies may not alter) the termination procedure for RAD conversions to PBV will require that PHAs provide a adequate written notice of termination of the lease which shall be:

- a. A reasonable period of time, but not to exceed 30 days:
    - i. If the health or safety of other tenants, Project Owner employees, or persons residing in the immediate vicinity of the premises is threatened; or
    - ii. In the event of any drug-related or violent criminal activity or any felony conviction;
  - b. Not less than 14 days in the case of nonpayment of rent; and
  - c. Not less than 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.
5. **Grievance Process.** Pursuant to requirements in the RAD Statute, HUD is establishing additional resident procedural rights to comply with section 6 of the Act.

For issues related to tenancy and termination of assistance, PBV program rules require the Project Owner to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will specify alternative requirements for 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, to require that:

- a. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi),<sup>5</sup> an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a Project Owner action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.
  - i. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR § 982.555(e)(4)(i).
  - ii. For any additional hearings required under RAD, the Project Owner will perform the hearing.
- b. There is no right to an informal hearing for class grievances or to disputes between residents not involving the Project Owner or contract administrator.
- c. The Project Owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(e)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).
- d. The Project Owner provides opportunity for an informal hearing before an eviction.

Current PBV program rules require that hearing procedures must be outlined in the PHA's Section 8 Administrative Plan.

6. **Earned Income Disregard (EID).** The Dept. of Housing and Urban Development (HUD) Earned Income Disregard (EID) program stopped as of January 1, 2024, for public housing tenants, which means no new applications are being accepted. However, if tenants were in the program on or before January 1, 2024, they will be able to stay in it until they complete it. Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of

the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.C.4; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

Under the Housing Choice Voucher program, the EID exclusion is limited only to persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in 24 CFR § 5.617(b) limiting EID to disabled persons is waived. The waiver, and resulting alternative requirement, apply only to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants that move into the property following conversion or tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion due to loss of employment) is covered by this waiver.

7. **Jobs Plus.** Jobs Plus grantees awarded FY14 and future funds that convert the Jobs Plus target projects(s) under RAD will be able to finish out their Jobs Plus period of performance at that site unless significant relocation and/or change in building occupancy is planned. If either is planned at the Jobs Plus target project(s), HUD may allow for a modification of the Jobs Plus work plan or may, at the Secretary's discretion, choose to end the Jobs Plus program at that project.
8. **When Total Tenant Payment Exceeds Gross Rent.** Under normal PBV rules, the PHA may select an occupied unit to be included under the PBV HAP Contract only if the unit's occupants are eligible for housing assistance payments (24 CFR § 983.53(c)). Also, a PHA must remove a unit from the contract when no assistance has been paid for 180 days because the family's TTP has risen to a level that is equal to or greater than the contract rent, plus any utility allowance, for the unit (i.e., the Gross Rent) (24 CFR § 983.258). Since the rent limitation under this Section of the Notice may result in a family's TTP equaling or exceeding the gross rent for the unit, for residents living in the Converting Project prior to conversion and who will return to the Covered Project after conversion, HUD is waiving both of these provisions and requiring that the unit for such families be placed on and/or remain under the HAP Contract when TTP equals or exceeds the Gross Rent. Further, HUD is establishing the alternative requirement that until such time that the family's TTP falls below the gross rent, the rent to the owner for the unit will equal the lesser of (a) the family's TTP, less the Utility Allowance, or (b) any applicable maximum rent under LIHTC regulations. When the family's TTP falls below the gross rent, normal PBV rules shall apply. As necessary to implement this alternative provision, HUD is waiving the provisions of Section 8(o)(13)(H) of the Act and the implementing regulations at 24 CFR § 983.301 as modified by Section 1.6.B.5 of this Notice. In such cases, the resident is considered a participant under the program and all of the family obligations and protections under RAD and PBV apply to the resident. Likewise, all requirements with respect to the unit, such as compliance with the HQS requirements, apply as long as the unit is under HAP Contract. The PHA is required to process these individuals through the Form 50058 submodule in PIC.

Following conversion, 24 CFR § 983.53(d) applies, and any new families referred to the RAD PBV project must be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time. Further, a PHA must remove a unit from the contract when no assistance has been paid for 180 days. If units are removed from the HAP contract because a new admission's TTP comes to equal or exceed the gross rent for the unit and if the project is fully assisted, HUD is imposing an alternative requirement that the PHA must reinstate the unit after the family has vacated the property. If the project is partially assisted, the PHA may substitute a different unit for the unit on the HAP contract in accordance with 24 CFR § 983.207 or, where "floating" units have been permitted, Section 1.6.B.10 of this Notice.

9. **Under-Occupied Unit.** If a family is in an under-occupied unit under 24 CFR § 983.260 at the time of conversion, the family may remain in this unit until an appropriate-sized unit becomes available in the Covered Project. When an appropriate sized unit becomes available in the Covered Project, the family living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by the administering Voucher Agency. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available in the Covered Project, 24 CFR § 983.260 is waived. MTW agencies may not modify this requirement.

#### **B. PBV: Other Miscellaneous Provisions**

1. **Access to Records, Including Requests for Information Related to Evaluation of Demonstration.** PHAs and the Project Owner must cooperate with any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work. Please see Appendix IV for reporting units in Form HUD-50058.
2. **Additional Monitoring Requirement.** The Owner must submit to the administering PHA and the PHA's Board must approve the operating budget for the Covered Project annually in accordance with HUD requirements.<sup>7</sup>
3. **Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3).** This section has been moved to 1.4.A.13 and 1.4.A.14.
4. **Establishment of Waiting List.** 24 CFR § 983.251 sets out PBV program requirements related to establishing and maintaining a voucher-wide, PBV program-wide, or site-based waiting list from which residents for the Covered Project will be admitted. These provisions will apply unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies. The PHA shall consider the best means to transition applicants from the current public housing waiting list, including:
  - i. Transferring an existing site-based waiting list to a new site-based waiting list.
  - ii. Transferring an existing site-based waiting list to a PBV program-wide or HCV program-wide waiting list.
  - iii. Transferring an existing community-wide public housing waiting list to a PBV program-wide or HCV program-wide waiting list, an option particularly relevant for PHAs converting their entire portfolio under RAD.

- iv. Informing applicants on a community-wide public housing waiting list how to transfer their application to one or more newly created site-based waiting lists.

For any applicants on the public housing waiting list that are likely to be ineligible for admission to a Covered Project converting to PBV because the household's TTP is likely to exceed the RAD gross rent, the PHA shall consider transferring such household, consistent with program requirements for administration of waiting lists, to the PHA's remaining public housing waiting list(s) or to another voucher waiting list, in addition to transferring such household to the waiting list for the Covered Project.

To the extent any wait list relies on the date and time of application, the applicants shall have priority on the wait list(s) to which their application was transferred in accordance with the date and time of their application to the original waiting list.

If the PHA is transferring assistance to another neighborhood and, as a result of the transfer of the waiting list, the applicant would only be eligible for a unit in a location which is materially different from the location to which the applicant applied, the PHA must notify applicants on the wait-list of the transfer of assistance, and on how they can apply for residency at other sites.

If using a site-based waiting list, PHAs shall establish a waiting list in accordance with 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA's public housing community-wide waiting list have been offered placement on the Covered Project's initial waiting list. In all cases, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing community-wide waiting list given the number of applicants, PHA resources, and admissions requirements of the projects being converted under RAD. A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and with the obligation to provide meaningful access for persons with limited English proficiency (LEP).<sup>8</sup>

A PHA must maintain any site-based waiting list in accordance with all applicable civil rights and fair housing laws and regulations.

To implement this provision, HUD is specifying alternative requirements for 24 CFR § 983.251(c)(2). However, after the initial waiting list has been established, the PHA shall administer its waiting list for the Covered Project in accordance with 24 CFR § 983.251(c).

Phar Housing Authority proposes to utilize a Date & Time waiting list with no waiting list preferences.

5. **Mandatory Insurance Coverage.** The Covered Project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed project property.
6. **Agreement Waiver.** This section has been moved to 1.6.B.8.
7. **Future Refinancing.** Project Owners must receive HUD approval for any refinancing or restructuring of secured debt during the HAP Contract term to ensure the financing is consistent with long-term preservation of the Covered Project. With respect to any financing contemplated at the time of conversion (including any permanent financing which is a conversion or take-out of construction financing), such consent may be evidenced through the RCC.
8. **Administrative Fees for Public Housing Conversions During the Year of Conversion.** For the remainder of the Calendar Year in which the HAP Contract becomes effective (i.e., the "year of conversion"), RAD PBV projects will be funded with public housing funds. For example, if the project's assistance converts effective July 1, 2015, the public housing ACC between the PHA and HUD will be amended to reflect the number of units under HAP Contract, but will be for zero dollars, and the RAD PBV HAP Contract will be funded with public housing money for July through December 2015. Since TBRA is not the source of funds, PHAs should not report leasing and expenses into VMS during this period, and PHAs will not receive section 8 administrative fee funding for converted units during this time.

PHAs operating HCV program typically receive administrative fees for units under a HAP Contract, consistent with recent appropriation act references to "section 8(q) of the [United States Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Work Responsibility Act of 1998"

and 24 CFR § 982.152(b). During the year of conversion mentioned in the preceding paragraph, these provisions are waived. PHAs will not receive Section 8 administrative fees for PBV RAD units during the year of conversion.

After the year of conversion, the Section 8 ACC will be amended to include Section 8 funding that corresponds to the units covered by the Section 8 ACC. At that time, the regular Section 8 administrative fee funding provisions will apply.

9. **Choice-Mobility.** One of the key features of the PBV program is the mobility component, which provides that if the family has elected to terminate the assisted lease at any time after the first year of occupancy in accordance with program requirements, the PHA must offer the family the opportunity for continued tenant-based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance.

If as a result of participation in RAD a significant percentage of the PHA's HCV program becomes PBV assistance, it is possible for most or all of a PHA's turnover vouchers to be used to assist those RAD PBV families who wish to exercise mobility. While HUD is committed to ensuring mobility remains a cornerstone of RAD policy, HUD recognizes that it remains important for the PHA to still be able to use tenant-based vouchers to address the specific housing needs and priorities of the community. Therefore, HUD is establishing an alternative requirement for PHAs where, as a result of RAD, the total number of PBV units (including RAD PBV units) under HAP Contract administered by the PHA exceeds 20 percent of the PHA's authorized units under its HCV ACC with HUD.

The alternative mobility policy provides that an eligible voucher agency would not be required to provide more than three-quarters of its turnover vouchers in any single year to the residents of Covered Projects. While a voucher agency is not required to establish a voucher inventory turnover cap, if such a cap is implemented, the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received. In order to adopt this provision, this alternative mobility policy must be included in an eligible PHA's administrative plan.

To effectuate this provision, HUD is providing an alternative requirement to Section 8(o)(13)(E) of the Act and 24 CFR § 983.261(c). Please note that this alternative requirement does not apply to PBVs entered into outside of the context of RAD. MTW agencies may not alter this requirement.

10. **Reserve for Replacement.** The Project Owner shall establish and maintain a replacement reserve in an interest-bearing account to aid in funding extraordinary maintenance and repair and replacement of capital items in accordance with applicable regulations. The reserve must be built up to and maintained at a level determined by HUD to be sufficient to meet projected requirements. For FHA transactions, Replacement Reserves shall be maintained in accordance with the FHA Regulatory Agreement. For all other transactions, Replacement Reserves shall be maintained in a bank account or similar instrument, as approved by HUD, where funds will be held by the Project Owner or mortgagee and may be drawn from the reserve account and used subject to HUD guidelines.

- **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.

**B.3 Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

**History/Progress:**

- a. Villa de la Esperanza (TX073-01) 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.
- b. Las Canteras Apartments (TX073-04)(AMP 4), 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 was leased to the partnership. PHA has already exercised its option to purchase and intends to convert this property under RAD with the Public Housing only sites. The PHA purchased the Development in 2022. The PHA converted its public housing units within the development through RAD/Section 18 blend (40 public housing units) on December 1, 2024.
- c. Mesquite Terrace (TX073-05) (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 the amenities required and sits on a 7.5 Acre Tract of land owned by the Pharr Housing Authority and was Leased to the Partnership. The PHA has already exercised its option to purchase and intends to convert this property under RAD with the Public Housing only sites. The PHA purchased the Development on January 1, 2024. The PHA converted its public housing units within the development through RAD/Section 18 blend (20 public housing units) on December 1, 2024.
- d. Sunset Terrace (TX073-06) (AMP 6) was demolished which included 100 Public Housing units. Cali Carranza, Sunset Terrace was constructed on the site which 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 Terrace (25). The PHA exercised its option to purchase and converted this property under RAD on September 1, 2025. The Housing Authority purchased the Development on January 1, 2024.
- e. Parkview Terrace (TX073-07) (AMP 7) disposition of about 8.65 acres were approved by HUD for a mixed finance development of 100 units. Parkview Terrace 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 Terrace 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 PHA was leased to the partnership. PHA has already exercised its option to purchase and intends to convert this property under RAD with the Public Housing only sites. The PHA purchased the Development in 2019.
- f. (TX073-08) (AMP 8) One (1) Single-Family home was added to the Public Housing inventory in June 2012 purchased with RHF funding.
- g. Los Pinos Estates (TX073-09) (AMP 9) a 6-duplex development with 12 two-bedroom units was added to the Public Housing Inventory in June 2017 purchased with RHF funding.

	<p>h. The PHA 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 Terrace. 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.</p> <p>i. The PHA reached their cumulative EHV lease-up count (36) by September 30, 2023.</p> <p>j. The PHA continues to provide job training and educational services through its Department of Labor Youth Build grant program, "Go Pharr". Go Pharr participants will be receiving a GED and learning vocational skills in construction.</p> <p>k. The PHA also continues to enroll new participants in its Family Self-Sufficiency (FSS) Program. The PHA currently has a total of 50 FSS participants that participate either in the Public Housing Program or the HCV Program.</p> <p>l. The PHA continues to award scholarships to graduating students that participate in either the Public Housing Program or the HCV Program under its Residents Earning Advanced Degrees (READ) Project who pursue further their education either in a skill trade school, join any branch of the US armed forces, or attend a university. In 2025 READ Project awarded 28 students for a total sum of \$38,098.16 in scholarships of which \$29,331.80 have been claimed and disbursed to scholarship recipients who submitted the required documentation for their eligible disbursement.</p>
<p><b>B.4.</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>HUD-Approved 5-Year Action Plan in EPIC – July 31, 2025, by Ms. Terry Ficello-Figueroa</p>
<p><b>B.5</b></p>	<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>
<p><b>C. Other Document and/or Certification Requirements.</b></p>	
<p><b>C.1</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 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 PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>A new RAB meeting will take place in May 2026 where comments and/or recommendations will be provided.</p>
<p><b>C.2</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <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>
<p><b>C.3</b></p>	<p><b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p><a href="#">Form 50077-ST-HCV-HP</a>, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>C.4</b></p>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p>

	If yes, include Challenged Elements.						
<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>						
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing.</b></p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) <b>Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart.</b> The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="180 598 1453 884"> <tr> <td data-bbox="180 598 1453 640"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="180 640 1453 884"><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td> </tr> </table> <table border="1" data-bbox="180 934 1453 1220"> <tr> <td data-bbox="180 934 1453 976"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="180 976 1453 1220"><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td> </tr> </table> <table border="1" data-bbox="180 1249 1453 1528"> <tr> <td data-bbox="180 1249 1453 1291"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="180 1291 1453 1528"><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td> </tr> </table>	<b>Fair Housing Goal:</b>	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>	<b>Fair Housing Goal:</b>	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>	<b>Fair Housing Goal:</b>	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>
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## Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

**A. PHA Information.** All PHAs must complete this section. (24 CFR §903.4)

**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. Plan Elements.**

**B.1 Revision of Existing 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 and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. 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 (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(ii)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(iii))

**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. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

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: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6). (Notice PIH 2011-47)

**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: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4)

**Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); 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 as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. 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 under the Voluntary or Mandatory Conversion programs.** 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))

**Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

**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.

**Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

**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 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR §903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

**B.5 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 Resident Advisory Board (RAB) comments.** If the RAB had comments on 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.2 Certification by State of 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). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**C.3 Civil Rights Certification/ 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 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* 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 certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. 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.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

## D. Affirmatively Furthering Fair Housing.

### D.1 Affirmatively Furthering Fair Housing.

The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing ....” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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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 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 7.02 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.

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 03/31/2024</b>
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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.** The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

**A. PHA Information.**

**A.1** PHA Name: Pharr Housing Authority PHA Code: TX073  
 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/01/2026  
 The Five-Year Period of the Plan (i.e. 2019-2023): 2026-2030  
 PHA Plan Submission Type:  5-Year Plan Submission  Revised 5-Year Plan Submission

**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.

The Pharr Housing Authority will have copies readily available to the public at the following sites:

The Pharr Housing Authority Website: pharrha.org	The Pharr Housing Authority Administration Office 1005 W. Gore Pharr, TX 78577 (956) 787-1822	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

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

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:					

**B. Plan Elements.** Required for all PHAs completing this form.

<p><b>B.1</b></p>	<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 Pharr HA will continue to serve as a steppingstone and will encourage its residents to participate in various programs (educational training, affordable housing programs, and counseling programs that are designed to promote self-sufficiency). The mission of the Pharr HA is to assist as many families as possible, by providing them with the opportunity of improving their lifestyle and becoming self-sufficient. We are committed to continuing to enhance housing opportunities for our low-income, very low-income, and extremely low-income families.</p>
<p><b>B.2</b></p>	<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>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 (8) priority goals for the next five years, as follows:</p> <ol style="list-style-type: none"> <li>1) <b>Goal:</b> Manage the Housing Choice Voucher (HCV) and Public Housing Programs in an efficient and effective manner thereby maintaining the agency’s “High Performer” status through SEMAP and PHAS. <ul style="list-style-type: none"> <li>· <b>Objective:</b> Improve the use of technology to automate and digitize the application process and the documentation for certifications.</li> <li>· <b>Objective:</b> Increase training and education opportunities for staff.</li> <li>· <b>Objective:</b> Retain high quality employees, conduct evaluations, and have scheduled training sessions on a continuous basis.</li> </ul> </li> <li>2) <b>Goal:</b> Expand the range and quality of housing choices available to participants in the Pharr Housing Authority’s HCV program. <ul style="list-style-type: none"> <li>· <b>Objective:</b> Continue to opt-in to the use of Small Area Fair Market Rents (SAFMRs).</li> <li>· <b>Objective:</b> Apply for additional vouchers as soon as NOFO is issued.</li> <li>· <b>Objective:</b> Apply for VASH, should it be available.</li> <li>· <b>Objective:</b> Apply for additional Emergency Housing Vouchers (EHV), should they be available.</li> <li>· <b>Objective:</b> Apply for Stability Vouchers (SV).</li> <li>· <b>Objective:</b> Apply/Request Foster Youth to Independence Initiative Vouchers (FYI).</li> </ul> </li> <li>3) <b>Goal:</b> The Pharr Housing Authority shall ensure equal treatment of all applicants, residents, and tenant-based participants. <ul style="list-style-type: none"> <li>· <b>Objective:</b> The Pharr Housing Authority will strive to attract families of various ethnic backgrounds by publishing notifications in English and Spanish.</li> <li>· <b>Objective:</b> The Pharr Housing Authority will publish in its website in English and Spanish.</li> <li>· <b>Objective:</b> The Pharr Housing Authority staff will attend annual Fair Housing trainings.</li> </ul> </li> <li>4) <b>Goal:</b> The Pharr Housing Authority will create opportunities to increase the availability of affordable, suitable housing for families in the low-income, very low-income, and extremely low-income families and improve our resources for administering of the programs. <ul style="list-style-type: none"> <li>· <b>Objective:</b> Apply for all grants that the Housing Authority can qualify for.</li> <li>· <b>Objective:</b> 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.</li> <li>· <b>Objective:</b> 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.</li> <li>· <b>Objective:</b> Evaluate vacant land owned by the Pharr HA remaining after demolition of Public Housing developments for possible sale or affordable housing development.</li> </ul> </li> <li>5) <b>Goal:</b> Improve economic opportunity for the families and individuals receiving housing assistance. <ul style="list-style-type: none"> <li>· <b>Objective:</b> Apply for bank loans to continue with a possible Homeownership Program under Pharr Housing Development Corporation.</li> <li>· <b>Objective:</b> Apply for ROSS and/or the FSS Grant to help assisted families reach Self-Sufficiency.</li> <li>· <b>Objective:</b> Apply for Youth-Build Grant to help assisted families gain skills to increase their employment opportunities.</li> </ul> </li> <li>6) <b>Goal:</b> Continue to notify of procedures of Violence Against Women Act and assure they understand their rights under the act. (See Section B.4)</li> <li>7) <b>Goal:</b> Continue to coordinate educational programs/meetings/sessions for the families and individuals receiving housing assistance. <ul style="list-style-type: none"> <li>· <b>Objective:</b> Target HUD’s four (4) pillars of opportunity; Economic Empowerment, Educational Advancement, Health &amp; Wellness, Character &amp; Leadership.</li> <li>· <b>Objective:</b> Improve the economic sustainability of our community by empowering them with opportunities to advance their economic outlook for children and adults.</li> </ul> </li> <li>8) <b>Goal:</b> Continue with the transition of Public Housing Units through the Rental Assistance Demonstration (RAD) Program. As stated under our PHA Annual Plan form HUD-50075-HP (New Activities) Listed under item B.2. (Attached).</li> </ol>

**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.

**History/Progress:**

- 1) **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, was completed in 2006 using Low-Income Housing Tax Credits (LIHTC). The development includes 40 Public Housing units, which successfully converted under the Rental Assistance Demonstration (RAD) program on December 1, 2024. In addition, Las Canteras includes a mix of Section 8 voucher units and tax credit market-rate units. In 2009, we completed Mesquite Terrace, a 106-unit elderly housing complex. This development includes 20 Public Housing units that also underwent RAD conversion on December 1, 2024, along with 86 Project-Based Voucher (PBV) units. Mesquite Terrace consists primarily of a three-story building offering a full range of amenities, as well as several single-story buildings that include multiple two-bedroom units. Amenities include a community kitchen, library, and gardening activities. We later completed two additional tax credit developments, Sunset Terrace Village, a 100-unit development, includes 40 Public Housing units that underwent RAD conversion on September 1, 2025. Sunset Terrace Village was also completed in 2009. In 2011, we redeveloped Parkview Village. The redevelopment replaced the original site with 100 new one-, two-, and three-bedroom units. Of these, 30 units are designated as Public Housing and are proposed to undergo RAD conversion during the 2026–2027 period.
  
- 2) **Goal:** Apply for ROSS and/or the FSS Grant to help assisted families reach self-sufficiency.
  - **Result:** We have made progress in meeting our goals to improve quality of life and promote self-sufficiency by being able to:
    - a) Provided participants with skill training in Culinary Courses from the forfeiture account funds.
    - b) Continue with the Homeownership Program
    - c) Budgeting Classes
    - d) Credit Counseling
    - e) Increase the number of participants in the Family Self-Sufficiency program by motivating and counseling families.
    - f) Continue to provide Family self-sufficiency program escrow accounts for participants.
    - g) Increase meaningful resident participation in the improvement of their developments and neighborhoods.
    - h) Continue to network with local agencies, the Pharr-San Juan-Alamo Independent School District and the City of Pharr.
    - i) Implement the community service/self-sufficiency policy. We are encouraging our residents to volunteer at the Housing Authority. We have residents volunteering in:
      - i. Attending informational resident services presentations.
      - ii. Providing and attending the G.E.D. & E.S.L. Classes.
      - iii. Helping with flyer distribution for resident activities/services.
      - iv. Participating in the FSS program by setting goals and executing a contract of participation.
      - v. Participating in our most recent award of the Youth-Build Program.
  
- 3) **Goal:** Apply for Youth-Build Grant to help assisted families gain skills to improve their employment opportunities.
  - **Result:** The Pharr Housing Authority was awarded 1.5 million to commence the Youth-Build Program to help assisted families gain skills to increase their employment opportunities.
  
- 4) **Goal:** 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.
  - **Result:** The Pharr Housing Authority, in partnership with its affiliated nonprofit corporation, Pharr Housing Development Corporation, applied for Community Development Block Grant–Disaster Recovery (CDBG-DR) funding through the Texas General Land Office and was awarded \$3,088,000 to support a new construction development. The proposed development, Camellia Court Apartments, will consist of eighty (80) newly constructed units, along with a community clubhouse/office facility and a separate cabana and swimming pool. The project will be developed across approximately two sites: a 3.3-acre site that will accommodate 57 units, and a 1.11-acre site that will include 23 units. The development is located at the corner of Camellia Street and Audrey Street in Pharr, Texas. Groundbreaking for Camellia Court Apartments began in March 2025. The project is also financed with HUD Section 221(d)(4) funding. Construction is currently underway, with anticipated completion in July 2026. Upon completion, the Pharr Housing Authority plans to obtain RAD Project-Based Vouchers (PBVs) through the Transfer of Assistance option.
  - **Result:** The Pharr Housing Authority and its private corporation, Pharr Affordable Housing Corporation, 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 from the Texas General Land Office. 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.
  
- 5) The Pharr Housing Authority has 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. Furthermore, it has also revised its ACOP and Administrative Plan for its HCV program to be in full compliance with HOTMA provisions effective January 1, 2025.

**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.

Upon move-in and at annual recertifications residents are notified about procedures on (VAWA) and ensure they understand their rights under the act. The Pharr HA 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.

Women Together offers activities and programs to children 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, Parents Helping Parents, Pharr Police Department, Crime Victims Program and MADD.

Women Together offers activities and programs that help children 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

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
- b. Evening groups for women offered in English & Spanish
- c. Confidential group sessions to change abusive behavior (24-week program)
- d. 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, 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 a 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.

C.	Other Document and/or Certification Requirements.
C.1	<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><b>1) RAD AND DEFINITION OF SUBSTANTIAL DEVIATION:</b></p> <ul style="list-style-type: none"> <li>· 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:</li> </ul> <ul style="list-style-type: none"> <li>• <b>Substantial Deviation</b> <ul style="list-style-type: none"> <li>· 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 Rental Assistance Demonstration (RAD) and/or Section 18 Disposition process, PHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following Section 18 and RAD-specific items: <ul style="list-style-type: none"> <li>a. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;</li> <li>b. Changes to the Relocation Plan and processes for each approved RAD conversion;</li> <li>c. Changes to the construction and rehabilitation plan for each approved RAD conversion;</li> <li>d. Changes to the financing structure for each approved RAD conversion;</li> <li>e. Changes to the CHAPs either adding or removing units and/or modifying timeframes;</li> <li>f. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance; and</li> <li>g. Changes to the Section 18 Disposition Plan and/or application for units identified in this plan.</li> <li>h. Changes to the overall conversion process, plan, or methodology.</li> </ul> </li> </ul> </li> <li>• <b>Significant Amendment/ Modification</b> <ul style="list-style-type: none"> <li>· PHA will amend or modify its agency plan upon the occurrence of any of the following events during the first nine months of the term of an approved plan: <ul style="list-style-type: none"> <li>a. A federal statutory or regulatory change is made effective and, in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan year.</li> <li>b. Proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposals not already identified in this plan and those that are considered by HUD to be significant amendments to the Agency Plan and CFP 5 Year Action Plan.</li> <li>c. Any Capital Fund project not already in the Five-Year Action Plan excluding projects arising out of federally declared major disasters, acts of God beyond the control of the Authority, such as earthquakes, fire and storm damages, civil unrest, or other unforeseen significant event or changes in use of replacement reserve funds under the Capital Fund in the amount of 20% or more of the annual grant.</li> <li>d. Any other event that the Authority’s Board determines to be a significant amendment or modification of the approved annual plan.</li> </ul> </li> </ul> </li> </ul> <p><b>2) FY 2026 PHARR HOUSING AUTHORITY PUBLIC HOUSING PROGRAM</b></p> <ul style="list-style-type: none"> <li>• <b>FLAT RENTS</b> <ul style="list-style-type: none"> <li>0-Bedroom - \$900</li> <li>1-Bedroom - \$900</li> <li>2-Bedroom - \$1,130</li> <li>3-Bedroom - \$1,470</li> <li>4-Bedroom - \$1,620</li> </ul> </li> </ul>
C.2	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have 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>A new RAB meeting will be scheduled in May of 2026.</p>
C.3	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <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>

C.4

**Required Submission for HUD FO Review.**

(a) Did the public challenge any elements of the Plan?

Y N

(b) If yes, include Challenged Elements.

<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>						
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing.</b> (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) <b>Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart.</b> The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="214 445 1469 829"> <tr> <td data-bbox="214 445 1469 487"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="214 487 1469 829"><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td> </tr> </table> <table border="1" data-bbox="214 856 1469 1241"> <tr> <td data-bbox="214 856 1469 898"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="214 898 1469 1241"><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td> </tr> </table> <table border="1" data-bbox="214 1268 1469 1652"> <tr> <td data-bbox="214 1268 1469 1310"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="214 1310 1469 1652"><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td> </tr> </table>	<b>Fair Housing Goal:</b>	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>	<b>Fair Housing Goal:</b>	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>	<b>Fair Housing Goal:</b>	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>
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# Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

## A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **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. Plan Elements.

- 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\(b\)\(1\)](#))
- 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\(a\)\(3\)](#)).

## C. Other Document and/or Certification Requirements.

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

### C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have 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\(b\)](#), [24 CFR § 903.19](#))

### C.3 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.

### C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?  
(b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

## D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing ...". Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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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 1.64 hours per year per response or 8.2 hours per response every five years, 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.

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
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 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	AUTHORITY-WIDE	\$596,536.00	\$596,536.00	\$596,536.00	\$596,536.00	\$596,536.00











Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 2577-0274  
 02/28/2022

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2026
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
1406-Operations(Operations (1406))	\$596,536.00
Subtotal of Estimated Cost	\$596,536.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 2577-0274  
 02/28/2022

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2027
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
1406-Operations(Operations (1406))	\$596,536.00
Subtotal of Estimated Cost	\$596,536.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 2577-0274  
 02/28/2022

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2028
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
1406-Operations(Operations (1406))	\$596,536.00
Subtotal of Estimated Cost	\$596,536.00



Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
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 02/28/2022

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2030
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
1406-Operations(Operations (1406))	\$596,536.00
Subtotal of Estimated Cost	\$596,536.00