

**HOUSING AUTHORITY OF THE
COUNTY OF HIDALGO**

1800 N. Texas Blvd.

Weslaco, Texas 78599

Phone: (956) 969-5866 / Fax (956) 969-5863

Hearing Impaired call TDD: (956)969-2567

Public Housing Authority's
Annual Plan
2017



**HOUSING AUTHORITY OF THE
COUNTY OF HIDALGO**



1800 N. Texas Blvd.
Weslaco, Texas 78599

Phone: (956) 969-5866 / Fax (956) 969-5863

Hearing Impaired call TDD: (956)969-2567

PUBLIC HEARING

DATE: February 27, 2017
TIME: 4:00 p.m.
PLACE: Villa Sandoval- Longoria
1102 Lilia Drive
Weslaco, Texas 78599

The purpose of the hearing is to obtain comments from Hidalgo County residents in reference to the 2017 Public Housing Authority's Annual Plan. The Public and Program participants are encouraged to attend this hearing. Persons can submit written comments or provide public comments at the hearing. A copy of the plan being considered will be available for review Monday thru Thursday, 8:30 a.m. to 11:30 a.m. and from 1:30 p.m. to 4:00 p.m., prior to the hearing at Villa Sandoval-Longoria, 1102 Lilia Drive, Weslaco, Texas, and at the administration Office, 1800 N. Texas Blvd., Weslaco, Texas, and on Mondays, Wednesdays and Fridays, 8:30 a.m. to 11:30 a.m. at Villa San Juanita Rutledge, 1200 N. Standard, San Juan, Texas. An individual requiring an accommodation for access to the hearing must notify the Housing Authority of the County of Hidalgo by informing Ms. Evy Balensiefen, Public Housing Manager, in writing 48 hours prior to the scheduled hearing of the necessity of an accommodation.

Submit written comments to:

Housing Authority of the County of Hidalgo
1800 N. Texas Blvd.
Weslaco, Texas 78599

For further information, please call Evy Balensiefen, Public Housing Manager at (956) 969-2944/TDD-TTY (956) 968-2567.

The Housing Authority of the County of Hidalgo is an Equal Opportunity Employer.

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
--	---	--

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

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

Definitions.

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

A.	PHA Information.																										
A.1	<p>PHA Name: <u> Housing Authority of the County of Hidalgo </u> PHA Code: <u> TX497 </u></p> <p>PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u> 07/2017 </u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u> 55 </u> Number of Housing Choice Vouchers (HCVs) <u> 716 </u></p> <p>Total Combined <u> 771 </u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. Locations of proposed PHA plan, PHA plan Elements and all information relevant to the public hearing are available for inspection by the public at : Main Office – Hidalgo County Housing Authority – 1800 N. Texas Blvd., Weslaco, Texas 78599, Villa Sandoval-Longoria, 1102 Lilia Drive, Weslaco, Texas 78599 & Villa San Juanita Rutledge, 1200 N. Standard, San Juan, Texas 78589.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p>																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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.	Annual Plan Elements																																			
B.1	Revision of PHA Plan Elements.																																			
	(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?																																			
	<table border="0"> <tr> <td>Y</td> <td>N</td> <td></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Statement of Housing Needs and Strategy for Addressing Housing Needs.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Financial Resources.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Rent Determination.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Homeownership Programs.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Safety and Crime Prevention.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Pet Policy.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Substantial Deviation.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Significant Amendment/Modification</td> </tr> </table>						Y	N		<input type="checkbox"/>	<input checked="" type="checkbox"/>	Statement of Housing Needs and Strategy for Addressing Housing Needs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Financial Resources.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rent Determination.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homeownership Programs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Crime Prevention.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pet Policy.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Substantial Deviation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Significant Amendment/Modification
Y	N																																			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Statement of Housing Needs and Strategy for Addressing Housing Needs.																																		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.																																		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Financial Resources.																																		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rent Determination.																																		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homeownership Programs.																																		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Crime Prevention.																																		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pet Policy.																																		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Substantial Deviation.																																		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Significant Amendment/Modification																																		
	(b) The PHA must submit its Deconcentration Policy for Field Office Review.																																			
	(c) If the PHA answered yes for any element, describe the revisions for each element below:																																			
B.2	New Activities.																																			
	(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?																																			
	<table border="0"> <tr> <td>Y</td> <td>N</td> <td></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Hope VI or Choice Neighborhoods.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Mixed Finance Modernization or Development.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Demolition and/or Disposition.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Conversion of Public Housing to Tenant Based Assistance.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Conversion of Public Housing to Project-Based Assistance under RAD.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Project Based Vouchers.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Units with Approved Vacancies for Modernization.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</td> </tr> </table>						Y	N		<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hope VI or Choice Neighborhoods.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mixed Finance Modernization or Development.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Demolition and/or Disposition.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conversion of Public Housing to Tenant Based Assistance.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conversion of Public Housing to Project-Based Assistance under RAD.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project Based Vouchers.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Units with Approved Vacancies for Modernization.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).			
Y	N																																			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hope VI or Choice Neighborhoods.																																		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mixed Finance Modernization or Development.																																		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Demolition and/or Disposition.																																		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conversion of Public Housing to Tenant Based Assistance.																																		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conversion of Public Housing to Project-Based Assistance under RAD.																																		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project Based Vouchers.																																		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Units with Approved Vacancies for Modernization.																																		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).																																		
	(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.																																			

B.1 (b) DE-CONCENTRATION POLICY

De-Concentration Policy for the Housing Authority of the County of Hidalgo

Annual PHA Plan for

2017

The Housing Authority of the County of Hidalgo provides assistance in the following manner:

To the maximum extent feasible, the de-concentration and income-mixing requirements of the QHWRA will be followed. Families with incomes ranging from 0% to 80% of median income will be selected in accordance with the tenant selection section of this policy. Families with the highest incomes will be offered units in developments where average family incomes are lowest. Conversely, families with the lowest incomes will be offered units in developments with the highest average family incomes. The PHA may offer incentives to families to accomplish the de-concentration and income-mixing objectives.

The PHA may propose a system of income ranges in order to maintain a resident body composed of families with a range of incomes and rent paying abilities representative of the range of incomes among low-income families in the PHA's area of operation, and may take into account the average rent the PHA should receive to maintain financial solvency. The PHA's selection policies are designed so that selection of new public housing residents will bring the PHA's actual distribution of rents closer to the projected distribution of rents.

The PHA will select, based on data and time of application and preferences, two(2) families in extremely low income category and two(2) families from the lower income category (31% to 80% of area median income) alternately until the forty percent% (40%) admission requirement of extremely low-income families is achieved (2+2 policy).

After the minimum level is reached, all selections will be made based solely on date, time and preferences. Any applicants passed over as a result of implementing this 2 plus 2 policy will retain their place on the waiting list and will be offered a unit in order of their original placement on the waiting list.

B.2 New Activities

Mixed Finance Modernization or Development:

The Housing Authority of the County of Hidalgo will apply for new development pending the new application and proposals for the area of Hidalgo County.

Project Based Vouchers:

The Housing Authority of the County of Hidalgo is collaborating with the City of Donna and other qualified areas within Hidalgo County, to add not more than 20% project based vouchers. The goal is to develop affordable housing consistent with our 2017 goal. The project based development will be financially feasible for the Housing Authority as we plan to apply pending publication of NOFA application.

Other Capital Grant Programs (Emergency Safety and Security Grants):

Pending NOFA publication, The Housing Authority of the County of Hidalgo plans to apply for safety and security grant application for 2017.

B.3 PROGRESS REPORT

Housing Authority of the County of Hidalgo with its 5 year Capital Fund Program
(2015-2019)

Mission:

The Housing Authority of the County of Hidalgo continues to meet its mission of providing low-income, very low-income and extremely low income families with housing that is decent, safe, sanitary and affordable. The Housing Authority of the County of Hidalgo continues to be committed to providing opportunities for families to assist themselves. The Housing Authority continues to encourage families to participate in programs such as the Affordable Homes of South Texas program, HUD Family Self-Sufficiency Program, Employment programs, Educational programs, Financial programs (Money Smart) and Counseling Programs that are designed to promote self-sufficiency. The mission of the housing authority continues to be to assist as many qualified families as possible, by providing them the opportunity to improve their lifestyle and become self-sufficient. Additionally progress continues to be made on the following goals:

I. PHA Goal: Expand the supply of assisted housing.

Continue to improve Public Housing management (REAC Score 99.5 -2014-2017)- consistent positive score from last Capital Fund Program.

Improved voucher management SEMAP score 100 in 2016.

Increase response time and satisfaction to customer questions.

II, Increase concentrated effort to improve specific management functions.

(List: e.g., public housing financing, voucher unit inspections)

By consistently keeping up with renovations and modernization of public housing units through the use of both the Capital Fund Program and regular routine maintenance. Training continues to be a mainstay of management improvements, Voucher unit inspections also continue to be upgraded and documented as well.

III. PHA Goal: Increase assisted housing choices.

The HACH continues to conduct outreach efforts to potential voucher landlords and recruit new landlords.

Increase voucher payment standards-as needed based on annual review, provide voucher mobility counseling (the housing authority in each briefing session continues to provide counseling for new participants and with each unit transfer for current participants).

IV. HUD Strategic Goal: The HACH continues to help improve community quality of Life and economic vitality by supporting measures to de-concentrate poverty by continuing to bring higher income public housing households into lower income developments. On- going accomplished through Tenant Selection Process.

The Housing Authority of the County of Hidalgo continues to provide affordable units available to the PHA within its current resources by continuing to:

- a. Employ effective maintenance and management policies to minimize the number of public housing units off-line.
- b. Maintain and manage an efficient and effective turnover time for vacated public housing units.
- c. Maintain and manage time efficiently and effectively to renovate public housing units.
- d. Maintain or increase HCV Section 8 lease up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
- e. Undertake measures to ensure access to affordable housing among families assisted by the PHA, with respect to the public housing policy ratio of bedrooms available/family quantity.

- f. Maintain or increasing HCV Section 8 lease up rates by marketing the program to real estate agents who contact owners, particularly those outside of areas of minority and poverty concentration.
- g. Participate in the Consolidated Plan Development process to ensure coordination with broader community strategies.

Increase the number of affordable housing units by:

- a. Applying for additional Section 8 vouchers should they become available.
- b. Continuing to apply for grants and develop affordable housing such as Tax Credit Housing and low interest conventional housing through development efforts by the PHA, Non-Profit agency and /or Public Facility Corporation.
- c. Continuing to explore other development options (HUD-221D Program) and market rate units with mixed financing targeting 80% families.

Continuing to target families at or below 30% medium by:

- a. Adopting rent policies to support and encourage work.

Target families at or below 50% medium by:

- a. Adopt rent policies to support and encourage work.

Target available assistance by:

- a. Apply for 25-120 project based vouchers to encourage new housing unit developments should they become available.

Target available assistance to families with disabilities by:

- a. Carry out the modifications needed in public housing based on the section 504
- b. Affirmatively market to local non-profit agencies that assist families with disabilities.
- c. Explore and propose the use of project based vouchers to seek out new development for families with disabilities-25-120 project based vouchers.

Increase awareness of PHA resources among families of races and ethnicity with disproportionate needs:

- a. Affirmatively market to races/ethnicity shown to have disproportionate housing needs.

Conduct activities to affirmatively further fair housing by:

- a. Host a Fair Housing Training to inform and educate residents on resident rights and regulations and responsibilities.
 - b. Host a Fair Housing Training to educate & inform the housing authority employees on the rules and regulations of Fair Housing.
 - c. Counsel Section 8 tenants as to location of units outside of areas of poverty /minority concentration and assist them in locating those units.
 - d. Market the Section 8 program to owners outside of areas of poverty/ minority concentrations.
 - e. Collaborate to form AFFH Regional Plan for the County of Hidalgo.
-

Family Self-Sufficiency Program:

1. Continue with the Family Self-Sufficiency program budgeting classes, credit counseling classes & housekeeping classes to better prepare housing families wanting to achieve the American Dream of one day owning their own home.
2. Continue to motivate and challenge participants of the Family Self-Sufficiency Program to obtain job skills, education, higher incomes and parenting skills.
3. Continue to provide Family Self-Sufficiency Program Escrow accounts for those families which qualify.
4. Continue to Increase meaningful and beneficial resident participation in the care and improvement of their development and neighborhoods. (Fire Prevention Month, gardening programs, arts and crafts, neighborhood watch program.
5. Continue to network with local & government agencies, school districts, local universities, local technical schools and city.
6. Continue to enforce and monitor the Community Service/Self-Sufficiency Policy.

The Housing Authority of the County of Hidalgo continues to encourage all its residents to volunteer at the housing authority.

We continue to have resident volunteers participate in:

- a. Tutorial sessions for grade school-high school.
 - b. Computer classes.
 - c. Providing adult supervision during children's educational programs.
 - d. Community activities such as drug awareness, gang awareness, voter drives, health awareness drives (diabetes), children's poster contest (What Home Means to Me) and the Baylor Hunger Initiative.
-

B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>See Attached: Progress of the Housing Authority of the County of Hidalgo with its 5 year Capital Fund program (2015-2019)</p>
B.4	<p>Most Recent Fiscal Year Audit. 2016</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
Other Document and/or Certification Requirements.	
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.2	<p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.4	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

D	Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>The Hidalgo County Housing Authority designated all CFP fund for the 2015 -2019 5 year Action Plan to Operations and submitted its most recent 5-Year Action Plan on May 21,2015 and the plan was approved by HUD on June 25,2015.</p>

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

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

- A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

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

B. Annual Plan.

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

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

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

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

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

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

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

Safety and Crime Prevention (VAWA). A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

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

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

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

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

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

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

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

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

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(i))

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

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

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

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

C. Other Document and/or Certification Requirements

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the

following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

- C.2 Civil Rights Certification.** Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))
- C.3 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)
- C.4 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)
- D. Statement of Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))
- D.1 Capital Improvements.** In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form 50075.2 approved by HUD on XX/XX/XXXX."

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

Resolution 17-1

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 07/01/2017, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the County of Hidalgo

TX497


PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2017-2018

5-Year PHA Plan for Fiscal Years 20____ - 20____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official Eloy Avila	Title Board Chairman
Signature 	Date 1/25/17

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Housing Authority of the County of Hidalgo

TX497

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Eloy Avila

Board Chairman

Signature



Date

1/25/17

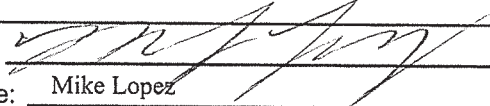
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application b. initial award c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Housing Authority of the County of Hidalgo, Texas 1800 N. Texas Blvd. Weslaco, Texas 78599 Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: Department of Housing and Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: <u>Mike Lopez</u> Title: <u>Executive Director</u> Telephone No.: <u>956-969-5866</u> Date: <u>1-20-2017</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)



**THE HOUSING AUTHORITY OF THE
COUNTY OF HIDALGO**

Villa Sandoval-Longoria

1102 Lilia Drive

Weslaco, Texas 78599

Phone: (956) 969-2944 / Fax (956) 969-8714

Hearing Impaired call TDD: (956)969-2567



C.3 Attached are the Resident Advisory Board comments for the PHA plan 2017.



**THE HOUSING AUTHORITY OF THE
COUNTY OF HIDALGO**

Villa Sandoval-Longoria

1102 Lilia Drive

Weslaco, Texas 78599

Phone: (956) 969-2944 / Fax (956) 969-8714

Hearing Impaired call TDD: (956)969-2567



**PHA Plan – Resident Advisory Board
Narrative**

January 9, 2017

RAB-PHA Annual Plan 2017

1. Analysis of the recommendations: **Villa Sandoval Longoria Development**

After reviewing the 5 year PHA CFP Plan (2015-2019) and Annual PHA plan for Fiscal Year 2017 for the Housing Authority of the County of Hidalgo, the Resident Advisory Board for Villa Sandoval-Longoria recommended the outlines plan for the above mentioned fiscal year and expressed additional recommendations such as additional street lights. They also recommended more frequent security personnel at night. They also mentioned more focus on landscaping or sprinklers since it is very dry.

Analysis of the recommendations: **Villa San Juanita Rutledge Development**

After reviewing the 5 year PHA CFP Plan (2015 -2019) and Annual PHA plan for Fiscal Year 2017 for the Housing Authority of the County of Hidalgo, the Resident Advisory Board for Villa San Juanita Rutledge recommended the outlined plan for the above mentioned Fiscal Year an expressed additional recommendations such as a cemented patio area per unit, refinishing of kitchen cabinets, and new sink and lavatory hardware. They also expressed the need for security personnel at night.

2. Decisions made based on recommendations:

The PHA has taken into consideration the Resident Advisory Board commendations and informed the Resident Advisory Board that CFP monies will be placed in operations to be used accordingly.

Housing Authority of the County of Hidalgo, Texas

Resident Advisory Board Members 2017-2018

Villa Sandoval-Longoria Development

1. Leticia Melendez
1108 Fresno Lane
Weslaco, Texas 78599
2. Esmeralda Munoz
1107 Fresno Lane
Weslaco, Texas 78599
3. Guadalupe Rodriguez
1807 W. Anacua Circle
Weslaco, Texas 78599

Villa San Juanita Rutledge Development

1. Sandra Fuentes
301 San Juanita Rutledge
San Juan, Texas 78589
 2. Andrea Reyes
214 San Juanita Rutledge
San Juan, Texas 78589
-

**Certification by State or Local
 Official of PHA Plans Consistency
 with the Consolidated Plan or
 State Consolidated Plan
 (All PHAs)**

U. S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Diana Serna, the County of Hidalgo, Texas Urban County Director
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the
2017 Annual PHA Plan of the Housing Authority of the County of Hidalgo
PHA Name


is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
 Impediments (AI) to Fair Housing Choice of the
County of Hidalgo
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
 Consolidated Plan and the AI.

The Housing Authority of the County of Hidalgo's PHA plan continues to be consistant with the County of
 Hidalgo's 2013-2018 Consolidated Plan Strategy and Program Goals by incorporating the County of
 Hidalgo's four major goals of providing decent housing, suitable living environments, help expanding
 opprtunities and by forming and strengthenng partnerships with agencies that provide to enhance and
 improve resident families opportunities within the PHA' Mission Statement.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will
 prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Diana Serna	Director Urban County
Signature	Date
	Feb. 23, 2017



**HOUSING AUTHORITY OF THE
COUNTY OF HIDALGO**

1800 N. Texas Blvd.
Weslaco, Texas 78599
Phone: (956) 969-5866 / Fax (956) 969-5863
Hearing Impaired call TDD: (956)969-2567



January 11, 2017

Diana Serna
Director Urban County
427 E. Duranta Ave. Suite 107
Alamo, Texas 78516

Dear Ms. Serna,

The Housing Authority of the County of Hidalgo is getting ready to submit the Capital Fund Program – Annual PHA Plan (07/01/2017) application. The application requires a review and signature from the local county or state official.

Hidalgo County Housing Authority is therefore requesting your review and support of the enclosed application and signature of the enclosed form titled Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan.

If you have any questions, please feel free to contact me at (956) 969-5865.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Lopez".

Mike Lopez
Executive Director

**Certification by State or Local
 Official of PHA Plans Consistency
 with the Consolidated Plan or
 State Consolidated Plan
 (All PHAs)**

U. S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, RAMON GARCIA, the COUNTY JUDGE OF THE COUNTY OF HIDALGO
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

HOUSING AUTHORITY OF THE COUNTY OF HIDALGO
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
 Impediments (AI) to Fair Housing Choice of the

COUNTY OF HIDALGO
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
 Consolidated Plan and the AI.

The Housing Authority of the County of Hidalgo's PHA plan continues to be consistant with the County of
 Hidalgo's 2013-2018 Consolidated Plan Strategy and Program Goals by incorporating the County of
 Hidalgo's four major goals of providing decent housing, suitable living environments, help expanding
 opportunities and by forming the strengthening partnerships and with agencies that provide services to
 enhance and improve resident families opportunities within the PHA's Mission Statement.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will
 prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
RAMON GARCIA	COUNTY JUDGE OF THE COUNTY OF HIDALGO TEXAS
Signature	Date



**HOUSING AUTHORITY OF THE
COUNTY OF HIDALGO**

1800 N. Texas Blvd.
Weslaco, Texas 78599
Phone: (956) 969-5866 / Fax (956) 969-5863
Hearing Impaired call TDD: (956)969-2567



January 11, 2017

Honorable Ramon Garcia
Hidalgo County Judge
302 W. University
Edinburg, Texas 78540

Dear Judge Garcia,

The Housing Authority of the County of Hidalgo is getting ready to submit the Capital Fund Program – Annual PHA Plan (07/01/2017) application. The application requires a review and signature from the local county or state official.

Hidalgo County Housing Authority is therefore requesting your review and support of the enclosed application and signature of the enclosed form titled Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan.

If you have any questions, please feel free to contact me at (956) 969-5865.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Lopez".

Mike Lopez
Executive Director



**HOUSING AUTHORITY OF THE
COUNTY OF HIDALGO**

1800 N. Texas Blvd.
Weslaco, Texas 78599
Phone: (956) 969-5866 / Fax (956) 969-5863
Hearing Impaired call TDD: (956)969-2567



January 11, 2017

Mayor David Suarez
City of Weslaco, Texas
255 So. Kansas Ave.
Weslaco, Texas 78596

RE: Housing and Urban Development requirement for Housing Authorities' Capital Fund Program: City Certification of Environmental Assessment.

As you know we have a 35 unit Public Housing Development located at 1102 Lilia Dr. Weslaco, Texas 78599

Each year the Housing Authority of the County of Hidalgo receives funds from the Department of Housing and Urban Development to conduct Capital Improvements. It is a HUD requirement that the mayor of the city of Weslaco, Texas certify the Environmental Review for Activity/Project that is exempt or Categorically Excluded Not Subject to Section 58.5 pursuant to 24CFR part 58.34(a) and 58.35(b) before the Housing Authority can spend funds for any of the proposed improvements.

The environmental assessment form for the 2017 Annual Capital Fund Program is in compliance with 24 CFR 50.4 and 58.6 Laws and Authorities.

All funds received from the Capital Fund Program will be placed in Operations for Development TX497000001 of the Housing Authority of the County of Hidalgo.

We have attached a copy of the report for your review. In order to adhere to the Housing and Urban Development 24 code of the Federal Regulations 58 your cooperation is requested by reviewing and certifying the attached environmental review completed for Villa Sandoval-Longoria Development located at 1102 Lilia Dr. Weslaco, Texas 78599.

Please call me if you have any questions or to discuss any concerns that the city may have. I appreciate your continued assistance to the Housing Authority of the County of Hidalgo.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Lopez", written in a cursive style.

Mike Lopez
Executive Director



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Environmental Review
for Activity/Project that is Exempt or
Categorically Excluded Not Subject to Section 58.5
Pursuant to 24 CFR Part 58.34(a) and 58.35(b)**

Project Information

Project Name: Villa Sandoval-Longoria

Responsible Entity: David Suarez, Mayor, City of Weslaco, Texas 78596, 255 So. Kansas Ave., Weslaco, Texas 78596

Grant Recipient (if different than Responsible Entity): Housing Authority of the County of Hidalgo, 1800 N. Texas Blvd, Weslaco, Texas 78599

State/Local Identifier: TX497

Preparer: Mike Lopez

Certifying Officer Name and Title: Mike Lopez, Executive Director

Consultant (if applicable): Not Applicable

Project Location: 1102 Lilia Dr., Weslaco, Texas 78599

Description of the Proposed Project [24 CFR 58.32; 40 CFR 1508.25]: Operating Costs including: maintenance, security, operations, utilities, furnishings, equipment, supplies, staff training, recruitment and other incidental costs.

Level of Environmental Review Determination:

Activity/Project is Exempt per 24 CFR 58.34(a): _____

Activity/Project is Categorically Excluded Not Subject To §58.5 per 24 CFR 58.35(b):

Funding Information

Grant Number	HUD Program	Funding Amount
TX59P49750117	Fiscal Year 2017 Capital Fund Program	82,229.00

Estimated Total HUD Funded Amount: 82,229.00

This project anticipates the use of funds or assistance from another Federal agency in addition to HUD in the form of (if applicable): No.

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: 82,229.00

Compliance with 24 CFR §50.4 and §58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR 50.4 and 58.6</p>	<p>Are formal compliance steps or mitigation required? No</p>	<p>Compliance determinations The Department has determined that the following categorically excluded activities would not alter any conditions that would require a review or compliance determination under the federal laws and authorities cited in Sec.58.5 when the following kinds of activities are undertaken-see page 10 of 24CFR part 58 of Environmental Review procedures for Entities Assuming HUD Environmental Responsibilities.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §58.6</p>		
<p>Airport Runway Clear Zones and Accident Potential Zones 24 CFR Part 51 Subpart D</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no airports near this site, Harlingen (Valley International Airport) is 25.81mi east, Weslaco(Mid Valley Airport is 3.88mi.east and McAllen (Miller Int. Airport) is 17.92 miles west of Villa Sandoval- Longoria.</p>
<p>Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Property is not located within a coastal zone area (Gulf Coast >43 miles away. See John H. Chafee Coastal Barrier Resources System Map for Gulf Coast of Texas. See email attached from the U.S. Fish & Wildlife Service/Pat Clements/Ecological Service Field Office.</p>

Project Name
Villa Sandoval-Longoria

Project Locality and State
1102 Lilia Dr., Weslaco, Texas 78599

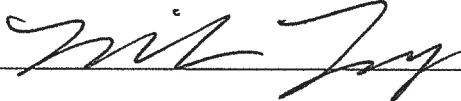
HEROS Number

Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Property is located in a 100 year flood zone Flood Map for the selected area is number 4803340450C revised 06/06/2000 /see attachment.
---	---	--

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

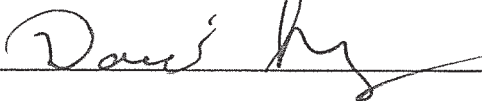
Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure

Preparer Signature:  Date: 1-20-2014

Name/Title/Organization: Mike Lopez, Executive Director, Housing Authority of the County of Hidalgo

Responsible Entity Agency Official Signature:

 Date: 1/31/17

Name/Title: David Suarez, Mayor, City of Weslaco, Texas

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).