


# Memo

**To:** Mr. Richard Cortez, County Judge of the County of Hidalgo, Texas  
**From:** Evy Balensiefen, Public Housing Manager   
**CC:**  
**Date:** 3/4/2021  
**Re:** 2021 PHA Annual Plan

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I am respectfully requesting your signature on the form Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs), for the PHA 2021 Annual Plan.

Please contact me when the packet is ready to be picked up.

Please let me know if you have any questions.

Thanking you in advance,



**THE HOUSING AUTHORITY OF THE**

**COUNTY OF HIDALGO**

**1800 N Texas Blvd.**

**Weslaco, TX 78599**

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

Hearing Impaired TDD/TTY : (956) 968-2567



**Public Housing Authority's**

**2021**

**PHA Annual Plan**

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

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

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - 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.

<b>A.</b>	<b>PHA Information.</b>					
A.1	PHA Name: <u>Housing Authority of the County of Hidalgo, Texas</u> PHA Code: <u>TX497</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2021</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>55</u> Number of Housing Choice Vouchers (HCVs) <u>716</u> Total Combined <u>771</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission					
<p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information 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. <b>Locations of proposed PHA Plan, PHA plan Elements and all information relevant to the public hearing area 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 and Villa San Juanita Rutledge, 1200 N. Standard, San Juan, Texas, 78589.</b></p>						
<input type="checkbox"/> <b>PHA Consortia:</b> (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>B.</b>	<b>Annual Plan Elements</b>					
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p>					
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>					

<p><b>B.3</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p><b>See Attached: Progress of the Housing Authority of the County of Hidalgo with its 2021 PHA Annual Plan</b></p>
<p><b>B.4.</b></p>	<p><b>Most Recent Fiscal Year Audit. 2020</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>Other Document and/or Certification Requirements.</b></p>	
<p><b>C.1</b></p>	<p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
<p><b>C.2</b></p>	<p><b>Civil Rights Certification.</b></p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
<p><b>C.3</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p><b>C.4</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>

<b>D</b>	<b>Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
<b>D.1</b>	<b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.

## 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)(c))

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

### B. Annual Plan.

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

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

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

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

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing

or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

C.2 **Civil Rights Certification.** Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

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

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

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

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

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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 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.

## **B. Annual Plan Elements**

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

#### **(a) Rent Determination**

The Public Housing posted the new Fair Market Rents for comments and was approved by the Board of Commissioners at the January 27, 2020 meeting, to become effective March 1, 2020.

#### **(a) Pet Policy**

The Public Housing revised the pet policy and was approved by the Board of Commissioners at the January 27, 2020 meeting, to become effective March 1, 2020.

#### **(b) De-concentration Policy**

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

Annual PHA Plan for 2021

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 requirement of the QHWRA will be as follows: Families with income 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 income will be offered units in developments where average family income are lowest. Conversely, families with the lowest income 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 proposes a system of income ranges in order to maintain a resident body composed of families with a range of income and rent paying abilities representative of the range of income 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 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 preference. Applicants passed over as a result of implementing this 2+2 policy will retain their place on the wait list and will be offered a unit in order of their original placement on the wait list.

## **B. Annual Plan Elements**

### **B.2 New Activities**

The Housing Authority of the County of Hidalgo, Texas is currently working on a new development that is under construction. It is a new 140 unit apartment complex, Hacienda San Miguel located in Donna, Texas. The property will have 60 Project Based Vouchers as listed below:

12 - 1 bedroom

26 - 2 bedroom

22 - 3 bedroom

The goal is to meet the housing demand in Hidalgo County, consistent with our 2021 goal.

## **B. Annual Plan Elements**

### **B.3 Progress Report**

#### 2021 PHA Annual Plan Submission

##### **Mission:**

The Housing Authority of the County of Hidalgo (HACH) 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 HACH remains committed to meet the goals of the Fair Housing Act as it relates to end housing discrimination by promoting diverse communities relating to fair access and equal opportunity.

The HACH 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.

##### **Goals:**

###### PHA Goal: Expand the supply of assisted housing

The HACH continues to search for additional funding sources to expand the number of housing units within its jurisdiction including:

- a. Applying for additional Section 8 HCV vouchers as 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 such as the (HUD-221D program) and mixed financing units with some market rate mix.

The HACH continues to improve the management of our public housing developments. Our most recent **PHAS** score for 6/30/2019 is **96**. Program and compliance training is a mainstay of management improvements.

The HACH continues to improve on the maintenance of our public housing developments. Our most recent **REAC** physical score for 6/30/2019 is **99**. This is a result of consistently keeping up with repairs and renovations of the public housing units through the use of operating funds and Capital Fund awards. Quality control is also an essential goal.

The HACH continues to improve the management of its Section 8 Housing Choice Voucher Program (HCVP). Our most recent **SEMAP** score for 6/30/2019 is **100**. Program and compliance training is a mainstay of management improvements.

###### PHA Goal: Increase assisted housing choices

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

The HACH continues to provide affordable units 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 Section 8 HCVP 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 composition.

- f. Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

The HACH continues to provide assistance to families with disabilities, as needed, by:

- a. Modifying its public housing units in accordance with 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.

The HACH continues to conduct activities to affirmatively further fair housing by:

- a. Hosting fair housing trainings to inform and educate HACH employees and residents on the rules and regulations.
- b. Assist Section 8 HCVP voucher holders to locate units outside of areas of poverty/minority concentration.
- c. Market the Section 8 HCVP to owners outside of areas of poverty/minority concentration.

**Family Self-Sufficiency Program (FSS):**

1. Continue with the FSS 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 FSS program to obtain job skills, education, higher incomes and parenting skills.
3. Continue to provide FSS program escrow accounts for those families who qualify.
4. Continue to network and partner with local and government agencies, school districts, local universities, local technical schools and cities
5. Provide presentation for Victims of Domestic Violence

The HACH continues to encourage all its residents to volunteer at the Housing Authority. We continue to have resident volunteers participate in:

- a. Continue having community activities such as drug awareness, gang awareness, voter drives, health awareness drives (diabetes), children poster contest (What Home Means to Me), Youth Leadership and anti-bullying awareness classes.
- b. Continue to enforce and monitor the Community Service/Self Sufficiency policy
- c. Provide use of the Children's library in the Learning Center to all children of the development
- d. 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)

**B. Annual Plan Elements**

**C.3 Resident Advisory Board (RAB) Comments.**

Attached are the Resident Advisory Board Narratives and Board comments for the 2021 Annual PHA Plan.

## **Housing Authority of the County of Hidalgo**

### **Resident Advisory Board Members 2021**

#### **Villa Sandoval-Longoria Development**

1. Azusena Pina  
1729 E. Anacua Circle  
Weslaco, TX 78599
2. Maria Moncivais  
1713 W. Anacua Circle  
Weslaco, Tx 78599
3. Janie Alvarez  
1105 Fresno Lane  
Weslaco, TX 78599
4. Najaira Rivera  
1104 Fresno Lane  
Weslaco, TX 78599

#### **Villa San Juanita Rutledge Development**

1. Sara Martinez  
204 San Juanita Rutledge  
San Juan, TX 78589
2. Elida Garza  
209 San Juanita Rutledge  
San Juan, TX 78589



# THE HOUSING AUTHORITY OF THE COUNTY OF HIDALGO

Villa Sandoval-Longoria.

1102 Lilia Drive

Weslaco, TX 78599

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

Hearing Impaired TDD/TTY : (956) 968-2567



## PHA Narrative

January 6, 2021

1. Analysis of the Recommendations: **Villa Sandoval Longoria (VSL) Weslaco Development**  
After reviewing the Annual PHA Plan for 2021 for the Housing Authority of the County of Hidalgo, the Resident Advisory Board for Villa Sandoval-Longoria recommended several improvements which include improving the lighting in the street areas, signs throughout the development regarding slower speeds and children playing to include a speed bump at the 3 way entrance of the development. They also recommended surveillance cameras throughout the development. They would like to have a few playground rides installed on the grounds for the children to play. Brighter lighting in the backyard, like a flood light per unit is needed.

### Analysis of the Recommendations: **Villa San Juanita Rutledge (VSJR) San Juan Development**

After reviewing the Annual PHA Plan for 2021 for the Housing Authority of the County of Hidalgo, the Resident Advisory Board for Villa San Juanita Rutledge recommended several improvements which include installing new floors in each unit. They also recommended new lavatory and tub faucets. Residents are recommending adding fence around each back yard of each unit. They would like to have more storage space outside the unit. Also suggested more cameras for surveillance throughout the development and improve the landscaping appeal.

2. Decision made based on recommendations:  
The PHA has taken into consideration the Resident Advisory Board recommendations and informed the Resident Advisory Board that Capital Fund monies will be placed in operations to be used accordingly.

Some items have been addressed at VSJR:

- New signs regarding speed limit and security camera notice were installed
- Parents were notified to supervise their children when playing outside.
- The playground sign was updated

Items addressed at both developments

- Tree trimming done throughout the year
- Repaired Sprinklers throughout the grounds
- Security Guard services were contracted as needed
- Parents were notified to remove basketball stands from the street

**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

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

**Resolution 21-1**

*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 2021 PHA Annual Plan for the PHA fiscal year beginning 07/2021, 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 include 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: **2021**

5-Year PHA Plan for Fiscal Years

\_\_\_\_\_  
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  Noe Reyes	Title  Board Chairman
Signature 	Date 02/22/2021



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

**Villa Sandoval – Longoria**

**1102 Lilia Dr.**

**Weslaco, Texas 78596**

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



TDD: (956) 968-2567

February 01, 2021

P.R. Avila, Director  
Hidalgo County Urban County Program  
1916 Tesoro St.  
Pharr, Texas 78577

RE: Housing Authority of the County of Hidalgo-2021 Public Housing Agency (PHA)  
Annual Plan

Dear Mr. Avila:

Attached please find the Housing Authority of the County of Hidalgo's 2021 PHA Annual Plan, that we are required to submit to the U.S. Department of Housing and Urban Development (HUD) on an annual basis for approval. The PHA Annual Plan is a plan that informs HUD, residents, and the public of the PHA's mission for serving the needs of low-income and very low-income families and the PHA's strategy for addressing those needs.

As part of the submission process, HUD requires a review and signature of approval from our state or local county official. At this time, we are respectfully requesting your review, support and approval of our 2021 PHA Annual Plan. I have also attached the Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (form HUD-50077-SL) for your signature.

If you have any questions, please feel free to contact me at (956) 969-5866.

Sincerely,

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

Mike Lopez  
Executive Director  
Attachments

**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, P. R. Avila, the Urban County Director, County of Hidalgo, Texas  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the  
2021 Annual Plan of the Housing Authority of the County of Hidalgo, Texas  
*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, Texas  
*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 PHA Plan continues to be consistent with the County of  
Hidalgo 2020-2024 Consolidated Plan Strategy and program goals by incorporating the County of Hidalgo  
four major goals of providing decent housing, suitable living environments, help expand opportunities and  
by forming partnerships with agencies that provide services to enhance and improve opportunities for our  
residents 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

P.R. Avila

Signature



Title

Urban County Director, County of  
Hidalgo, Tx.

Date

2/4/2021

**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, Richard Cortez, the County Judge of the County of Hidalgo, Texas  
*Official's Name Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the  
2021 Annual Plan of the Housing Authority of the County of Hidalgo, Texas  
*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, Texas  
*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  
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The Housing Authority of the County of Hidalgo PHA Plan continues to be consistent with the County of  
 Hidalgo 2020-2024 Consolidated Plan Strategy and program goals by incorporating the County of Hidalgo  
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 residents 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
Richard Cortez	County Judge of the County of Hidalgo, Tx.
Signature	Date



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

**1800 N Texas Blvd.**

**Weslaco, TX 78599**

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

Hearing Impaired TDD/TTY : (956) 968-2567



February 01, 2021

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

RE: Housing Authority of the County of Hidalgo - 2021 Certification of Environmental Review

Dear Mr. Suarez:

The Housing Authority of the County of Hidalgo (HACH) has a 35-unit public housing development located at 1102 Lilia Dr. in Weslaco. Every year, the HACH submits an application to the U.S. Department of Housing and Urban Development for the Capital Fund Program (CFP) grant. All funds received from the CFP grant will be allocated to the Operations line item of the annual statement. Funds will be used for operations, maintenance and capital improvements.

As part of the submission process, HUD requires that we submit the 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) to the responsibility entity for review and approval. Attached please find the environmental review form for the 2021 Annual Capital Fund Program which is in compliance with 24 CFR §50.4 and §58.6 Laws and Authorities.

At this time, we are respectfully requesting your review, support and approval of our 2021 environmental review report.

If you have any questions, please feel free to contact me at (956) 969-5866.

Sincerely,

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

Mike Lopez  
Executive Director

Attachment



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)**

This is a suggested format that may be used by Responsible Entities to document completion of an  
Exempt or Categorically Excluded Not Subject to Section 58.5 environmental review.

### **Project Information**

**Project Name:** Villa Sandoval Longoria

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

**Grant Recipient** (if different than Responsible Entity): Housing Authority of the County of  
Hidalgo, Texas, 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 Drive, Weslaco, Texas 78599

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

### **Level of Environmental Review Determination:**

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

Project Name

Project Locality and State

HEROS Number

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

**Funding Information**

Grant Number	HUD Program	Funding Amount
TX59P49750121	Fiscal Year 2021 PHA Annual Plan	\$123,836.00

**Estimated Total HUD Funded Amount:** \$123,836.00

**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)]:** \$123,836.00

**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><b>Compliance Factors:</b> 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><b>Compliance determinations</b> The department has determined that the following categorically excluded activities 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 24 CFR par 58 of Environmental Review Procedures for Entities assuming HUD Environmental Responsibilities.</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §58.6</b></p>		
<p><b>Airport Runway Clear Zones and Accident Potential Zones</b>  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 26.4 miles east, McAllen (Miller International Airport) is 17.9 miles west, and Weslaco (Mid Valley Airport) is 3.9 miles east.</p>
<p><b>Coastal Barrier Resources</b>  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) See John H. Chafee Coastal Barrier Resources System Map for Gulf Coast of Texas.</p>
<p><b>Flood Insurance</b></p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	

Project Name

Project Locality and State

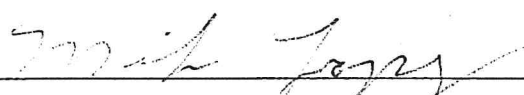
HEROS Number

Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]		Property is located in a 100 Year Flood Zone CID480349*#, Curr EFF Map Date 3/4/80
---	--	--

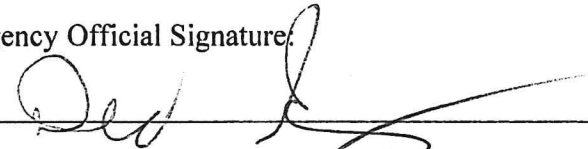
**Mitigation Measures and Conditions [40 CFR 1505.2(c)]**

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: 2/2/2021

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


Responsible Entity Agency Official Signature:  Date: 2/4/21

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).

# YOUR TRIP TO:

Mid Valley Airport

**7 MIN | 3.9 MI** 

**Est. fuel cost: \$0.34**

Trip time based on traffic conditions as of 3:22 PM on February 3, 2021. Current Traffic: Light



Print a full health report of your car with HUM vehicle diagnostics (800) 906-2501

- 

1. Start out going **east** on Lilia Dr toward Fresno Ln.  
Then 0.15 miles ..... 0.15 total miles
- 

2. Turn **right** onto N Border Ave.  
Then 0.32 miles ..... 0.46 total miles
- 

3. Turn **right** onto W Expressway 83.  
Then 0.43 miles ..... 0.90 total miles
- 

4. Make a **U-turn** onto W Expressway 83.  
Then 0.69 miles ..... 1.58 total miles
- 

5. Merge onto I-2 E/US-83 S via the ramp on the **left**.  
Then 0.51 miles ..... 2.09 total miles
- 

6. Take the exit toward **Pike Blvd/Airport Dr**.  
Then 0.19 miles ..... 2.28 total miles
- 

7. Merge onto E Expressway 83.  
Then 0.73 miles ..... 3.02 total miles
- 

8. Turn **left** onto N Airport Dr.  
*If you reach Professional Dr you've gone about 0.3 miles too far.*  
Then 0.08 miles ..... 3.09 total miles
- 

9. Take the 1st **right** onto E Pike Blvd.  
*E Pike Blvd is just past E Expressway 83.*  
Then 0.51 miles ..... 3.60 total miles
- 

10. Turn **left** onto Vo Tech Dr.  
*Vo Tech Dr is 0.1 miles past N Gte Ave.*  
*If you reach N International Blvd you've gone about 0.5 miles too far.*  
Then 0.28 miles ..... 3.88 total miles



11. Turn **slight left** onto Joe Stephens Ave.

*If you reach Midvalley Dr you've gone a little too far.*

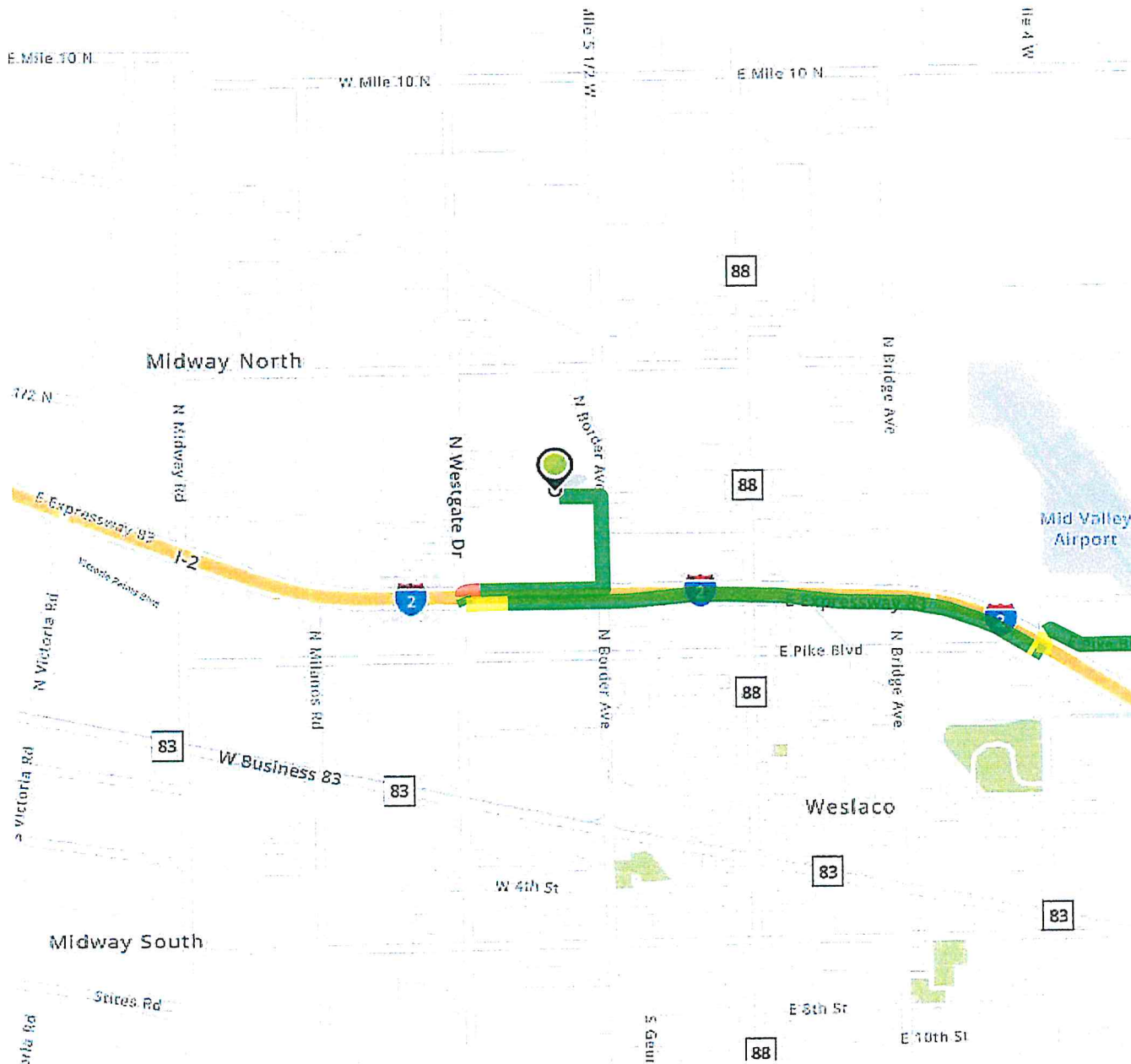


12. Mid Valley Airport, 1909 Joe Stephens Ave, Weslaco, TX, 1909 JOE STEPHENS AVE is on the **left**.

*If you reach Weslaco Mid Valley Airport you've gone about 0.3 miles too far.*

Save to My Maps

Use of directions and maps is subject to our [Terms of Use](#). We don't guarantee accuracy, route conditions or usability. You assume all risk of use.





## YOUR TRIP TO:

2500 S Bicentennial Blvd

**20 MIN | 17.9 MI** 

**Est. fuel cost: \$1.58**

Trip time based on traffic conditions as of 3:22 PM on February 3, 2021. Current Traffic: Light



Print a full health report of your car with HUM vehicle diagnostics (800) 906-2501



1. Start out going **east** on Lilia Dr toward Fresno Ln.

Then 0.15 miles

0.15 total miles



2. Turn **right** onto N Border Ave.

Then 0.32 miles

0.46 total miles



3. Turn **right** onto W Expressway 83.

Then 0.09 miles

0.55 total miles



4. Merge onto I-2 W/US-83 N via the ramp on the **left**.

Then 15.92 miles

16.47 total miles



5. Take the exit.

Then 0.22 miles

16.69 total miles



6. Merge onto Oakland Ave.

Then 0.09 miles

16.78 total miles

7. Go onto W Expressway 83.

Then 0.39 miles

17.17 total miles



8. Turn **slight right** toward McAllen-Miller International Airport.

Then 0.26 miles

17.44 total miles



9. Turn **slight right** onto S Bicentennial Blvd.

Then 0.45 miles

17.88 total miles



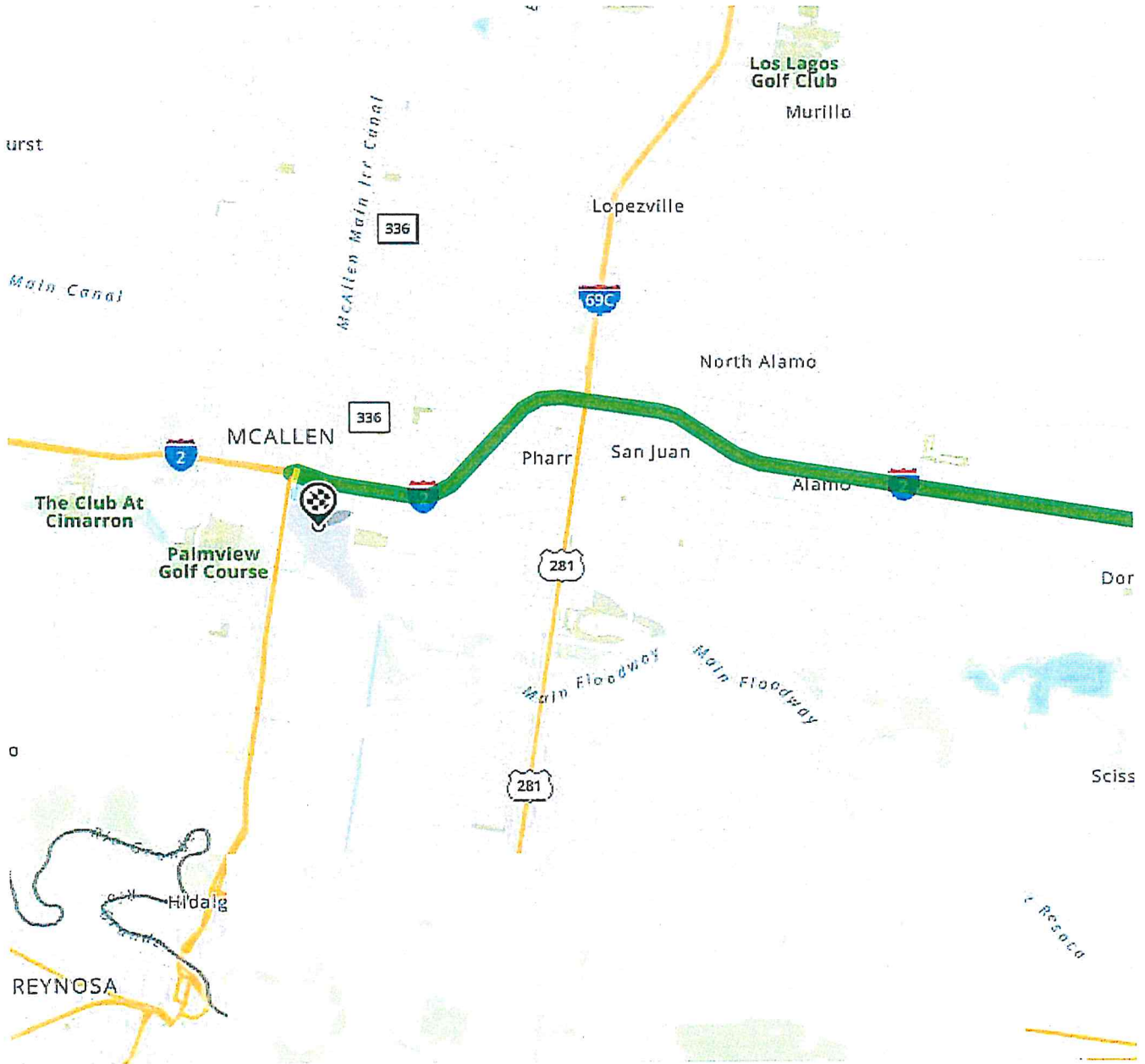
10. 2500 S Bicentennial Blvd, McAllen, TX 78503, 2500 S BICENTENIAL BLVD.

Your destination is 0.1 miles past Wichita Ave.

If you reach Wichita Ave you've gone about 0.2 miles too far.

Save to My Maps

Use of directions and maps is subject to our [Terms of Use](#). We don't guarantee accuracy, route conditions or usability. You assume all risk of use.



# YOUR TRIP TO:

Valley International Airport (HRL)

**31 MIN | 26.4 MI** 

**Est. fuel cost: \$1.66**

Trip time based on traffic conditions as of 3:24 PM on February 3, 2021. Current Traffic: Moderate



Print a full health report of your car with HUM vehicle diagnostics (800) 906-2501

- 

1. Start out going **east** on Lilia Dr toward Fresno Ln.  
 Then 0.15 miles ..... 0.15 total miles
- 

2. Turn **right** onto N Border Ave.  
 Then 0.32 miles ..... 0.46 total miles
- 

3. Turn **right** onto W Expressway 83.  
 Then 0.43 miles ..... 0.90 total miles
- 

4. Make a **U-turn** onto W Expressway 83.  
 Then 0.69 miles ..... 1.58 total miles
- 

5. Merge onto I-2 E/US-83 S via the ramp on the **left**.  
 Then 17.69 miles ..... 19.27 total miles
- 

6. Merge onto I-69E N/US-77 N via the exit on the **left** toward Raymondville/Corpus Christi.  
 Then 2.83 miles ..... 22.10 total miles
- 

7. Take the **US-77 Bus** exit toward Primera Rd/TX-499 Loop.  
 Then 0.16 miles ..... 22.27 total miles
- 

8. Merge onto N Expressway 77.  
 Then 0.06 miles ..... 22.33 total miles
- 

9. Take the 1st **right** onto Primera Rd.  
 Then 0.07 miles ..... 22.39 total miles
- 

10. Primera Rd becomes TX-499 Loop.  
 Then 3.54 miles ..... 25.93 total miles
- 

11. Turn **left** onto Raintree.  
*Raintree is 0.2 miles past Oak.*  
  
*If you reach Heritage Way you've gone about 0.2 miles too far.*  
  
 Then 0.26 miles ..... 26.19 total miles



12. Turn **left** onto Heritage Way.

Then 0.18 miles

26.37 total miles



13. Turn **slight left** to stay on Heritage Way.

Then 0.03 miles

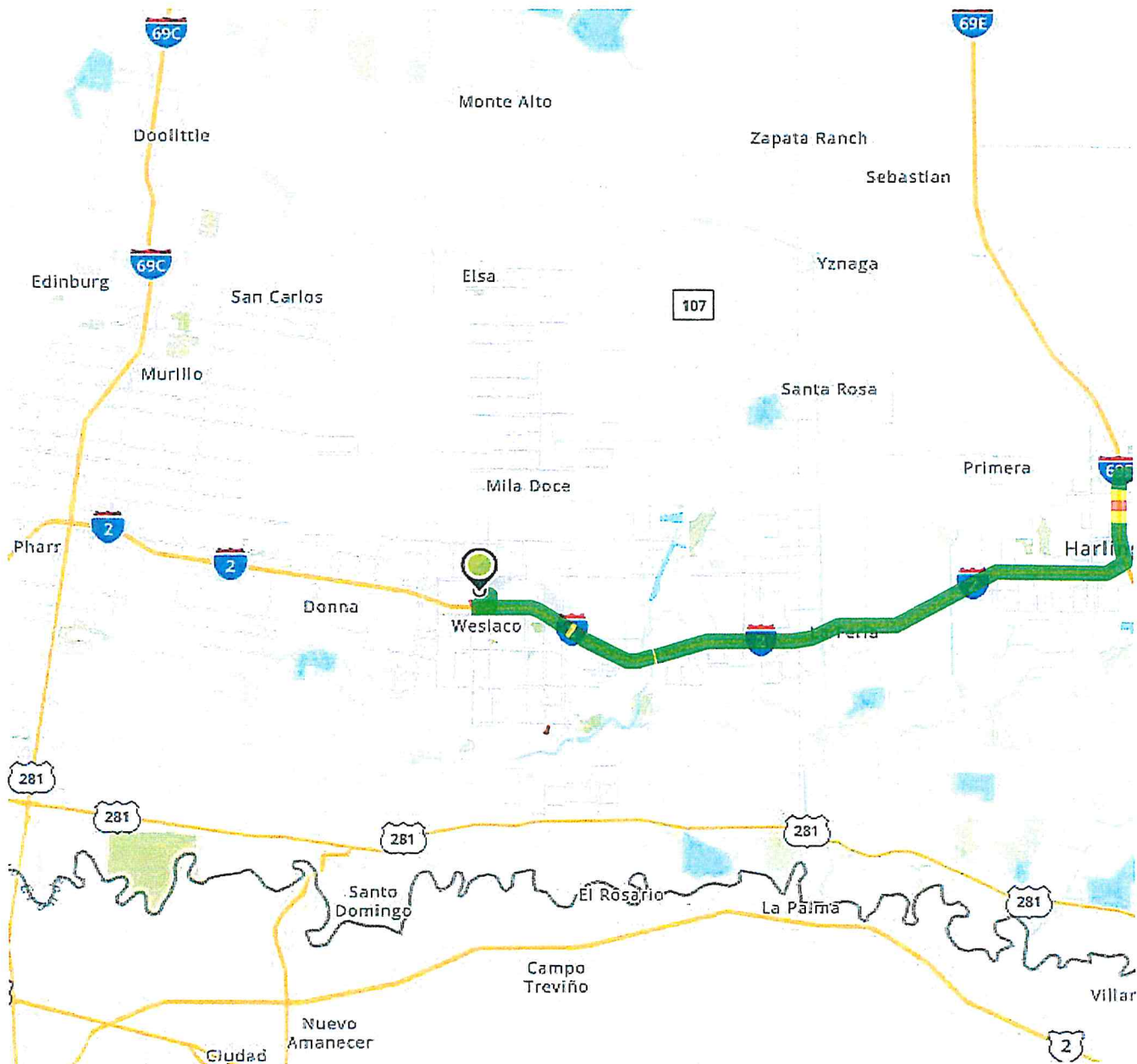
26.40 total miles



14. Valley International Airport (HRL), 3002 Heritage Way, Harlingen, TX, 3002 HERITAGE WAY.

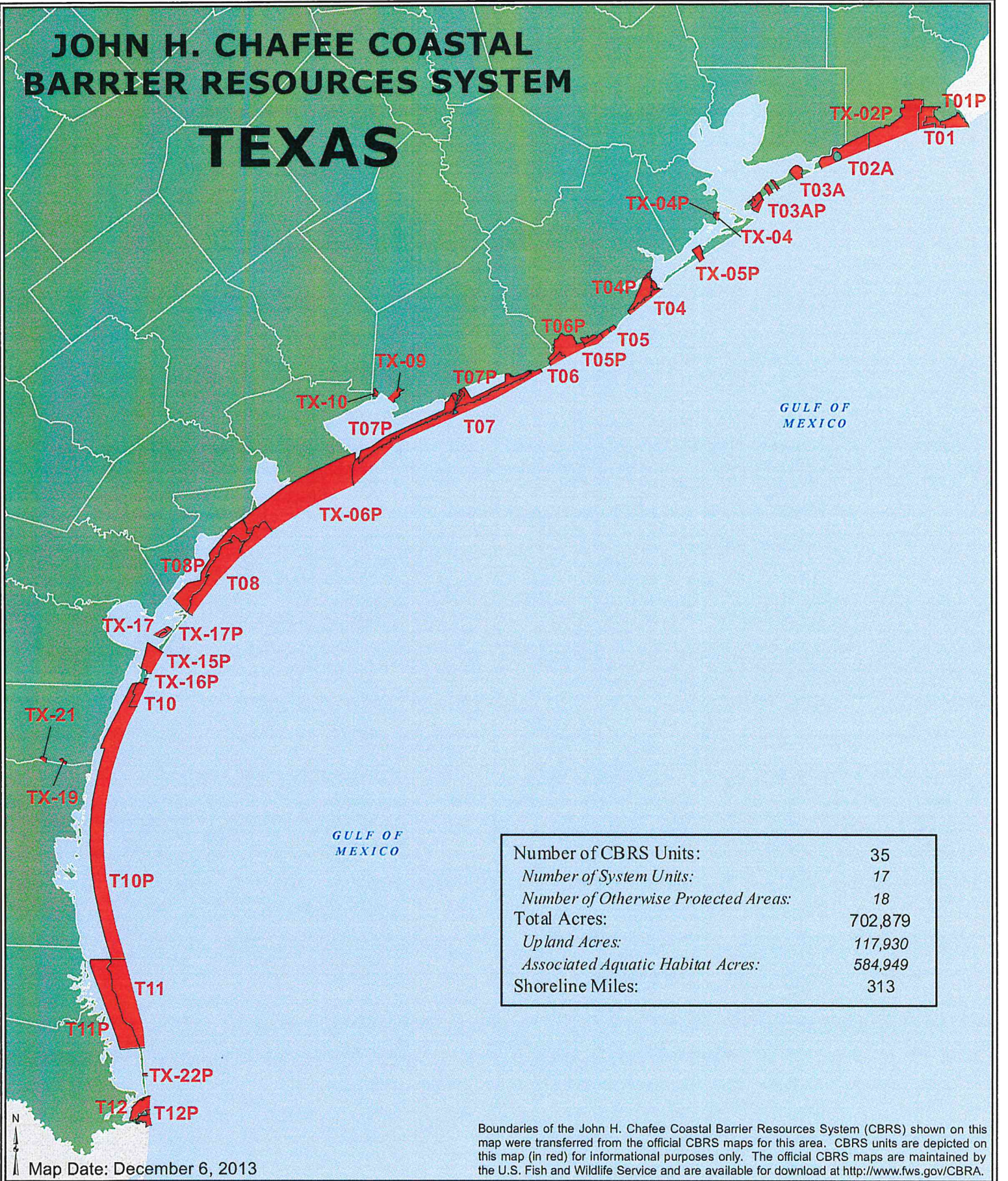
Save to My Maps

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# JOHN H. CHAFEE COASTAL BARRIER RESOURCES SYSTEM

## TEXAS



Number of CBRS Units:	35
Number of System Units:	17
Number of Otherwise Protected Areas:	18
Total Acres:	702,879
Upland Acres:	117,930
Associated Aquatic Habitat Acres:	584,949
Shoreline Miles:	313

Boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) shown on this map were transferred from the official CBRS maps for this area. CBRS units are depicted on this map (in red) for informational purposes only. The official CBRS maps are maintained by the U.S. Fish and Wildlife Service and are available for download at <http://www.fws.gov/CBRA>.

Map Date: December 6, 2013



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

**1800 N Texas Blvd.  
Weslaco, TX 78599**

**Phone: (956) 969-5866 / Fax (956) 969-5863**  
Hearing Impaired TDD/TTY : (956) 968-2567



February 01, 2021

Mayor Mario Garza  
City of San Juan, Texas  
709 S. Nebraska  
San Juan, TX 78589

RE: Housing Authority of the County of Hidalgo - 2021 Certification of Environmental Review

Dear Mr. Garza:

The Housing Authority of the County of Hidalgo (HACH) has a 20-unit public housing development located at 1200 N. Standard in San Juan. Every year, the HACH submits an application to the U.S. Department of Housing and Urban Development for the Capital Fund Program (CFP) grant. All funds received from the CFP grant will be allocated to the Operations line item of the annual statement. Funds will be used for operations, maintenance and capital improvements.

As part of the submission process, HUD requires that we submit the 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) to the responsibility entity for review and approval. Attached please find the environmental review form for the 2019 Annual Capital Fund Program which is in compliance with 24 CFR §50.4 and §58.6 Laws and Authorities.

At this time, we are respectfully requesting your review, support and approval of our 2021 environmental review report.

If you have any questions, please feel free to contact me at (956) 969-5866.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mike Lopez".

Mike Lopez  
Executive Director

Attachment



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)**

This is a suggested format that may be used by Responsible Entities to document completion of an  
Exempt or Categorically Excluded Not Subject to Section 58.5 environmental review.

### **Project Information**

**Project Name:** Villa San Juanita Rutledge

**Responsible Entity:** Mario Garza, Mayor, City of San Juan, Texas 709 S. Nebraska,  
San Juan, Texas 78577

**Grant Recipient (if different than Responsible Entity):** Housing Authority of the County of  
Hidalgo, Texas, 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:** 1200 N. Standard, San Juan, Texas 78577

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

### **Level of Environmental Review Determination:**

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

Project Name

Project Locality and State

HEROS Number

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

**Funding Information**

Grant Number	HUD Program	Funding Amount
TX59P49750121	Fiscal Year 2021 PHA Annual Plan	\$123,836.00

Estimated Total HUD Funded Amount: \$123,836.00

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)]: \$123,836.00

**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.

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR 50.4 and 58.6	Are formal compliance steps or mitigation required?  No	<b>Compliance determinations</b>  <small>The department has determined that the following categorically excluded activities 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 24 CFR par 58 of Environmental Review Procedures for Entities assuming HUD Environmental Responsibilities.</small>
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §58.6</b>		
<b>Airport Runway Clear Zones and Accident Potential Zones</b>  24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	There are no airports near this site, Harlingen (Valley International Airport) is 26.4 miles east, McAllen (Miller International Airport) is 17.9 miles west, and Weslaco (Mid Valley Airport) is 3.9 miles east.
<b>Coastal Barrier Resources</b>  Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Property is not located within a coastal zone area (gulf coast 43 miles) See John H. Chafee Coastal Barrier Resources System Map for Gulf Coast of Texas.
<b>Flood Insurance</b>	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	

Project Name

Project Locality and State

HEROS Number

Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]		Property is located in a 100 Year Flood Zone CID480349*#, Curr EFF Map Date 3/4/80
---	--	--

**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: Mike Lopez Date: 2/2/2021

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

Responsible Entity Agency Official Signature:


Mario Garza Date: 2-9-2021  
Name/Title: Mario Garza, Mayor, City of San Juan, 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).

## YOUR TRIP TO:

Valley International Airport (HRL)

Scan this QR code for  
directions on your mobile  
device:


**39 MIN | 35.5 MI** 
**Est. fuel cost: \$2.05**

Trip time based on traffic conditions as of 1:35 PM on February 2,  
2021. Current Traffic: Light



Print a full health report of your car with HUM  
vehicle diagnostics (800) 906-2501



1. Start out going **north** on N Standard Ave toward W Salazar St.

Then 0.06 miles

0.06 total miles



2. Take the 1st **right** onto W Salazar St.

*If you reach W Hazel St you've gone a little too far.*

Then 0.20 miles

0.25 total miles



3. Turn **right** onto N Raul Longoria Rd.

Then 0.34 miles

0.59 total miles



4. N Raul Longoria Rd becomes N Nebraska Ave.

Then 0.07 miles

0.66 total miles



5. Turn **left** onto E Expressway 83.

*If you reach W 1st St you've gone about 0.3 miles too far.*

Then 0.95 miles

1.61 total miles



6. Merge onto I-2 E/US-83 S via the ramp on the **left**.

Then 26.71 miles

28.33 total miles



7. Merge onto I-69E N/US-77 N via the exit on the **left** toward  
Raymondville/Corpus Christi.

Then 2.83 miles

31.16 total miles



8. Take the **US-77 Bus** exit toward Primera Rd/TX-499 Loop.

Then 0.16 miles

31.32 total miles



9. Merge onto N Expressway 77.

Then 0.06 miles

31.38 total miles



10. Take the 1st **right** onto Primera Rd.

Then 0.07 miles

31.45 total miles



11. Primera Rd becomes TX-499 Loop.

Then 3.54 miles

34.98 total miles



12. Turn left onto Raintree.

*Raintree is 0.2 miles past Oak.*

*If you reach Heritage Way you've gone about 0.2 miles too far.*

Then 0.26 miles

35.24 total miles



13. Turn left onto Heritage Way.

Then 0.18 miles

35.42 total miles



14. Turn slight left to stay on Heritage Way.

Then 0.03 miles

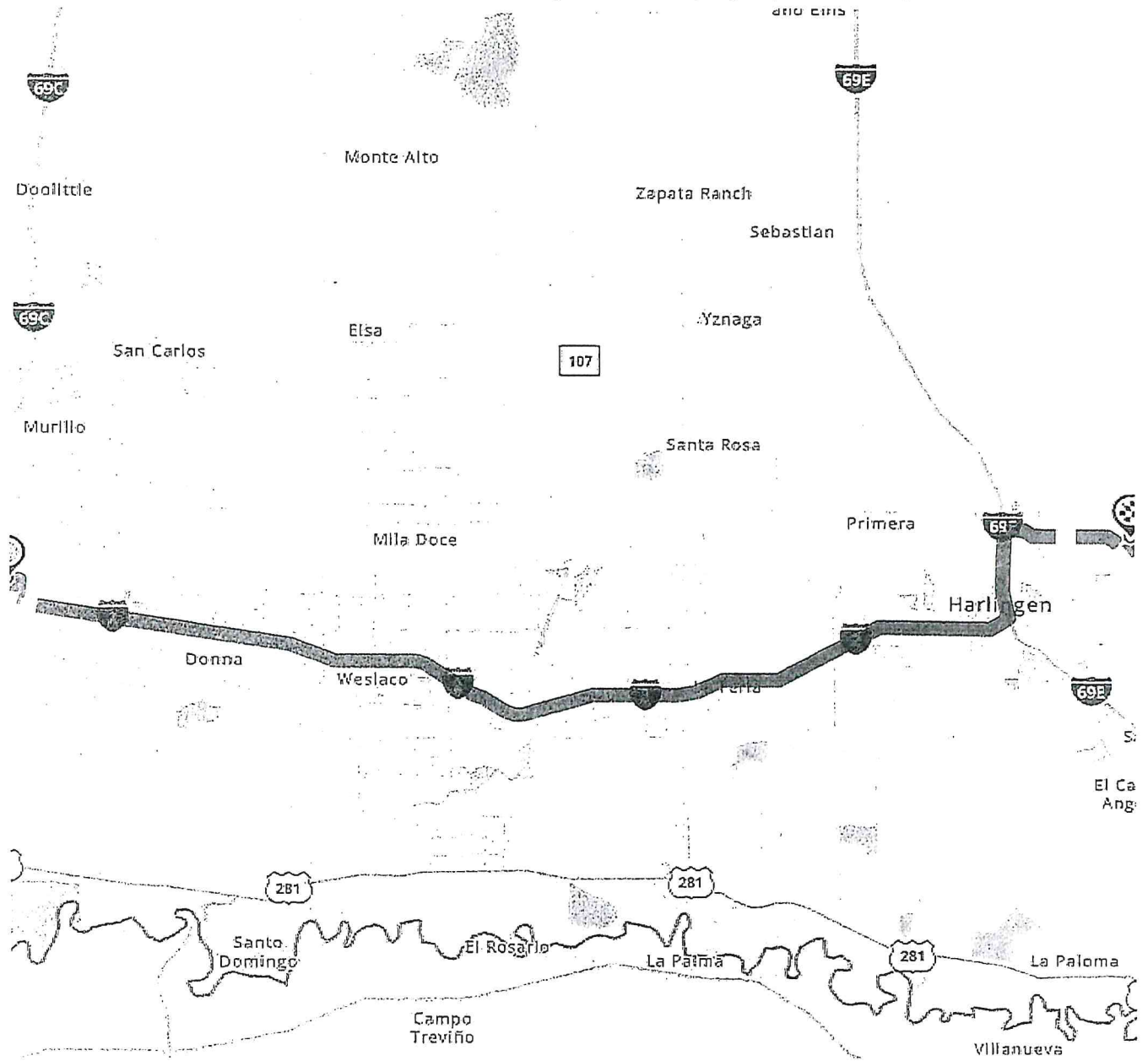
35.45 total miles



15. Valley International Airport (HRL), 3002 Heritage Way, Harlingen, TX, 3002 HERITAGE WAY.

Save to My Maps

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# YOUR TRIP TO:

Mid Valley Airport

Scan this QR code for directions on your mobile device:



**16 MIN | 12.9 MI**

**Est. fuel cost: \$1.05**

Trip time based on traffic conditions as of 1:37 PM on February 2, 2021. Current Traffic: Light



Print a full health report of your car with HUM vehicle diagnostics (800) 906-2501



1. Start out going **north** on N Standard Ave toward W Salazar St.

Then 0.06 miles

0.06 total miles



2. Take the 1st **right** onto W Salazar St.

*If you reach W Hazel St you've gone a little too far.*

Then 0.20 miles

0.25 total miles



3. Turn **right** onto N Raul Longoria Rd.

Then 0.34 miles

0.59 total miles



4. N Raul Longoria Rd becomes N Nebraska Ave.

Then 0.07 miles

0.66 total miles



5. Turn **left** onto E Expressway 83.

*If you reach W 1st St you've gone about 0.3 miles too far.*

Then 0.95 miles

1.61 total miles



6. Merge onto I-2 E/US-83 S via the ramp on the **left**.

Then 9.53 miles

11.14 total miles



7. Take the exit toward **Pike Blvd/Airport Dr.**

Then 0.19 miles

11.33 total miles



8. Merge onto E Expressway 83.

Then 0.73 miles

12.07 total miles



9. Turn **left** onto N Airport Dr.

*If you reach Professional Dr you've gone about 0.3 miles too far.*

Then 0.08 miles

12.14 total miles



10. Take the 1st **right** onto E Pike Blvd.

*E Pike Blvd is just past E Expressway 83.*

Then 0.51 miles

12.65 total miles



11. Turn **left** onto Vo Tech Dr.  
*Vo Tech Dr is 0.1 miles past N Gte Ave.*

*If you reach N International Blvd you've gone about 0.5 miles too far.*

Then 0.28 miles


12.93 total miles



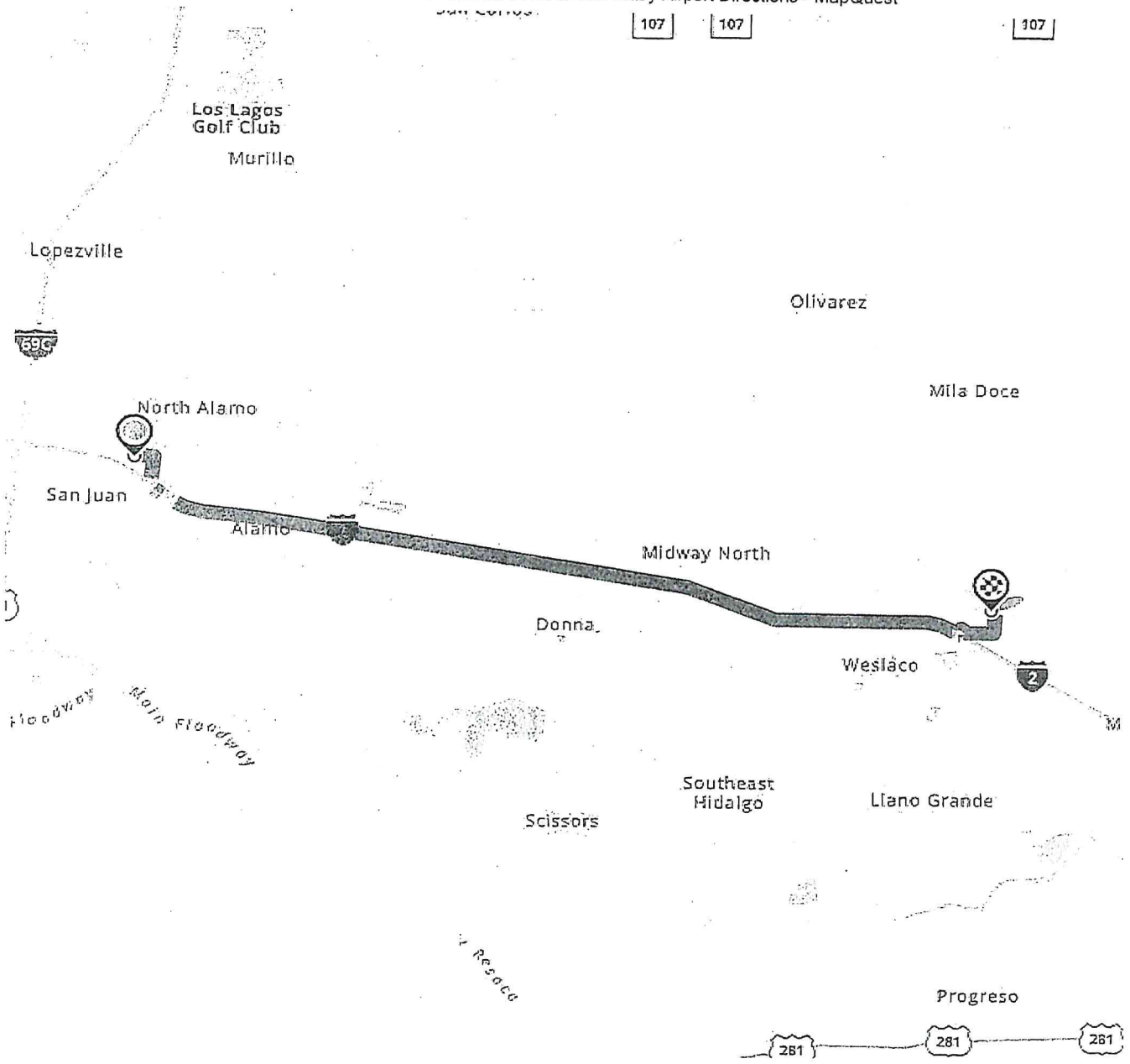
12. Turn **slight left** onto Joe Stephens Ave.  
*If you reach Midvalley Dr you've gone a little too far.*



13. Mid Valley Airport, 1909 Joe Stephens Ave, Weslaco, TX, 1909 JOE STEPHENS AVE is on the **left**.  
*If you reach Weslaco Mid Valley Airport you've gone about 0.3 miles too far.*

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## YOUR TRIP TO:

2500 S Bicentennial Blvd

Scan this QR code for  
directions on your mobile  
device:


**12 MIN | 8.1 MI**
**Est. fuel cost: \$0.66**

Trip time based on traffic conditions as of 1:36 PM on February 2,  
2021. Current Traffic: Moderate



Print a full health report of your car with HUM  
vehicle diagnostics (800) 906-2501



1. Start out going **north** on N Standard Ave toward W Salazar St.

Then 0.06 miles

0.06 total miles



2. Take the 1st **right** onto W Salazar St.

*If you reach W Hazel St you've gone a little too far.*

Then 0.20 miles

0.25 total miles



3. Turn **right** onto N Raul Longoria Rd.

Then 0.30 miles

0.56 total miles



4. Take the 3rd **right** onto W Expressway 83.

*W Expressway 83 is just past E Sgt Leonel Trevino Rd.*

*If you are on N Raul Longoria Rd and reach E Expressway 83 you've gone a little too far.*

Then 0.49 miles

1.05 total miles



5. Merge onto I-2 W/US-83 N via the ramp on the **left**.

Then 5.65 miles

6.70 total miles



6. Take the exit.

Then 0.22 miles

6.92 total miles



7. Merge onto Oakland Ave.

Then 0.09 miles

7.01 total miles

8. Go onto W Expressway 83.

Then 0.39 miles

7.40 total miles



9. Turn **slight right** toward McAllen-Miller International Airport.

Then 0.26 miles

7.66 total miles



10. Turn **slight right** onto S Bicentennial Blvd.

Then 0.45 miles

8.11 total miles



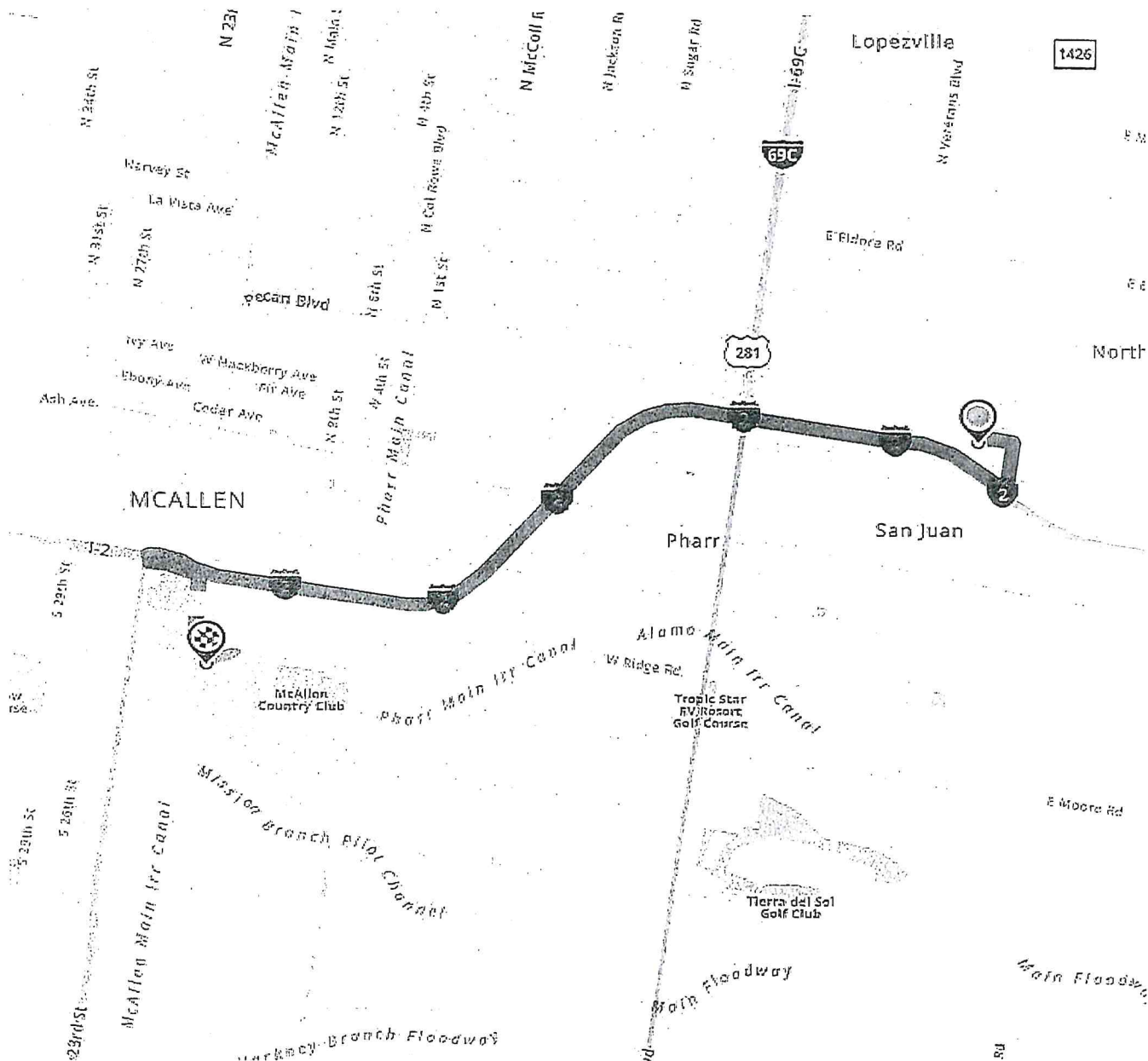
11. 2500 S Bicentennial Blvd, McAllen, TX 78503, 2500 S BICENTENNIAL BLVD.

Your destination is 0.1 miles past Wichita Ave.

If you reach Wichita Ave you've gone about 0.2 miles too far.

Save to My Maps

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Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0157  
 Expires 3/31/2020

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: TX59P49750121		FFY of Grant: 2021 FFY of Grant Approval:	
PHA Name: County of Hidalgo, Texas		Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant		<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Reserve for Disasters/Emergencies		Total Estimated Cost	
Line		Original	Revised <sup>2</sup>	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)				
16	Amount of line 20 Related to LBP Activities				
17	Amount of line 20 Related to Section 504 Activities				
18	Amount of line 20 Related to Security - Soft Costs				
19	Amount of line 20 Related to Security - Hard Costs				
20	Amount of line 20 Related to Energy Conservation Measures	123836			
Signature of Executive Director		Date		Signature of Public Housing Director	
		2/2/2020			

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





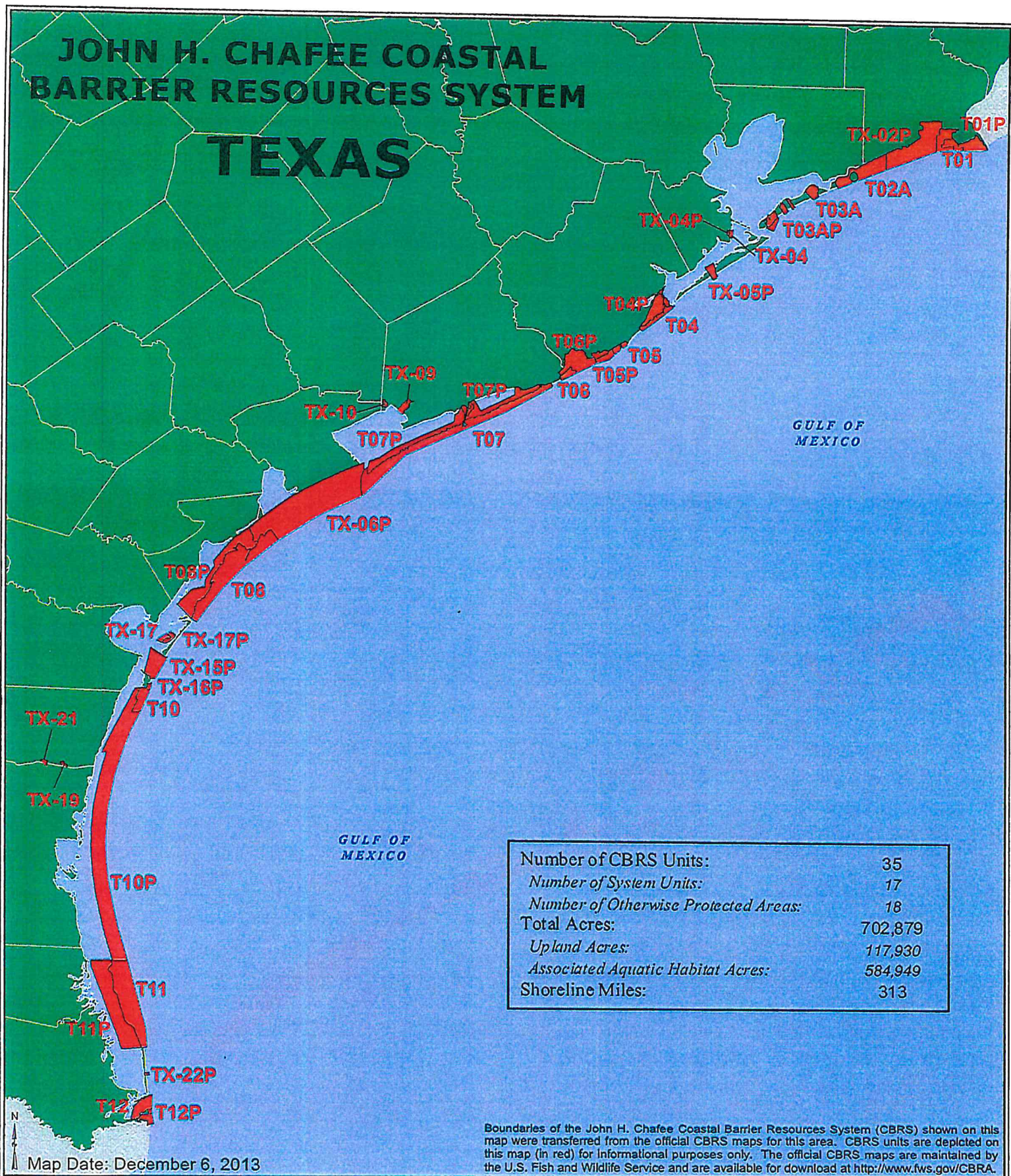






# JOHN H. CHAFEE COASTAL BARRIER RESOURCES SYSTEM

## TEXAS



Map Date: December 6, 2013

Boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) shown on this map were transferred from the official CBRS maps for this area. CBRS units are depicted on this map (in red) for informational purposes only. The official CBRS maps are maintained by the U.S. Fish and Wildlife Service and are available for download at <http://www.fws.gov/CBRA>.

Example: air traffic controller

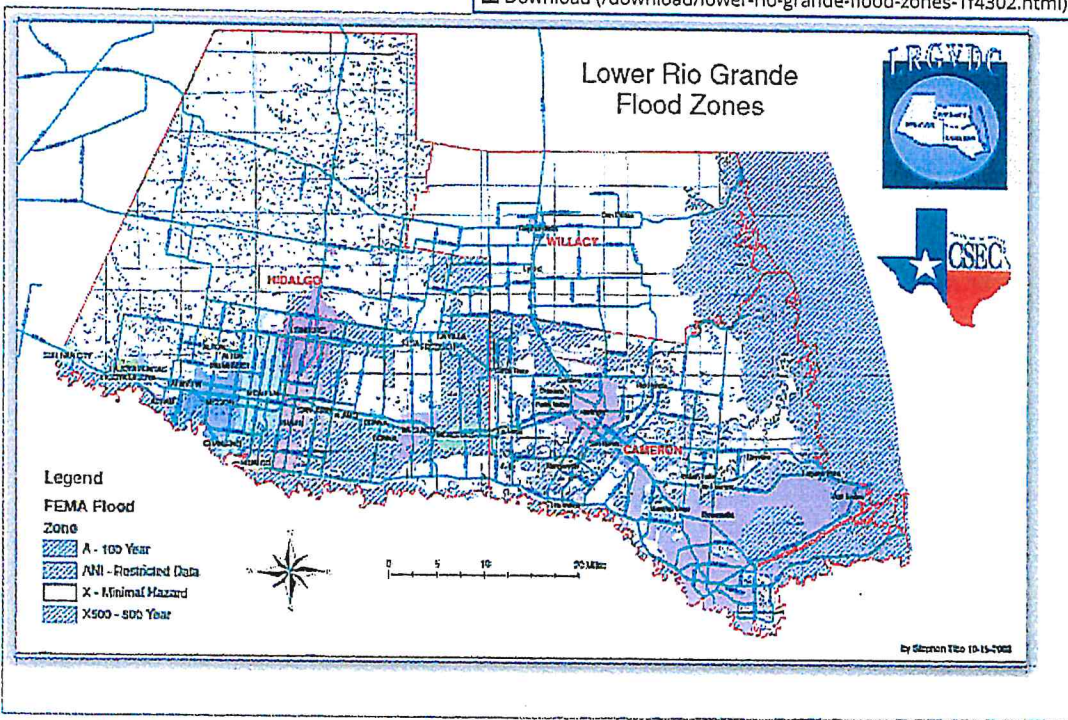
la grande

# Lower Rio Grande Flood Zones

HIDALGOCAMERONWILLACYR aymondvilleLyfordSan PerlitaMCALLENMISSIONEDINBURGPHARRWESLAC OSAN JUANMERCEDESALTONALAMO HIDALGODONNALA JOYAPENITASPALMHURSTELSAABRAMPALMVIEWSSUL LIVAN CITYGRANJENOEDCOUCHLA VILLADONNAALTONLA JOYALA JOYAB rownsvilleHarlingenSan BenitoBayviewPort IsabelLa FeriaPrimeraRangervilleCombesLos IndiosLos FresnosLaguna VistaRancho ViejoRio HondoPalm ValleySanta RosaIndian LakeUS 77SH 186SH 4SH 107FM 493SH 48US 281FM 1847SH 100FM 681FM 510SH 495FM 907FM 491FM 509SH 336BU 77 XF 803FM 800FM 2294FM 106FM 498FM 2220FM 511FM 494US 83FM 1018FM 2925BU 83 SFM 2221SH 345FM 508FM 802FM 1479FM 1924SS 115FM 492FM 2360FM 1017FM 676FM 1426FM 3362FM 2845FM 2557FM 1926FM 2844FM 1846FM 2061FM 732FM 506FM 2520FM 3248FM 507FM 1016SL 499BU 281 WFM 1421FM 1419FM 490FM 2686FM 3072FM 2556FM 1761FM 1577FM 1732FM 2209FM 1762FM 675FM 1422FM 2128FM 1420FM 1561FM 2058FM 88BU 77 ZF

hidalgo cameron willacy raymondville lyford san perlita mcallen mission edinburg pharr weslaco san juan mercedes alton alamo hidalgo donna la joya penitas palmhurst

[Fullscreen \(/fullscreen/lower-rio-grande-flood-zones-1f4302.html\)](#)  
[Download \(/download/lower-rio-grande-flood-zones-1f4302.html\)](#)



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TODAY'S RATE  
**1.90% APR**

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**\$400,000**

Loan term  
**15-Year Fixed**

Credit score  
**Excellent**

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# FEMA Flood Map Service Center: Search By Address

Navigation

Search

Languages

Enter an address, place, or coordinates: ?

1102 Lilia Drive, Weslaco, Texas 78599

Whether you are in a high risk zone or not, you may need [flood insurance](https://www.fema.gov/national-flood-insurance-program) because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than \$400 per year. Call your insurance agent today and protect what you've built.  
Learn more about [steps you can take](https://www.fema.gov/what-mitigation) to reduce flood risk damage.

MSC Home (/portal/)

MSC Search by Address (/portal/search)

MSC Search All Products (/portal/advanceSearch)

MSC Products and Tools (/portal/resources/productsandtools)

Hazus (/portal/resources/hazus)

LOMC Batch Files (/portal/resources/lomc)

Product Availability (/portal/productAvailability)

MSC Frequently Asked Questions (FAQs) (/portal/resources/faq)

MSC Email Subscriptions (/portal/subscriptionHome)

Contact MSC Help (/portal/resources/contact)

## Search Results—Products for WESLACO, CITY OF

Show ALL Products » (<https://msc.fema.gov/portal/availabilitySearch?addcommunity=480349&communityName=WESI>)

The flood map for the selected area is number **4803340450C**, effective on **06/06/2000** ?

### MAP IMAGE



([https://msc.fema.gov/portal/viewProduct?](https://msc.fema.gov/portal/viewProduct?filepath=/48/P/Firm/4803340450C.tif&productID=4803340450C)

[filepath=/48/P/Firm/4803340450C.tif&productID=4803340450C](https://msc.fema.gov/portal/viewProduct?filepath=/48/P/Firm/4803340450C.tif&productID=4803340450C))



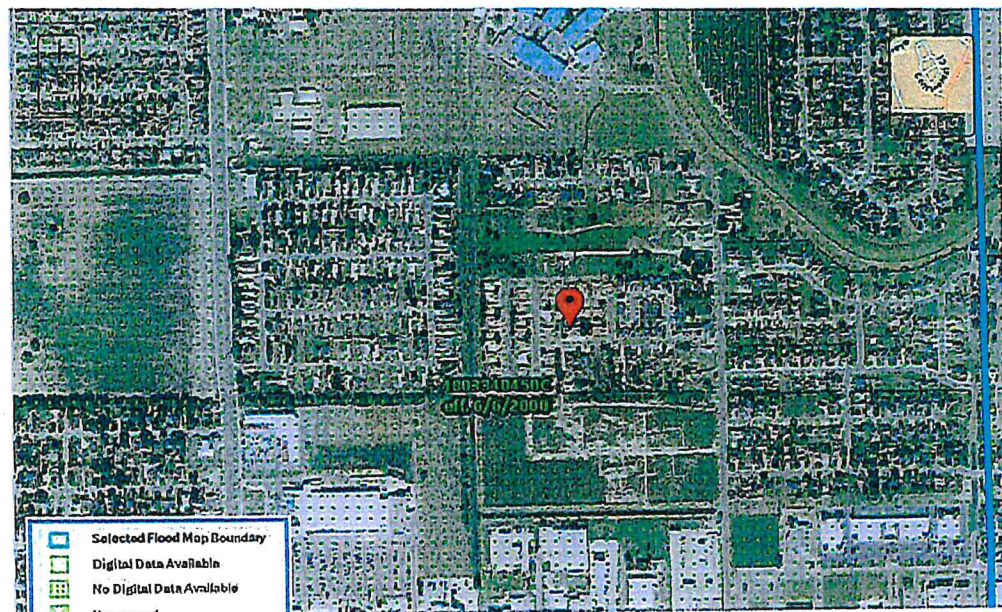
([https://msc.fema.gov/portal/downloadProduct?](https://msc.fema.gov/portal/downloadProduct?filepath=/48/P/Firm/4803340450C.tif&productID=4803340450C)

[filepath=/48/P/Firm/4803340450C.tif&productID=4803340450C](https://msc.fema.gov/portal/downloadProduct?filepath=/48/P/Firm/4803340450C.tif&productID=4803340450C))

### Changes to this FIRM ?

- Revisions (3)
- Amendments (16)
- Revalidations (0)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette. If you are a person with a disability, are blind, or have low vision, and need assistance, please contact a map specialist (<https://msc.fema.gov/portal/resources/contact>).





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(<https://www.oig.dhs.gov/hotline>)

 Official website of the Department of Homeland Security

485502	RICHWOOD, CITY OF	BRAZORIA COUNTY	07/28/72	12/30/20	07/28/72	No								
481684	RIO BRAVO, CITY OF	WEBB COUNTY	05/17/82	04/02/08(M)	09/15/98	No								
	THE CITY OF RIO BRAVO HAS ADOPTED THE WEBB COUNTY (481059) FIRM PANEL 850.													
481678	RIO GRANDE CITY, CITY OF	STARR COUNTY	01/24/78	07/01/87	04/19/10(M)	10/22/97	No							
	USE THE STARR COUNTY (480575) FIRM.													
480112	RIO HONDO, CITY OF	CAMERON COUNTY	05/10/74	06/01/81	02/16/18	06/01/81	No							
481159	RIO VISTA, CITY OF	JOHNSON COUNTY		09/27/91	12/04/12(M)	09/27/91	No							
480795	RISEING STAR, CITY OF	EASTLAND COUNTY	09/26/75	10/31/78	10/31/78(M)	10/31/78	No							
480609	RIVER OAKS, CITY OF	TARRANT COUNTY	12/28/73	06/19/85	03/21/19	06/19/85	No							
481044	RIVERSIDE, CITY OF	WALKER COUNTY	11/19/76	11/01/07	08/16/11(M)	11/01/07	No							
480785	ROANOKE, CITY OF	TARRANT COUNTY/DENTON COUNTY	09/05/75	04/02/97	04/18/11	04/02/97	No							
480496	ROARING SPRINGS, CITY OF	MOTLEY COUNTY	11/08/74	08/01/87	08/01/87(L)	08/01/87	No							
480749	ROBERT LEE, CITY OF	COKE COUNTY	06/27/75	04/01/08	04/01/08(L)	04/01/08	No							
480988	ROBERTSON COUNTY*	ROBERTSON COUNTY	06/03/77	08/01/08	07/18/11	08/01/08	No							
480460	ROBINSON, CITY OF	MCLENNAN COUNTY	12/10/76	01/17/79	12/20/19	01/17/79	No							
485503	ROBSTOWN, CITY OF	NUECES COUNTY	07/10/71	07/09/71	05/01/85	07/09/71	No							
480479	ROCKDALE, CITY OF	MILAM COUNTY	05/10/74	02/27/84	02/27/84(M)	02/27/84	No							
485504	ROCKPORT, CITY OF	ARANSAS COUNTY	07/02/71	07/02/71	02/17/16	07/02/71	No	10/01/19	10/01/19	7	15%	05%		
481118	ROCKSPRINGS, TOWN OF	EDWARDS COUNTY	07/23/76	02/01/91	02/01/91(L)	02/01/91	No							
480543	ROCKWALL COUNTY*	ROCKWALL COUNTY	05/31/77	09/17/80	09/26/08	05/19/01	No							
480547	ROCKWALL, CITY OF	ROCKWALL COUNTY	07/12/77	07/16/80	09/26/08	07/16/80	No							
480708	ROGERS, CITY OF	BELL COUNTY	06/27/75	09/30/81	09/26/08	09/30/81	No							
481029	ROLLINGWOOD, CITY OF	TRAVIS COUNTY	02/07/75	09/29/78	01/22/20	09/29/78	No							
480577	ROMA, CITY OF	STARR COUNTY	06/04/76	11/01/07	04/19/10(M)	11/01/07	No							
481538	ROMAN FOREST, CITY OF	MONTGOMERY COUNTY		08/01/84	08/18/14	08/01/84	No							
481558	ROSCOE, CITY OF	NOLAN COUNTY	10/27/81	09/30/88	09/30/88	09/30/88	No							
481061	ROSE CITY, CITY OF	ORANGE COUNTY	07/12/77	01/06/83	01/06/83	05/24/93	No							
480846	ROSE HILL ACRES, CITY OF	HARDIN COUNTY	09/13/74	04/15/77	10/06/10	04/15/77	No							

## Federal Emergency Management Agency Community Status Book Report TEXAS

### Communities Participating in the National Flood Program

CID	Community Name	County	Init FHBM Identified	Init FIRM Identified	Curr Eff Map Date	Reg-Emer Date	Tribal	CRS Entry Date	Curr Eff Date	Curr Class	% Disc SFHA	% Disc Non SFHA
480233	ROSENBERG, CITY OF	FORT BEND COUNTY	06/28/74	12/04/84	01/29/21	12/04/84	No					
481317	ROSS, CITY OF	MCLENNAN COUNTY	05/30/78	09/26/08	12/20/19	09/26/08	No					
480224	ROTAN, CITY OF	FISHER COUNTY	04/12/74	08/01/87	08/01/87(L)	08/01/87	No					
481048	ROUND ROCK, CITY OF	TRAVIS COUNTY/WILLIAMSON COUNTY	09/13/77	09/27/91	12/20/19	09/27/91	No					
480816	ROUND TOP, TOWN OF	FAYETTE COUNTY	10/29/76	10/17/06	10/17/06	10/17/06	No					
480185	ROWLETT, CITY OF	ROCKWALL COUNTY/DALLAS COUNTY	07/19/74	09/01/78	07/07/14	09/01/78	No					
480428	ROXTON, CITY OF	LAMAR COUNTY	05/03/74	01/02/79	08/16/11(M)	01/02/79	No					
480548	ROYSE CITY, CITY OF	HUNT COUNTY/COLLIN COUNTY/ROCKWALL COUNTY	06/28/74	07/16/80	01/06/12	07/16/80	No					
480854	RULE, TOWN OF	HASKELL COUNTY				01/04/01(E)	No					
481618	RUNAWAY BAY, CITY OF	WISE COUNTY		03/19/90	12/16/11(M)	05/10/90	No					
481120	RUNGE, CITY OF	KARNES COUNTY	04/25/75	12/01/89	10/19/10	12/01/89	No					
480991	RUNNELS COUNTY*	RUNNELS COUNTY				02/05/01(E)	No					
480993	RUSK COUNTY*	RUSK COUNTY	12/20/77	09/27/91	09/29/10	09/27/91	No					
480124	RUSK, CITY OF	CHEROKEE COUNTY	08/09/74	06/01/88	01/06/11(M)	06/01/88	No					
481039	SABINAL, CITY OF	UVALDE COUNTY	09/26/75	04/01/07	11/04/10(L)	04/01/07	No					
480996	SABINE COUNTY*	SABINE COUNTY			01/02/50	05/28/02(E)	No					
	INCLUDES THE CITY OF BRONSON.											
480186	SACUISE, CITY OF	COLLIN COUNTY/DALLAS COUNTY	02/22/74	09/01/78	07/07/14	09/01/78	No					
480610	SAGINAW, CITY OF	TARRANT COUNTY	03/08/74	09/17/80	03/21/19	09/17/80	No					
480940	SAINT JO, CITY OF	MONTAGUE COUNTY		05/25/78	(NSFHA)	05/25/78	No					
480033	SALADO, VILLAGE OF	BELL COUNTY		09/26/08	09/26/08	07/08/04	No					
	USE THE BELL COUNTY (CID 480706) FIRM PANELS 280 AND 345.											
480623	SAN ANGELO, CITY OF	TOM GREEN COUNTY	06/28/74	05/16/77	06/19/12	05/16/77	No					
480045	SAN ANTONIO, CITY OF	BEXAR COUNTY	04/05/74	12/15/83	06/19/20	12/15/83	No					
481183	SAN AUGUSTINE COUNTY *	SAN AUGUSTINE COUNTY	02/26/82	08/01/88	08/01/88(L)	08/01/88	No					
480552	SAN AUGUSTINE, CITY OF	SAN AUGUSTINE COUNTY	06/07/74	10/19/82	10/19/82(M)	10/19/82	No					
480113	SAN BENITO, CITY OF	CAMERON COUNTY	11/05/76	05/05/81	02/16/18	05/05/81	No					
481199	SAN DIEGO, CITY OF	JIM WELLS COUNTY/DUVAL COUNTY	10/29/76	03/01/87	08/15/17	03/01/87	No					
480561	SAN ELIZARIO, CITY OF	EL PASO COUNTY				02/27/17	No					
	Annexed Uninc. Co land; use panels 4802120279B (all X zone) & 0300B (Zone A & X) dated 9/4/91.											
480705	SAN FELIPE, TOWN OF	AUSTIN COUNTY	10/22/76	01/03/86	10/18/19	01/03/86	No					
480553	SAN JACINTO COUNTY*	SAN JACINTO COUNTY	12/20/77	09/01/87	01/19/18	09/01/87	No					
480348	SAN JUAN, CITY OF	HIDALGO COUNTY	03/22/74		(NSFHA)	07/21/78	No					
481305	SAN LEANNA, VILLAGE OF	TRAVIS COUNTY	07/11/78	09/28/79	01/22/20	03/11/80	No					
485505	SAN MARCOS, CITY OF	GUADALUPE COUNTY/CALDWELL COUNTY/HAYS COUNTY		08/28/71	12/30/20	08/27/71	No	10/01/92	10/01/02	7	15%	05%
485506	SAN PATRICIO COUNTY *	SAN PATRICIO COUNTY	11/27/71	07/01/74	12/20/19	11/26/71	No					
481556	SAN PATRICIO, CITY OF	SAN PATRICIO COUNTY	07/15/80	04/01/12	11/04/16	04/01/12	No					
480667	SAN PERLITA, CITY OF	WILLACY COUNTY	10/25/74	05/05/81	04/05/17	05/05/81	No					

480450	VON ORMY, CITY OF Please reference the Bexar County Map 48029C0595E Community Number 480035 dated 2/16/1996.	BEXAR COUNTY	09/29/10	09/29/10	12/04/09	No						
480461	WACO, CITY OF	MCLENNAN COUNTY	06/21/74	11/02/77	12/20/19	11/02/77	No					
480255	WAELEDER, CITY OF	GONZALES COUNTY	07/19/74	12/01/77	12/03/10	12/01/77	No					
480061	WAKE VILLAGE, CITY OF	BOWIE COUNTY	01/16/74	10/15/85	12/21/17(M)	10/15/85	No					
481042	WALKER COUNTY*	WALKER COUNTY	07/19/77	05/01/87	08/16/11	05/01/87	No					
480640	WALLER COUNTY*	WALLER COUNTY	08/23/77	12/18/86	05/16/19	12/18/86	No					
480641	WALLER, CITY OF	HARRIS COUNTY/WALLER COUNTY	11/01/74	09/14/79	05/16/19	09/14/79	No					
480018	WALLIS, CITY OF	AUSTIN COUNTY	05/24/74	10/24/78	10/18/19	10/24/78	No					
480713	WALNUT SPRINGS, CITY OF	BOSQUE COUNTY	10/01/76	12/01/89	01/06/11(L)	12/01/89	No					
481249	WARD COUNTY *	WARD COUNTY	10/23/77		10/25/77	11/07/03(E)	No					
480840	WARREN CITY, CITY OF	UPSHUR COUNTY/GREGG COUNTY	08/13/76	07/03/85	09/03/14(M)	07/03/85	No					
481188	WASHINGTON COUNTY*	WASHINGTON COUNTY	05/24/77	12/01/07	05/16/19	12/01/07	No					
480850	WASKOM, CITY OF	HARRISON COUNTY	10/29/76	09/03/14	09/03/14(M)	09/03/14	No					
480613	WATAUGA, CITY OF	TARRANT COUNTY	03/08/74	06/01/82	03/21/19	06/01/82	No					
480211	WAXAHACHIE, CITY OF	ELLIS COUNTY	06/28/74	08/01/80	06/03/13	08/01/80	No					
480522	WEATHERFORD, CITY OF	PARKER COUNTY	03/08/74	08/05/86	04/05/19	08/05/86	No					
481059	WEBB COUNTY*	WEBB COUNTY	05/09/75	05/17/82	04/02/08	09/08/98	No					
485516	WEBSTER, CITY OF	HARRIS COUNTY	05/19/72	12/31/74	01/06/17	05/19/72	No					

## Federal Emergency Management Agency Community Status Book Report TEXAS

### Communities Participating in the National Flood Program

CID	Community Name	County	Init FHBM Identified	Init FIRM Identified	Curr Eff Map Date	Reg-Emer Date	Tribal	CRS Entry Date	Curr Eff Date	Curr Class	% Disc SFHA	% Disc Non SFHA
481121	WEIMAR, CITY OF	COLORADO COUNTY	04/29/77	01/03/90	02/04/11(M)	09/01/87	No					
481674	WEIR, CITY OF	WILLIAMSON COUNTY		09/27/91	12/20/19	04/19/96	No					
480143	WELLINGTON, CITY OF	COLLINGSWORTH COUNTY	06/21/74	04/03/89	04/03/89	04/03/89	No					
480741	WELLS, CITY OF	CHEROKEE COUNTY	07/11/75	05/01/91	01/06/11(M)	06/01/91	No					
480349	WESLACO, CITY OF	HIDALGO COUNTY	03/29/74	03/04/80	03/04/80	03/04/80	No					
480081	WEST COLUMBIA, CITY OF	BRAZORIA COUNTY	06/14/74	12/15/83	12/30/20	12/15/83	No					
481602	WEST KEGANS BAYOU IMPROVEMENT DISTRICT USE THE FORT BEND COUNTY [480228] FIRM AND THE HARRIS COUNTY [480287] FIRM	HARRIS COUNTY/FORT BEND COUNTY		01/03/97	04/02/14	08/18/86	No					
481030	WEST LAKE HILLS, CITY OF	TRAVIS COUNTY	02/07/75	07/17/78	01/22/20	07/17/78	No					
480515	WEST ORANGE, CITY OF	ORANGE COUNTY	05/31/74	01/06/83	01/06/83	01/06/83	No					
480371	WEST TAWAKONI, CITY OF	HUNT COUNTY	04/16/76	09/04/91	01/06/12(M)	03/03/14	No					
480318	WEST UNIVERSITY PLACE, CITY OF	HARRIS COUNTY		04/20/00	06/18/07	05/26/78	No	10/01/19	10/01/19	7	15%	05%
480931	WEST, CITY OF	MCLENNAN COUNTY	07/02/76	09/26/08	12/20/19	06/04/15	No					
480614	WESTLAKE, TOWN OF	DENTON COUNTY/TARRANT COUNTY	12/10/76	06/02/93	04/18/11	06/02/93	No					
480758	WESTMINSTER, TOWN OF	COLLIN COUNTY	11/05/76	04/02/91	06/02/09(M)	05/10/93	No					
481197	WESTON LAKES, CITY OF  As of today March 15, 2010 and by letter from the community dated February 2010 the City of Weston Lakes (CID 481197) assumes responsibility for area previously held by the Fort Bend City MUD #81 (CID 481600), PDS	FORT BEND COUNTY	07/09/76	08/05/86	01/29/21	04/28/09	No					
481324	WESTON, CITY OF	COLLIN COUNTY	05/23/78	04/02/91	06/02/09(M)	11/16/09	No					
480615	WESTOVER HILLS, TOWN OF	TARRANT COUNTY	08/30/74	06/05/85	03/21/19	06/05/85	No					
480616	WESTWORTH VILLAGE, CITY OF	TARRANT COUNTY	03/08/74	06/03/86	03/21/19	06/03/86	No					
480652	WHARTON COUNTY*	WHARTON COUNTY	08/02/74	04/18/83	12/21/17	02/27/87	No					
480654	WHARTON, CITY OF	WHARTON COUNTY	12/31/76	09/16/82	12/21/17	09/16/82	No	10/01/11	10/01/16	9	05%	05%
480657	WHEELER, CITY OF	WHEELER COUNTY	03/29/74	07/01/88	07/01/88(L)	07/01/88	No					
480729	WHITE DEER, TOWN OF	CARSON COUNTY	07/02/76		07/02/76	06/08/12(E)	No					
480841	WHITE OAK, CITY OF	GREGG COUNTY	08/22/75	12/01/89	09/03/14	12/01/89	No					
480617	WHITE SETTLEMENT, CITY OF	TARRANT COUNTY	05/24/74	07/17/86	03/21/19	07/17/86	No					
480747	WHITEFACE, CITY OF	COCHRAN COUNTY				02/05/01(E)	No					
480572	WHITEHOUSE, CITY OF	SMITH COUNTY	05/17/74	02/13/79	04/16/14	02/13/79	No					
480839	WHITEWRIGHT, CITY OF	FANNIN COUNTY/GRAYSON COUNTY	11/05/76	06/19/85	02/18/11(M)	06/19/85	No					
480865	WHITNEY, CITY OF	HILL COUNTY	07/02/76	02/16/90	12/20/19	02/16/90	No					
481189	WICHITA COUNTY*	WICHITA COUNTY	08/01/78	03/02/83	02/03/10	03/02/83	No					
480662	WICHITA FALLS, CITY OF	WICHITA COUNTY	06/28/74	10/16/79	02/03/10	10/16/79	No	10/01/91	10/01/07	8	10%	05%
481190	WILBARGER COUNTY*	WILBARGER COUNTY				03/14/94(E)	No					
480664	WILLACY COUNTY *	WILLACY COUNTY	08/16/77	02/15/84	04/05/17	02/15/84	No					
481079	WILLIAMSON COUNTY *	WILLIAMSON COUNTY	11/01/77	09/27/91	12/20/19	09/27/91	No					
480942	WILLIS, CITY OF	MONTGOMERY COUNTY	07/02/76	08/01/84	08/18/14	08/01/84	No					
481603	WILLOW FORK DRAINAGE DISTRICT  USE THE HARRIS COUNTY [480287] FIRM AND THE FORT BEND COUNTY [480228] FIRM	HARRIS COUNTY/FORT BEND COUNTY	07/09/76	09/30/92	04/02/14	09/08/86	No					
481164	WILLOW PARK, CITY OF	PARKER COUNTY	11/12/76	03/18/87	04/05/19	03/18/87	No					
480633	WILLS POINT, CITY OF	VAN ZANDT COUNTY	05/17/74	03/01/88	12/17/10(M)	03/01/88	No					
480190	WILMER, CITY OF	DALLAS COUNTY	02/01/74	09/17/80	07/07/14	09/17/80	No					
480230	WILSON COUNTY *	WILSON COUNTY		03/15/78	11/26/10	03/15/78	No					
480922	WILSON, CITY OF	LYNN COUNTY	07/16/76		07/16/76	11/19/02(E)	No					
481694	WIMBERLEY, CITY OF	HAYS COUNTY		02/18/98	09/02/05	01/04/02	No					



# FEMA Flood Map Service Center: Search By Address

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Enter an address, place, or coordinates: ?

1200 N. Standard, San Juan, Texas

Search

Whether you are in a high risk zone or not, you may need [flood insurance](https://www.fema.gov/national-flood-insurance-program) because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than \$400 per year. Call your insurance agent today and protect what you've built.

Learn more about [steps you can take](https://www.fema.gov/what-mitigation) to reduce flood risk damage.

## Search Results—Products for SAN JUAN, CITY OF

Show ALL Products » (<https://msc.fema.gov/portal/availabilitySearch?addcommunity=480348&communityName=SAN>)

The flood map for the selected area is number **4803340425C**, effective on **11/16/1982** ?

### MAP IMAGE



(<https://msc.fema.gov/portal/viewProduct?>

[filepath=/48/P/Firm/4803340425C.tif&productID=4803340425C](https://msc.fema.gov/portal/viewProduct?filepath=/48/P/Firm/4803340425C.tif&productID=4803340425C))



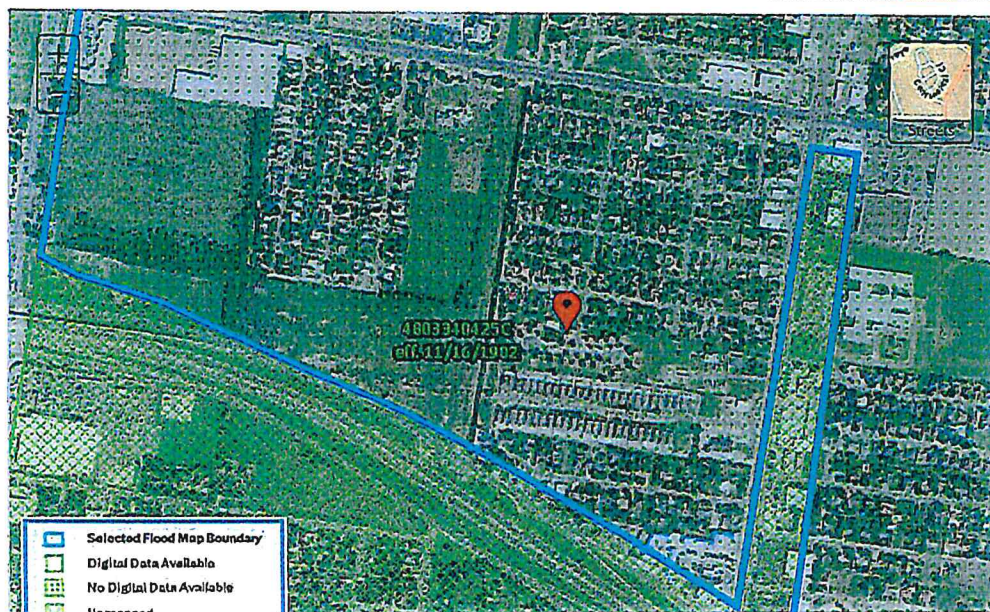
(<https://msc.fema.gov/portal/downloadProduct?>

[filepath=/48/P/Firm/4803340425C.tif&productTypeID=FINAL\\_PRODUCT&productSubTypeID=FIRM\\_PANEL&](https://msc.fema.gov/portal/downloadProduct?filepath=/48/P/Firm/4803340425C.tif&productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&)

### Changes to this FIRM ?

- Revisions (0)
- Amendments (41)
- Revalidations (0)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette. If you are a person with a disability, are blind, or have low vision, and need assistance, please contact a map specialist (<https://msc.fema.gov/portal/resources/contact>).





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[\(https://www.oig.dhs.gov/hotline\)](https://www.oig.dhs.gov/hotline)

 Official website of the Department of Homeland Security

## Public Hearing

DATE: April 14, 2021  
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 PHA's Annual Plan (2021). 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. An individual requiring an accommodation for access to the hearing must notify the Housing Authority of the County of Hidalgo by informing Evy Balensiefen, Public Housing Manager, in writing 48 hours prior to the scheduled hearing.

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/TDDTTY (956) 968-2567.

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

