



THE HOUSING AUTHORITY OF THE
COUNTY OF HIDALGO

MAIN OFFICE

1800 N. TEXAS BLVD.
WESLACO, TEXAS 78599
(956) 969-5866
FAX (956) 969-5863
TDD-TTY (956) 968-2567



October 30, 2023

Honorable Judge Richard F. Cortez
Hidalgo County Judge
100 E. Cano, 2nd Floor
Edinburg, Texas 78539

RE: Housing Authority of the County of Hidalgo – 2023 Revised Public Housing Agency (PH)
Annual Plan

Dear Honorable Judge Cortez:

In February 2023, we submitted the Housing Authority of the County of Hidalgo's 2023 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. At this time, we are submitting a revised plan for review and signature of approval from our state or local county official.

We are respectfully requesting your review, support, and approval of our 2023 Revised 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 cursive script that reads "Adela Gonzalez".

Adela M. Gonzalez,
Executive Director

Attachments

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

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

Definitions.

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

A.	PHA Information.																										
A.1	PHA Name: <u>Hidalgo County Housing Authority</u> PHA Code: <u>TX497</u> PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2023</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>723</u> Total Combined <u>778</u> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission																										
	<p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p>																										
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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Lead PHA:																											

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

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

- | | | |
|-------------------------------------|-------------------------------------|--|
| Y | N | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Statement of Housing Needs and Strategy for Addressing Housing Needs. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Financial Resources. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Rent Determination. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homeownership Programs. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Safety and Crime Prevention. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Pet Policy. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Substantial Deviation. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Significant Amendment/Modification |

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

Deconcentration Policy:

Not applicable. The HACH has less than 100 public housing units.

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

Not applicable. The HACH has less than 100 public housing units.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- | | | |
|-------------------------------------|-------------------------------------|--|
| Y | N | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hope VI or Choice Neighborhoods. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Mixed Finance Modernization or Development. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Demolition and/or Disposition. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Conversion of Public Housing to Tenant Based Assistance. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project Based Vouchers. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Units with Approved Vacancies for Modernization. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). |

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Mixed Finance Modernization or Development

The HACH continues to seek and apply for new development funding opportunities dependent upon availability of applications and proposals for the Hidalgo County area.

Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD

The HACH will explore the options available to reposition of some or all of HACH's Public Housing (PH) assets through the RAD program. The Rental Assistance Demonstration (RAD) allows Public Housing Authorities (PHA) the opportunity to reposition their PH assets by converting their public housing property to long-term, project-based Section 8 rental assistance. This new program structure would allow the HACH to further preserve and improve these projects as a result of the ability to pursue private-market debt and equity to address immediate capital needs, as well as, plan, and allocate, funds for long-term capital needs. The HACH may seek to contract with a consulting firm to determine the best course forward.

The HACH has 55 units of public housing. The two (2) developments to be considered for conversion are Villa Sandoval-Longoria in Weslaco, TX (35 units) and/or Villa San Juanita Rutledge in San Juan, TX (20 units).

Project Based Vouchers (PBV)

Consistent with our PHA Plan, deconcentrating poverty, and expanding housing and economic opportunities, the HACH plans to seek and select owner proposals to provide project-based voucher assistance for up to 20 percent of our Housing Choice Vouchers in Hidalgo County, TX.

Currently, the HACH has awarded 60 PBVs in Hidalgo County, TX. PBV allocations shall adhere to 24CFR983.57 as amended.

Units with Approved Vacancies for Modernization

If the conversion of public housing to project-based rental assistance or project-based vouchers under RAD is not feasible, the HACH will seek to begin the major rehabilitation/modernization of Villa San-Juanita Rutledge, its 20-unit public housing development located in San Juan, TX. This renovation project would be completed in phases and will require temporary relocation of residents resulting in vacancies that will be submitted to HUD for approval as HUD-approved vacancies for modernization.

B.3 Progress Report.

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

Mission

The Housing Authority of the County of Hidalgo (HACH) continues to fulfil 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 and remains committed to providing opportunities for families to become self-sufficient.

- In April 2020, the HACH volunteered to partner with HUD to be a part of the **NSPIRE (National Standards for the Physical Inspection of Real Estate)** demonstration. In doing so, our properties did not receive a UPCS inspection for 2020 or for the duration of the 2-year demonstration period. Our previous **inspection score of 99** remained the inspection of record during the 2-year period.

The NSPIRE inspection was conducted on 12/14/2022. A score or an inspection record associated with the NSPIRE demonstration was not issued.

- During the period, HACH continued to maintain the public housing developments and consistently kept up with repairs and renovations of the public housing units through the use of operating funds and Capital Fund awards.
- The HACH continues to improve the management and maintenance of our public housing developments. Our most recent **PHAS score for 6/30/2022 is 100**. Program and compliance training is a mainstay of management improvements.
- The HACH continues to improve the management of its Section 8 Housing Choice Voucher Program (HCVP). Our most recent **SEMAP score for 6/30/2023 is 100**. Program and compliance training is a mainstay of management improvements.
- The HACH updates their Section 8 Administrative Plan and Admissions and Continued Occupancy Plan, as needed.

The Section 8 Administrative Plan will be updated in 2023 to include the Housing Opportunity Through Modernization Act of 2016 (HOTMA) Final Rule requirements. The HACH may also adopt a preference for the Emergency Housing Voucher program participants to prevent involuntarily displacement when the program ends in December 2023.

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 HACH, non-profit entities, and/or public facility corporations.
- c. Continuing to explore new development options such as the (HUD-221D program) and mixed financing units with market rate mix.

PHA Goal: Increase assisted housing choices for program participants

The HACH plans to create new outreach efforts to recruit new landlords to participate in the HCV program. 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 HCV 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

	<p>b. Affirmatively market to local non-profit agencies that assist families with disabilities.</p> <p>The HACH continues to conduct activities to affirmatively further fair housing by:</p> <ol style="list-style-type: none"> Hosting fair housing trainings to inform and educate HACH employees and residents on the rules and regulations. Assisting Section 8 HCVP voucher holders to locate units outside of areas of poverty/minority concentration. Marketing the Section 8 HCVP to owners outside of areas of poverty/minority concentration. <p>Family Self-Sufficiency Program (FSS):</p> <ol style="list-style-type: none"> Continue with the FSS program budgeting classes and credit counseling classes to better prepare housing families wanting to transition to homeownership. Continue to motivate and challenge participants of the FSS program to obtain job skills, education, higher incomes, and parenting skills. Continue to maintain FSS program escrow accounts for those families who qualify. Continue to network and partner with local and government agencies, school districts, local universities, local technical schools, and cities. <p>The HACH continues to encourage its residents to volunteer at the Housing Authority. We continue to have resident volunteers participate in:</p> <ol style="list-style-type: none"> 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. Provide opportunity for residents to volunteer at our in-house events and fairs (set-up, sign-in participants, clean up at the end of the event) which is a requirement of the Community Service program in Public Housing. Provide access to the children's library in the Learning Center to the children of the development. Continue to increase meaningful and beneficial resident participation in the care and improvement of their development and neighborhoods.
B.4.	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>The most recent HUD-approved 5-Year Action Plan in EPIC was submitted on 7/6/2023 and was approved on 7/20/2023.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>SEE ATTACHMENT 1</p>
C.2	<p>Certification by State or Local Officials.</p> <p><u>Form HUD-50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>SEE ATTACHMENT 2</p>

C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p><i>Form 50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>SEE ATTACHMENT 3</p>				
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>				
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>				
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="196 968 1409 1409"> <tr> <td data-bbox="196 968 1409 1010">Fair Housing Goal: N/A</td> </tr> <tr> <td data-bbox="196 1010 1409 1409"><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> </table> <table border="1" data-bbox="196 1423 1409 1921"> <tr> <td data-bbox="196 1423 1409 1465">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="196 1465 1409 1921"><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> </table>	Fair Housing Goal: N/A	<i>Describe fair housing strategies and actions to achieve the goal</i>	Fair Housing Goal:	<i>Describe fair housing strategies and actions to achieve the goal</i>
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ATTACHMENT 1



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 call TDD: (956)969-2567



Resident Advisory Board/PHA Narrative October 2023

Analysis of the Comments

After reviewing the Revised Annual PHA Plan for 2023 for the Housing Authority of the County of Hidalgo (HACH), the Resident Advisory Boards (RAB) for the Villa San Juanita Rutledge, San Juan, TX and Villa Sandoval-Longoria, Weslaco, TX had the following recommendations:

Villa San Juanita Rutledge (VSJR)

Carports for their vehicles, update the floor tile & bathroom vanity mirror, additional lighting, security, and private fencing for their back yards.

Villa Sandoval-Longoria (VSL)

Improved landscaping, new toilets, speed bumps, additional lighting, and security.

Decisions Made on the Recommendations

The HACH has taken into consideration the RAB comments and recommendations. The HACH plans to use Capital Funds monies placed in Operations accordingly to address safety and security recommendations prior to the upgrades to the interior and exterior of the units.

Items that have been addressed based on prior recommendations of the RAB and HUD requirements:

- *Phase 2 Window replacements at VSL - Low-e windows installed*
- *Landscape improvements - Tree trimming at VSL and VSJR*
- *Installation of combo carbon monoxide/smoke alarms as required in PIH Notice 2022-01 at VSJR and VSL*
- *Replacement of exterior siding needed at VSL*
- *Repainting of all exterior surfaces at all units at VSL*

**Housing Authority of the County of Hidalgo
Resident Advisory Board Members 2023**

Villa Sandoval Longoria Development

1. Estella Escobar
1107 Fresno Lane
Weslaco, TX 78599
2. Carmela Escobar
1803 W. Anacua Circle
Weslaco, TX 78599
3. Dora Chavez
1103 Fresno Lane
Weslaco, TX 78599

Villa San Juanita Rutledge Development

1. Sara Martinez
204 San Juanita Rutledge
San Juan, TX 78589
2. Alma Frias
312 San Juanita Rutledge
San Juan, TX 78589
3. Susana Murillo
317 San Juanita Rutledge
San Juan, TX 78589



THE HOUSING AUTHORITY OF THE COUNTY OF HIDALGO

Villa San Juanita Rutledge

1200 N. Standard

San Juan, TX 78589

Phone: (956) 702-2664 / Fax (956) 969-8714

Hearing Impaired call TDD: (956)969-2567



October 24, 2023

Resident Advisory Board

The Housing Authority of the County of Hidalgo Resident Advisory Board of the Villa San Juanita Rutledge Development met today to discuss the 2023-2024 PHA Annual Plan revision. The Resident Advisory Board had the following comments and/or recommendations:

Name: Susana Murillo Address: 317 w ciro dr

Comments/Recommendations: Comentarios/Recomendaciones:

mas alumbrado
mas limpieza
vigilancia

Susana Murillo
Signature/Firma

10-24-2023
Date/fecha



THE HOUSING AUTHORITY OF THE
COUNTY OF HIDALGO

Villa Sandoval Longoria

1102 Lilia Drive

Weslaco, TX 78599

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October 24, 2023

Resident Advisory Board

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Name: Luz Castillo Address: 217 W ciro Dr

Comments/Recommendations:
Comentarios/Recomendaciones:

Solo hace falta un poco mas de luz

Luz Castillo
Signature/Firma

10/24/23
Date/fecha



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

Villa Sandoval Longoria

1102 Lilia Drive

Weslaco, TX 78599

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October 24, 2023

Resident Advisory Board

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Name: Sara Martinez Address: 804 W. Cirro Dr.

Comments/Recommendations:
Comentarios/Recomendaciones:

- New tile floors. The ones we have now are
permanently stained and some falling off.
- Fenced units would be good to separate each
unit.
- Security cameras around the units.

Sara Martinez
Signature/Firma

10/24/2023
Date/fecha



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Name: Elida Garza Address: 209-Ciros

Comments/Recommendations:

Comentarios/Recomendaciones:

Tambien los azulejos de
los Pizo Cuartos
Espejos de los baños

Elida Garza
Signature/Firma

10.24-23
Date/fecha



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Name: Yadira Cazares Address: 214 W Circo

Comments/Recommendations:
Comentarios/Recomendaciones:

Everything is good in my unit.
Everything is working perfect.
Maybe a carport would be perfect
for the vehicles.

Yadira Cazares
Signature/Firma

10-24-23
Date/fecha



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San Juan, TX 78589

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October 20, 2023

COPY

Jose Cavazos
317 San Juanita Rutledge St.
San Juan, Texas 78589

Dear Mr. Cavazos,

A Resident Advisory Board meeting is scheduled at the Villa San Juanita Rutledge community room for:

Tuesday, October 24, 2023 @ 9:00 a.m.

At this meeting we will discuss recommendations and ideas for the Villa San Juanita Rutledge Development. The recommendations and ideas are needed for a revision to our Annual PHA Plan.

Please let me know if you are unable to attend so that I may reschedule a meeting with you.

I look forward to meeting you and thank you in advance for your participation,

Teresa Villa
Interim Public Housing Manager

Office hours:
Tuesday & Thursday 8:30 a.m. – 11:30 a.m.



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1200 N. Standard

San Juan, TX 78589

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October 19, 2023

COPY

Luz Castillo Salazar
217 San Juanita Rutledge
San Juan, Texas 78589

Dear Ms. Castillo,

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Tuesday, October 24, 2023 @ 9:00 a.m.

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October 19, 2023

COPY

Sara Martinez
204 San Juanita Rutledge
San Juan, Texas 78589

Dear Ms. Martinez,

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October 19, 2023

Elida Garza
209 San Juanita Rutledge
San Juan, Texas 78589

Dear Ms. Garza ,

A Resident Advisory Board meeting is scheduled at the Villa San Juanita Rutledge community room for:

Tuesday, October 24, 2023 @ 9:00 a.m.

At this meeting we will discuss recommendations and ideas for the Villa San Juanita Rutledge Development. The recommendations and ideas are needed for a revision to our Annual PHA Plan.

Please let me know if you are unable to attend so that I may reschedule a meeting with you.

I look forward to meeting you and thank you in advance for your participation,

Teresa Villa
Interim Public Housing Manager

Office hours:
Tuesday & Thursday 8:30 a.m. – 11:30 a.m.



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

Villa San Juanita Rutledge

1200 N. Standard

San Juan, TX 78589

Phone: (956) 702-2664 / Fax (956) 969-8714

Hearing Impaired call TDD: (956)969-2567



October 20, 2023

COPY

Yadira Cazares
214 San Juanita Rutledge St.
San Juan, Texas 78589

Dear Ms. Cazares,

A Resident Advisory Board meeting is scheduled at the Villa San Juanita Rutledge community room for:

Tuesday, October 24, 2023 @ 9:00 a.m.

At this meeting we will discuss recommendations and ideas for the Villa San Juanita Rutledge Development. The recommendations and ideas are needed for a revision to our Annual PHA Plan.

Please let me know if you are unable to attend so that I may reschedule a meeting with you.

I look forward to meeting you and thank you in advance for your participation,

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Interim Public Housing Manager

Office hours:
Tuesday & Thursday 8:30 a.m. – 11:30 a.m.



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Hearing Impaired call TDD: (956)969-2567



October 19, 2023

COPY

Alma Frias
312 San Juanita Rutledge
San Juan, Texas 78589

Dear Ms. Frias,

A Resident Advisory Board meeting is scheduled at the Villa San Juanita Rutledge community room for:

Tuesday, October 24, 2023 @ 9:00 a.m.

At this meeting we will discuss recommendations and ideas for the Villa San Juanita Rutledge Development. The recommendations and ideas are needed for a revision to our Annual PHA Plan.

Please let me know if you are unable to attend so that I may reschedule a meeting with you.

I look forward to meeting you and thank you in advance for your participation,

Teresa Villa
Interim Public Housing Manager

Office hours:
Tuesday & Thursday 8:30 a.m. – 11:30 a.m.



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 call TDD: (956)969-2567



October 24, 2023

Resident Advisory Board

The Housing Authority of the County of Hidalgo Resident Advisory Board of the Villa Sandoval-Longoria Development met today to discuss the 2023-2024 PHA Annual Plan revision. The Resident Advisory Board had the following comments and/or recommendations:

Name: Liliana Ruiz Address: 1704 Anacoa Circle

Comments/Recommendations:

Comentarios/Recomendaciones:

Forzar las ventanas.

Signature/Firma

Date/fecha 10/24/23



**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 call TDD: (956)969-2567



October 24, 2023

Resident Advisory Board

The Housing Authority of the County of Hidalgo Resident Advisory Board of the Villa Sandoval-Longoria Development met today to discuss the 2023-2024 PHA Annual Plan revision. The Resident Advisory Board had the following comments and/or recommendations:

Name: Lidia Alvarez Address: 1713 Amava Circle

Comments/Recommendations:
Comentarios/Recomendaciones:

get better grass and new toilet
sets and speed bumps cars drive
to fast in play ground for kids

Lidia Alvarez
Signature/Firma

10-24-23
Date/fecha



**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 call TDD: (956)969-2567



October 24, 2023

Resident Advisory Board

The Housing Authority of the County of Hidalgo Resident Advisory Board of the Villa Sandoval-Longoria Development met today to discuss the 2023-2024 PHA Annual Plan revision. The Resident Advisory Board had the following comments and/or recommendations:

Name: Mayra Martinez Address: 1702 Anacora Circle

Comments/Recommendations:
Comentarios/Recomendaciones:

Speed limit
mas Alumbrado al lado
del solar baldio.
A lado del unit #18

Mayra Martinez
Signature/Firma

10-24-23
Date/fecha



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 call TDD: (956)969-2567



October 24, 2023

Resident Advisory Board

The Housing Authority of the County of Hidalgo Resident Advisory Board of the Villa Sandoval-Longoria Development met today to discuss the 2023-2024 PHA Annual Plan revision. The Resident Advisory Board had the following comments and/or recommendations:

Name: Maribel Saldana Address: 1703 Anacua Circle

Comments/Recommendations:

Comentarios/Recomendaciones:

Need Security

maibel Sedana
Signature/Firma

10/24/23
Date/fecha



THE HOUSING AUTHORITY OF THE COUNTY OF HIDALGO

Villa Sandoval Longoria

1102 Lilia Drive

Weslaco, TX 78599

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October 24, 2023

Resident Advisory Board

The Housing Authority of the County of Hidalgo Resident Advisory Board of the Villa Sandoval-Longoria Development met today to discuss the 2023-2024 PHA Annual Plan revision. The Resident Advisory Board had the following comments and/or recommendations:

Name: Dianey Reyes Address: 1706 Anadua Cir

Comments/Recommendations: Comentarios/Recomendaciones:

Estaria bien que pusieran topes de seguridad Velocidad para la seguridad de los niños.

Dianey Reyes Vargas Signature/Firma

10/24/23 Date/fecha



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

Villa Sandoval Longoria
1102 Lilia Dr.
Weslaco, TX 78599
Phone: (956) 969-2944 / Fax (956) 969-8714
Hearing Impaired call TDD: (956)969-2567



October 20, 2023

Liliana Ruiz Navarro
1704 E. Anacua Circle
Weslaco, TX 78599

COPY

Dear Ms. Ruiz ,

A Resident Advisory Board meeting is scheduled at the Villa Sandoval Longoria community room on:

Tuesday, October 24, 2023 @ 2:00 p.m.

At this meeting we will discuss recommendations and ideas for the Villa Sandoval Longoria Development. The recommendations and ideas are needed for a revision to our Annual PHA Plan.

Please let me know if you are unable to attend so that I may reschedule a meeting with you.

I look forward to meeting you and thank you in advance for your participation,

Teresa Villa
Interim Public Housing Manager

Office hours:
Tuesday & Thursday 1:00 p.m. 5:00 p.m.



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

Villa Sandoval Longoria

1102 Lilia Dr.

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October 20, 2023

COPY

Lidia Alvarez Macias
1713 W. Anacua Circle
Weslaco, TX 78599

Dear Ms. Alvarez,

A Resident Advisory Board meeting is scheduled at the Villa Sandoval Longoria community room on:

Tuesday, October 24, 2023 @ 2:00 p.m.

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Interim Public Housing Manager

Office hours:
Tuesday & Thursday 1:00 p.m. 5:00 p.m.



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COUNTY OF HIDALGO**

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Weslaco, TX 78599

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Hearing Impaired call TDD: (956)969-2567



October 20, 2023

COPY

Mayra Martinez Rios
1702 E. Anacua Circle
Weslaco, TX 78599

Dear Ms. Martinez ,

A Resident Advisory Board meeting is scheduled at the Villa Sandoval Longoria community room on:

Tuesday, October 24, 2023 @ 2:00 p.m.

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Interim Public Housing Manager

Office hours:
Tuesday & Thursday 1:00 p.m. 5:00 p.m.



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Weslaco, TX 78599

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Hearing Impaired call TDD: (956)969-2567



October 20, 2023

COPY

Maribel Saldana Flores
1703 W. Anacua Circle
Weslaco, TX 78599

Dear Ms. Saldana ,

A Resident Advisory Board meeting is scheduled at the Villa Sandoval Longoria community room on:

Tuesday, October 24, 2023 @ 2:00 p.m.

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Teresa Villa
Interim Public Housing Manager

Office hours:
Tuesday & Thursday 1:00 p.m. 5:00 p.m.



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COUNTY OF HIDALGO**

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1102 Lilia Dr.
Weslaco, TX 78599
Phone: (956) 969-2944 / Fax (956) 969-8714
Hearing Impaired call TDD: (956)969-2567



October 20, 2023

COPY

Dianey Reyes Vargas
1706 E. Anacua Circle
Weslaco, TX 78599

Dear Ms. Reyes ,

A Resident Advisory Board meeting is scheduled at the Villa Sandoval Longoria community room on:

Tuesday, October 24, 2023 @ 2:00 p.m.

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Please let me know if you are unable to attend so that I may reschedule a meeting with you.

I look forward to meeting you and thank you in advance for your participation,

Teresa Villa
Interim Public Housing Manager

Office hours:
Tuesday & Thursday 1:00 p.m. 5:00 p.m.



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COUNTY OF HIDALGO**

Villa Sandoval Longoria

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Weslaco, TX 78599

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

Hearing Impaired call TDD: (956)969-2567



October 20, 2023

COPY

Dora Chavez
1103 Fresno Lane
Weslaco, TX 78599

Dear Ms. Chavez,

A Resident Advisory Board meeting is scheduled at the Villa Sandoval Longoria community room on:

Tuesday, October 24, 2023 @ 2:00 p.m.

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Please let me know if you are unable to attend so that I may reschedule a meeting with you.

I look forward to meeting you and thank you in advance for your participation,

Teresa Villa
Interim Public Housing Manager

Office hours:
Tuesday & Thursday 1:00 p.m. 5:00 p.m.



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COUNTY OF HIDALGO**

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1102 Lilia Dr.
Weslaco, TX 78599
Phone: (956) 969-2944 / Fax (956) 969-8714
Hearing Impaired call TDD: (956)969-2567



October 20, 2023

COPY

Estella Escobar
1107 Fresno Lane
Weslaco, TX 78599

Dear Ms. Escobar ,

A Resident Advisory Board meeting is scheduled at the Villa Sandoval Longoria community room on:

Tuesday, October 24, 2023 @ 2:00 p.m.

At this meeting we will discuss recommendations and ideas for the Villa Sandoval Longoria Development. The recommendations and ideas are needed for a revision to our Annual PHA Plan.

Please let me know if you are unable to attend so that I may reschedule a meeting with you.

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Teresa Villa
Interim Public Housing Manager

Office hours:
Tuesday & Thursday 1:00 p.m. 5:00 p.m.



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Weslaco, TX 78599

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

Hearing Impaired call TDD: (956)969-2567



October 20, 2023

COPY

Carmela Escobar Miranda
1803 W. Anacua Circle
Weslaco, TX 78599

Dear Ms. Escobar ,

A Resident Advisory Board meeting is scheduled at the Villa Sandoval Longoria community room on:

Tuesday, October 24, 2023 @ 2:00 p.m.

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Please let me know if you are unable to attend so that I may reschedule a meeting with you.

I look forward to meeting you and thank you in advance for your participation,

Teresa Villa
Interim Public Housing Manager

Office hours:
Tuesday & Thursday 1:00 p.m. 5:00 p.m.

ATTACHMENT 2

**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 3/31/2024

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

I, Steve De La Garza, the County of Hidalgo, Urban County Program Director
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal
year 2023 of the Housing Authority of the County of Hidalgo is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

County of Hidalgo, Texas

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

The Housing Authority of the County of Hidalgo's 2023 Revised Annual PHA Plan continues to be consistent with the
County of Hidalgo's 2020-2024 Consolidated Plan Strategy and program goals by incorporating the County of
Hidalgo's four major goals of providing decent and affordable housing in Hidalgo County.

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:

Signature:

Date:

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. This information is collected to
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

**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 3/31/2024

**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 for fiscal years _____ and/or Annual PHA Plan for fiscal
year 2023 of the Housing Authority of the County of Hidalgo is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

County of Hidalgo, Texas

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

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Hidalgo's four major goals of providing decent and affordable housing in Hidalgo County.

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: <u>Richard F. Cortez</u>	Title: <u>County Judge</u>
Signature:	Date: <u>11/14/2023</u>

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
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may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

ATTACHMENT 3

**Certifications of Compliance with
PHA Plan 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 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Resolution 23-12

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 2023 Revised Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/2023, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. 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.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. 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 2011-65);

- 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; and
 - 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 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. 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.
 12. 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.
 13. 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.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. 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.
 16. 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.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. 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.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. 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.
 21. 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).

Hidalgo County Housing Authority

TX497

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2023
 5-Year PHA Plan for Fiscal Years 20__ - 20__

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

Name of Executive Director		Name Board Chairman	
Adela M. Gonzalez		Henry Rodriguez	
Signature	Date	Signature	Date