



THE HOUSING AUTHORITY OF THE COUNTY OF HIDALGO

*Committed to providing stable and affordable
rental housing and promoting self-sufficiency in Hidalgo County since 1948*



ADMINISTRATION OFFICE

1800 N. TEXAS BLVD.
WESLACO, TEXAS 78599
PHONE (956) 969-5866
FAX (956) 969-5863
TTY: 7-1-1

January 29, 2025

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

RE: 5-Year PHA Plan (2025-2029) and 2025 Annual PHA Plan

Dear Honorable Judge Cortez:

Attached please find the 5-Year PHA Plan and 2025 Annual PHA Plan for the Housing Authority of the County of Hidalgo (HACH). As required by the U.S. Department of Housing and Urban Development (HUD), we submit our 5-Year PHA Plan every five years and our Annual PHA Plan on an annual basis for approval.

These plans serve as a resource for interested parties to access HACH's policies, rules, and requirements, including any updates or changes. They also provide HUD, the families we serve, and the public with insight into HACH's mission, goals, and objectives in addressing the housing needs of low-income, very low-income, and extremely low-income families in Hidalgo County.

As part of the submission process, HUD requires a review and approval signature from our State or Local County Official to confirm that the PHA Plans are consistent with the Consolidated Plan and align with the mission and objectives of addressing housing needs within our community. At this time, we are respectfully requesting your continued support and approval. Attached is the Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (HUD-50077-SL) for your signature.

Thank you for your time and consideration. Please feel free to reach out if you have any questions or require additional information at (956) 969-5866.

Sincerely,

A handwritten signature in black ink that reads "Adela Gonzalez".

Adela M. Gonzalez,
Executive Director

Attachments

This institution is an equal opportunity provider and employer.

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 09/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.														
A.1	<p> PHA Name: Hidalgo County Housing Authority PHA Code: TX497 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> How the public can access this PHA Plan: Posted at: Villa Sandoval-Longoria, 1102 Lilia Dr., Weslaco, TX and HACH Administration Office, 1800 N. Texas Blvd., Weslaco, TX A copy of the PHA Plan was provided to the Resident Advisory Board. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) </p> <table border="1" data-bbox="175 1087 1497 1150"> <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> </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						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
B.	Plan Elements. Required for all PHAs completing this form.														
B.1	<p> Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. </p> <p> The Housing Authority of the County of Hidalgo (HACH) remains steadfast in its mission to provide housing that is decent, safe, sanitary, and affordable to low-income, very low-income, and extremely low-income families in our jurisdiction of Hidalgo County, TX for the next five years. The HACH is equally committed to the principles of the Fair Housing Act, striving to end housing discrimination by promoting diversity, ensuring fair access, and providing equal opportunities. The HACH continues to prioritize initiatives that foster family self-sufficiency and economic independence. </p>														
B.2	<p> Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years. </p> <p> The HACH presents the following quantifiable goals and objectives that will enable us to serve the needs of low-income, very low-income, and extremely low-income families for the next five years: <ul style="list-style-type: none"> • The Section 8 Administrative Plan will be brought current with all changes (both required and discretionary) in accordance with Section 102 and 104 of HOTMA. These changes will take effect on July 1, 2025. • Update and implement VAWA policies to comply with VAWA 2022 implementation guidance, set forth in the Federal Register January 4, 2023 which now includes victims of human trafficking. • Continue to expand the supply of vouchers by maximizing our funding and achieving maximum utilization to help as many families as possible. To do so, the HACH will use HUD resources such as the 2-year forecasting tool to closely monitor program costs to maximize voucher utilization. • Remain committed to affirmatively furthering fair housing to ensure equal opportunity regardless of race, national origin, ethnic origin, color, sex, religion, age, disability, familial status, marital status, ancestry, status as victim of domestic violence, dating violence or stalking, actual or perceived sexual orientation, gender identity, gender expression, pregnancy, or source of income. • We will continue to keep our Public Housing and HCV (Section 8) waiting lists open. • We plan to hold informational meetings with community partners, including landlords, to educate them on the benefits of the HCV program. • We will continue to apply for new voucher allocations as appropriate and maximize utilization of existing funding. • We will continue to pursue "High Performer" status under SEMAP by closely monitoring program performance through regular quality control reviews. • We will continue to pursue "High Performer" status under Public Housing by closely monitoring the Public Housing Assessment Scoring (PHAS) components. • We will implement new Project Based Voucher programs under the HCV (Section 8) program to expand the number of affordable units in Hidalgo County, TX, up to our baseline maximum of 20%. • We will regularly assess the rent burden and success rates for our program participants to determine if payment standard amounts are in line with the local market. </p>														
B.3	<p> Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. </p>														

	A report on the progress of the PHA is attached.
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The HACH assists victims of domestic violence, dating violence, sexual assault, stalking and human trafficking with housing protections to help keep them safe and reduce their likelihood of experiencing homelessness. A notice of occupancy rights and an Emergency Transfer Plan were created and implemented to comply with the re-authorization of VAWA. The HACH meets all requirements in three areas of notification, documentation, and confidentiality.</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Criteria for defining Significant Amendment or Modification: • Proposed demolition or disposition will be considered significant amendments to the 5-Year Plan. • Additions of non-emergency work items not included in the current CFP Annual Statement of CFP 5- Year Action Plan that exceeds \$20,000. Exceptions: • Changes under the above definitions that are required due to HUD regulations, federal statutes, state, or local laws/ordinances or as a result of a declared national or local emergency will not be considered significant amendment/modification. • Changes under the above definitions which are funded by sources other than federal funds will not require Plan amendment or modification</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations</p>
C.3	<p>Certification by State or Local Officials.</p> <p>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.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</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>

B.3 Progress Report

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.

Progress Report:

- In October 2022, HACH was awarded seven (7) additional Housing Choice Vouchers increasing our total vouchers to 723.
- As part of the American Rescue Plan Act of 2021, HUD allocated 29 emergency housing vouchers (EHVs) to the HACH in July 2021. These EHVs were to assist individuals and families who are experiencing homelessness; at risk of experiencing homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

The program was originally scheduled to end in December 2023, but funding was extended to continue assisting these families.

- The rehabilitation of the 246 units at 501 Jasmine Villas in McAllen, TX started in February 2020 was completed in January 2023. This development is a Low-Income Housing Tax Credit affordable housing development under the Texas Department of Housing and Community Affairs to rehabilitate this development, a 514/516 farm labor housing development formerly known as Memorial Apartments.
- The HACH also applied for HUD 221-D funding and was awarded. The funds were used to develop 140 units of new construction apartments in Donna, TX known as Hacienda San Miguel.
- HACH's PHAS score increased to 100 for fiscal year 6/30/2022 and increased our REAC physical score from 99 to 100. This is a result of consistently keeping up with repairs and renovations of the public housing units with Operating Funds and Capital Fund awards.
- The HACH has maintained a SEMAP score of 100. The most recent score of 100 was for 6/30/2024.

PHA Goal: Increase assisted housing choices

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

Progress Report:

- The HACH participated in the HUD-initiated Hidalgo County Landlord Symposium on April 2, 2024, where landlords from across the Rio Grande Valley were invited to learn about the Housing Choice Voucher (HCV) program and its benefits. During the symposium, landlords also had the opportunity to voice their concerns and discuss the advantages of participating in the program.

The HACH continues to provide access to affordable units.

Progress Report:

- Our leasing rate for public housing is currently at 100%, with vacant units being turned over before the 1st of the month. Using Capital Funds and Operating Subsidy, we have been actively maintaining and

renovating public housing units. The next planned renovation will focus on two (2) units at Villa San Juanita Rutledge in San Juan, TX beginning February 2025.

- Under the HCV program, payment standards are updated as needed.

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

Progress Report:

- Public housing units are modified as necessary to accommodate reasonable accommodation requests.
- The HACH ensures its public housing and farm labor housing waiting lists remain open year-round.
- The HACH plans to open and maintain the HCV waiting list open year-round as well.

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

Progress Report:

- Employees are enrolled in fair housing training courses as they become available. The most recent in-house fair housing training was conducted on October 29, 2024, for all management and maintenance personnel.
- Voucher holders are provided with an up-to-date list of available units, and HACH helps with housing searches in their preferred areas.
- The HACH participated in the development process for the AFFH regional plan.

Family Self-Sufficiency Program (FSS) Progress Update:

Progress Report:

Since 2020, HACH has proudly celebrated the success of 13 FSS participants who achieved their program goals and graduated from the FSS program. These graduates were collectively awarded a total of \$85,350.48 in earned FSS escrow funds.

As of January 2025, the HACH has 78 participants actively enrolled in the FSS program. Among them, 40 are working families earning escrow, and one participant is pursuing post-secondary education. The total combined FSS escrow balance for all 78 participants is \$276,225.90.

Planned initiatives aim to further support participants through educational programs, including basic skills development, credit counseling, and personalized case management. To ensure continued progress, we will meet with participants at least once a year, or more frequently as needed, to assess their development and provide ongoing support and guidance toward self-sufficiency.

We currently collaborate with the following key entities to support and enhance our programs:

- VIDA
- Workforce Solutions
- Affordable Homes of South Texas
- P.A.D.R.E.S.

We continue to maintain strong partnerships with the following agencies to advance our mission and support our participants:

- MHP Salud

- Motivation, Education, and Training Inc. (MET)
- Valley Initiative for Development and Advancement (VIDA)
- Workforce Solutions
- Texas A&M Kingsville Trio Education Opportunity
- Affordable Homes of South Texas
- Advanced Early Head Start
- Behavioral Health Solutions (P.A.D.R.E.S.)

We plan to expand our partnerships to include some or all the following entities:

- Westaco ISD
- Westaco Police Department
- Region One
- South Texas College
- University of Texas Rio Grande Valley (UTRGV)
- UTRGV Continuing Education
- Bellevue University
- South Texas Vo-Tech
- Valley Grande Institute for Academic Studies
- CAL Regional Rio Grande Valley
- Rio Grande Valley College

Additionally, we plan to partner with local fire departments to educate residents on fire prevention through engaging presentations focused on what to do and what to avoid. To further build community connections, we will host arts and crafts workshops that promote resident engagement in community initiatives.

Safety and security were a concern of the Resident Advisory Board. We plan to implement a neighborhood watch program, ensuring it is accessible to all residents through effective networking.

Our ongoing initiatives include resident volunteers monitoring the use of computers and printers by fellow residents and their children. Adult residents also assist with supervising children during educational programs and presentations. Children are encouraged to participate in campaigns such as drug awareness, health awareness, and the "What Home Means to Me" poster contest.



**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

TTY 7-1-1



**Resident Advisory Board/PHA Narrative
2025**

Analysis of the Comments

After reviewing the 5-Year PHA Plan (2025-2029) and the 2025 Annual PHA Plan 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 comments and recommendations:

Villa San Juanita Rutledge (VSJR)

RAB requests included:

- Security gate at entrance for additional safety
- Grass & updated landscaping
- Updated floor tiles
- Installation of speed bumps
- Additional lighting
- Private fencing for back yards

Villa Sandoval-Longoria (VSL)

- Additional lighting
- New appliances
- Security

Decisions Made on the Recommendations

The HACH has carefully reviewed the RAB's comments and recommendations. In response, the HACH intends to allocate Capital Fund grant awards and apply for the FY 2025 Public Housing Capital Fund Emergency Safety and Security Grant, if eligible, to prioritize addressing safety and security recommendations before initiating upgrades to the interior and exterior of the units.

Our 5-Year Action Plan includes planned upgrades that prioritize interior renovations for the 20 units at VSJR. These renovations are scheduled to begin in February 2025 and will be funded through Capital Fund grant awards.

*Committed to providing stable and affordable rental housing and
promoting self-sufficiency in Hidalgo County since 1948*

**Housing Authority of the County of Hidalgo
Resident Advisory Board Members 2025**

Villa Sandoval Longoria Development

Meeting: November 26, 2024 @ 9:30 a.m.

1. Estella Escobar
1107 Fresno Lane
Weslaco, TX 78599
Comments: Change AC issues to emergency status, speed bumps & more lighting
2. Carmela Escobar
1803 W. Anacua Circle
Weslaco, TX 78599
Comments: Additional lighting, new appliances
3. Dora Chavez
1103 Fresno Lane
Weslaco, TX 78599
Comments: repair light poles – additional lighting

Villa San Juanita Rutledge Development

Meeting: November 26, 2024 @ 1:30 p.m.

1. Sara Martinez
204 San Juanita Rutledge
San Juan, TX 78589
Comments: New floor tile, privacy fence, new ceiling fans & security gate at entrance
2. Alma Frias
312 San Juanita Rutledge
San Juan, TX 78589
Comments: Remodel kitchen cabinets, additional security & speed bumps
3. Susana Murillo
317 San Juanita Rutledge
San Juan, TX 78589
Comments: New floor tile, new stoves and landscaping



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

TTY 7-1-1



November 26, 2024

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 2025 PHA Annual Plan. The Resident Advisory Board had the following comments and/or recommendations:

Name: Estrella Escobar Address: 1107 Fresno Lane

Comments/Recommendations:
Comentarios/Recomendaciones:

Change AC to Emergency.

Speed Bump's

More light in Street

Estrella Escobar
Signature/Firma

11.26.24
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

TTY 7-1-1



November 26, 2024

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 2025 PHA Annual Plan. The Resident Advisory Board had the following comments and/or recommendations:

Name: Carmela Escobar Address: 1803 Anacua Circle Weslaco
Tx

Comments/Recommendations:
Comentarios/Recomendaciones:

Mas iluminación en la calle
los electrodomesticos

Signature/Firma

11-26-2024
Date/fecha



THE HOUSING AUTHORITY OF THE
COUNTY OF HIDALGO

Villa Sandoval Longoria

1102 Lilla Drive

Weslaco, TX 78599

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

TTY 7-1-1



November 26, 2024

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 2025 PHA Annual Plan. The Resident Advisory Board had the following comments and/or recommendations:

Name: Dora Chavez Address: 1123 Fresno Ln Weslaco

Comments/Recommendations:

Comentarios/Recomendaciones:

no fix the light poles

Dora N Chavez

Signature/Firma

12-4-24

Date/fecha



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

TTY 7-1-1



November 26, 2024

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 2025 PHA Annual Plan. The Resident Advisory Board had the following comments and/or recommendations:

Name: Susana Murillo Address: 317 w ciro dr

Comments/Recommendations:
Comentarios/Recomendaciones:

Mi recomendacion seria cambiar los
pisos, estufa y mantener mas limpios
los patios

Susana Murillo
Signature/Firma

11-26-24
Date/fecha



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
TTY 7-1-1



November 26, 2024

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 2025 PHA Annual Plan. The Resident Advisory Board had the following comments and/or recommendations:

Name: Alma Fria Address: 312W ORO dr

Comments/Recommendations:
Comentarios/Recomendaciones:

Remodel cabinets, floors, secure the facility
more (Neighborhood Watch signs)
Speed bumps,

[Signature]
Signature/Firma

11/26/24
Date/fecha



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
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November 26, 2024

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 2025 PHA Annual Plan. The Resident Advisory Board had the following comments and/or recommendations:

Name: Luiz Castillo Address: 217 W Cim Dr

Comments/Recommendations:
Comentarios/Recomendaciones:

Estaria bien remodelar los pisos

Luiz Castillo
Signature/Firma

11-26-24
Date/fecha



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
TTY 7-1-1



November 26, 2024

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 2025 PHA Annual Plan. The Resident Advisory Board had the following comments and/or recommendations:

Name: Naomi Suarez Address: 267 W. Cirro Dr

Comments/Recommendations:
Comentarios/Recomendaciones:

- Add lights to front of house to improve visibility.
- Add more light posts around neighborhood to improve visibility.
- Improve Mesh panel/gate locks for windows.
- Better maintenance of grass, consider adding more wildflowers to improve aesthetic.
- Perhaps replant new grass in lacking areas.

Naomi Suarez
Signature/Firma

11/26/2024
Date/fecha



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
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November 26, 2024

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 2025 PHA Annual Plan. The Resident Advisory Board had the following comments and/or recommendations:

Name: Sara Martinez Address: 704 W. Ciro Dr.
San Juan TX. 78589

Comments/Recommendations:
Comentarios/Recomendaciones:

- New tiles, Floors are very damaged + stained.
- Fence to divide each unit.
- Ceiling fans for living room area.
- Security gate at entrance.

Sara Ulat
Signature/Firma

11/26/2024
Date/fecha

<p>Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)</p>	<p>U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 09/30/2027</p>
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Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, Richard F. Cortez, the County Judge certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the TX497 - Hidalgo County Housing Authority is consistent with the 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, TX 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 (HACH) 5-Year PHA Plan for fiscal years 2025-2029 and the Annual PHA Plan for fiscal year 2025 are aligned with the County of Hidalgo's 2023-2027 Consolidated Plan. HACH's strategies and program goals reflect one of the County of Hidalgo's Consolidated Plan priorities of providing decent, safe, and affordable housing. HACH will continue to utilize HUD funds to support affordable housing initiatives, including the rehabilitation of existing housing stock, exploring new affordable housing development opportunities, providing homebuyer education, and advancing fair housing opportunities through tenant-based rental assistance.

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:	Richard F. Cortez	Title: County Judge
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.

Form identification: TX497-Hidalgo County Housing Authority form HUD-50077-SL (Form ID - 3016)
printed by ADELA GONZALEZ in HUD Secure Systems/Public Housing Portal at 01/27/2025 03:11PM EST

B.	<p>Plan Elements.</p>
B.1	<p>Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last Annual <u>PHA Plan</u> submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention. <input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy. <input checked="" type="checkbox"/> <input type="checkbox"/> Substantial Deviation. <input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Substantial Deviation. The HACH's definition of Substantial Deviation or Significant Amendment or Modification states: 1. Substantial Deviation or Significant Amendment from the 5-year Plan, is a discretionary change in the plans or policies of the housing authorities that fundamentally change the mission, goals, or policies of the agency and which require formal approval by the Board of Commissioners. 2. A Significant Amendment or Modification to the Annual plan is one that will most likely result in a major effect upon the intent, purpose, or interpretation of the agency plan or other policies.</p> <p>Significant Amendment/Modification. The HACH's definition of Substantial Deviation or Significant Amendment or Modification states: 1. Substantial Deviation or Significant Amendment from the 5-year Plan, is a discretionary change in the plans or policies of the housing authorities that fundamentally change the mission, goals, or policies of the agency and which require formal approval by the Board of Commissioners. 2. A Significant Amendment or Modification to the Annual plan is one that will most likely result in a major effect upon the intent, purpose, or interpretation of the agency plan or other policies.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p>New Activities. (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 <input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development. <input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. <input type="checkbox"/> <input checked="" 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).</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>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.</p> <p>Units with Approved Vacancies for Modernization. Beginning February 2025, the HACH will begin the rehabilitation/modernization of Villa San-Juanita Rutledge, its 20-unit public housing development located in San Juan, TX. This renovation project will be completed in phases beginning with unit numbers 8 and 11. The HACH has received approval from HUD to place the units offline as HUD-approved vacancies for modernization.</p>
B.3	<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p>
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. The most recent HUD-approved 5-Year Action Plan in EPIC was submitted on 7/22/2024 and was approved on 7/24/2024.</p>

B.5	<p>Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (b) If yes, please describe:</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> (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>
C.2	<p>Certification by State or Local Officials. <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>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
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. (a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
D.1	<p>Affirmatively Furthering Fair Housing (AFFH). 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>

Form identification: TX497-Hidalgo County Housing Authority Form HUD-50075-HP (Form ID - 2898)
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B.3 Progress Report

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.

Progress Report:

- In October 2022, HACH was awarded seven (7) additional Housing Choice Vouchers increasing our total vouchers to 723.
- As part of the American Rescue Plan Act of 2021, HUD allocated 29 emergency housing vouchers (EHVs) to the HACH in July 2021. These EHV's were to assist individuals and families who are experiencing homelessness; at risk of experiencing homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

The program was originally scheduled to end in December 2023, but funding was extended to continue assisting these families.

- The rehabilitation of the 246 units at 501 Jasmine Villas in McAllen, TX started in February 2020 was completed in January 2023. This development is a Low-Income Housing Tax Credit affordable housing development under the Texas Department of Housing and Community Affairs to rehabilitate this development, a 514/516 farm labor housing development formerly known as Memorial Apartments.
- The HACH also applied for HUD 221-D funding and was awarded. The funds were used to develop 140 units of new construction apartments in Donna, TX known as Hacienda San Miguel.
- HACH's PHAS score increased to 100 for fiscal year 6/30/2022 and increased our REAC physical score from 99 to 100. This is a result of consistently keeping up with repairs and renovations of the public housing units with Operating Funds and Capital Fund awards.
- The HACH has maintained a SEMAP score of 100. The most recent score of 100 was for 6/30/2024.

PHA Goal: Increase assisted housing choices

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

Progress Report:

- The HACH participated in the HUD-initiated Hidalgo County Landlord Symposium on April 2, 2024, where landlords from across the Rio Grande Valley were invited to learn about the Housing Choice Voucher (HCV) program and its benefits. During the symposium, landlords also had the opportunity to voice their concerns and discuss the advantages of participating in the program.

The HACH continues to provide access to affordable units.

Progress Report:

- Our leasing rate for public housing is currently at 100%, with vacant units being turned over before the 1st of the month. Using Capital Funds and Operating Subsidy, we have been actively maintaining and

renovating public housing units. The next planned renovation will focus on two (2) units at Villa San Juanita Rutledge in San Juan, TX beginning February 2025.

- Under the HCV program, payment standards are updated as needed.

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

Progress Report:

- Public housing units are modified as necessary to accommodate reasonable accommodation requests.
- The HACH ensures its public housing and farm labor housing waiting lists remain open year-round.
- The HACH plans to open and maintain the HCV waiting list open year-round as well.

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

Progress Report:

- Employees are enrolled in fair housing training courses as they become available. The most recent in-house fair housing training was conducted on October 29, 2024, for all management and maintenance personnel.
- Voucher holders are provided with an up-to-date list of available units, and HACH helps with housing searches in their preferred areas.
- The HACH participated in the development process for the AFFH regional plan.

Family Self-Sufficiency Program (FSS) Progress Update:

Progress Report:

Since 2020, HACH has proudly celebrated the success of 13 FSS participants who achieved their program goals and graduated from the FSS program. These graduates were collectively awarded a total of \$85,350.48 in earned FSS escrow funds.

As of January 2025, the HACH has 78 participants actively enrolled in the FSS program. Among them, 40 are working families earning escrow, and one participant is pursuing post-secondary education. The total combined FSS escrow balance for all 78 participants is \$276,225.90.

Planned initiatives aim to further support participants through educational programs, including basic skills development, credit counseling, and personalized case management. To ensure continued progress, we will meet with participants at least once a year, or more frequently as needed, to assess their development and provide ongoing support and guidance toward self-sufficiency.

We currently collaborate with the following key entities to support and enhance our programs:

- VIDA
- Workforce Solutions
- Affordable Homes of South Texas
- P.A.D.R.E.S.

We continue to maintain strong partnerships with the following agencies to advance our mission and support our participants:

- MHP Salud

- Motivation, Education, and Training Inc. (MET)
- Valley Initiative for Development and Advancement (VIDA)
- Workforce Solutions
- Texas A&M Kingsville Trio Education Opportunity
- Affordable Homes of South Texas
- Advanced Early Head Start
- Behavioral Health Solutions (P.A.D.R.E.S.)

We plan to expand our partnerships to include some or all the following entities:

- Westlaco ISD
- Westlaco Police Department
- Region One
- South Texas College
- University of Texas Rio Grande Valley (UTRGV)
- UTRGV Continuing Education
- Bellevue University
- South Texas Vo-Tech
- Valley Grande Institute for Academic Studies
- CAL Regional Rio Grande Valley
- Rio Grande Valley College

Additionally, we plan to partner with local fire departments to educate residents on fire prevention through engaging presentations focused on what to do and what to avoid. To further build community connections, we will host arts and crafts workshops that promote resident engagement in community initiatives.

Safety and security were a concern of the Resident Advisory Board. We plan to implement a neighborhood watch program, ensuring it is accessible to all residents through effective networking.

Our ongoing initiatives include resident volunteers monitoring the use of computers and printers by fellow residents and their children. Adult residents also assist with supervising children during educational programs and presentations. Children are encouraged to participate in campaigns such as drug awareness, health awareness, and the "What Home Means to Me" poster contest.



**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

TTY 7-1-1



**Resident Advisory Board/PHA Narrative
2025**

Analysis of the Comments

After reviewing the 5-Year PHA Plan (2025-2029) and the 2025 Annual PHA Plan 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 comments and recommendations:

Villa San Juanita Rutledge (VSJR)

RAB requests included:

- Security gate at entrance for additional safety
- Grass & updated landscaping
- Updated floor tiles
- Installation of speed bumps
- Additional lighting
- Private fencing for back yards

Villa Sandoval-Longoria (VSL)

- Additional lighting
- New appliances
- Security

Decisions Made on the Recommendations

The HACH has carefully reviewed the RAB's comments and recommendations. In response, the HACH intends to allocate Capital Fund grant awards and apply for the FY 2025 Public Housing Capital Fund Emergency Safety and Security Grant, if eligible, to prioritize addressing safety and security recommendations before initiating upgrades to the interior and exterior of the units.

Our 5-Year Action Plan includes planned upgrades that prioritize interior renovations for the 20 units at VSJR. These renovations are scheduled to begin in February 2025 and will be funded through Capital Fund grant awards.

*Committed to providing stable and affordable rental housing and
promoting self-sufficiency in Hidalgo County since 1948*

**Housing Authority of the County of Hidalgo
Resident Advisory Board Members 2025**

Villa Sandoval Longoria Development

Meeting: November 26, 2024 @ 9:30 a.m.

1. Estella Escobar
1107 Fresno Lane
Weslaco, TX 78599
Comments: Change AC issues to emergency status, speed bumps & more lighting

2. Carmela Escobar
1803 W. Anacua Circle
Weslaco, TX 78599
Comments: Additional lighting, new appliances

3. Dora Chavez
1103 Fresno Lane
Weslaco, TX 78599
Comments: repair light poles – additional lighting

Villa San Juanita Rutledge Development

Meeting: November 26, 2024 @ 1:30 p.m.

1. Sara Martinez
204 San Juanita Rutledge
San Juan, TX 78589
Comments: New floor tile, privacy fence, new ceiling fans & security gate at entrance

2. Alma Frias
312 San Juanita Rutledge
San Juan, TX 78589
Comments: Remodel kitchen cabinets, additional security & speed bumps

3. Susana Murillo
317 San Juanita Rutledge
San Juan, TX 78589
Comments: New floor tile, new stoves and landscaping



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
TTY 7-1-1



November 26, 2024

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 2025 PHA Annual Plan. The Resident Advisory Board had the following comments and/or recommendations:

Name: Estrella Escobar Address: 1107 Fresno Lane

Comments/Recommendations:
Comentarios/Recomendaciones:

Change AC. to Emergency.
Speed Bump's
More light in Street

Estrella Escobar
Signature/Firma

11.26.24
Date/fecha



THE HOUSING AUTHORITY OF THE
COUNTY OF HIDALGO

Villa Sandoval Longoria
1102 Lilla Drive
Weslaco, TX 78599
Phone: (956) 969-2944 / Fax (956) 969-8714
TTY 7-1-1



November 26, 2024


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 2025 PHA Annual Plan. The Resident Advisory Board had the following comments and/or recommendations:

Name: Carmela Escobar Address: 1803 Anacua Circle Weslaco
TX

Comments/Recommendations:
Comentarios/Recomendaciones:

mas iluminación en la calle
los electrodomesticos


Signature/Firma

11-26-2024
Date/fecha



THE HOUSING AUTHORITY OF THE
COUNTY OF HIDALGO

Villa Sandoval Longoria
1102 Lilla Drive
Weslaco, TX 78599
Phone: (956) 969-2944 / Fax (956) 969-8714
TTY 7-1-1



November 26, 2024

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 2025 PHA Annual Plan. The Resident Advisory Board had the following comments and/or recommendations:

Name: Dora Chavez Address: 1123 Fresno Ln Weslaco

Comments/Recommendations:
Comentarios/Recomendaciones:

Fix the light poles

Dora Chavez
Signature/Firma

12-4-24
Date/fecha



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

TTY 7-1-1



November 26, 2024

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 2025 PHA Annual Plan. The Resident Advisory Board had the following comments and/or recommendations:

Name: Suzana Murillo Address: 317 W. Cirro dr

Comments/Recommendations:
Comentarios/Recomendaciones:

Mi recomendacion seria cambiar los
pisos, estufa y mantener mas limpios
los patios

Suzana Murillo
Signature/Firma

11-26-24
Date/fecha



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
TTY 7-1-1



November 26, 2024

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 2025 PHA Annual Plan. The Resident Advisory Board had the following comments and/or recommendations:

Name: Alma Frim Address: 312 W ORO dr

Comments/Recommendations:
Comentarios/Recomendaciones:

Remodel cabinets, floors, secure the facility
more (Neighbors watch signs)
Speed bumps,

[Signature]
Signature/Firma

11/26/24
Date/fecha



THE HOUSING AUTHORITY OF THE
COUNTY OF HIDALGO

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San Juan, TX 78589
Phone: (956) 702-2664 / Fax (956) 969-8714
TTY 7-1-1



November 26, 2024

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 2025 PHA Annual Plan. The Resident Advisory Board had the following comments and/or recommendations:

Name: Luz Castillo Address: 217 W Cim Dr

Comments/Recommendations:
Comentarios/Recomendaciones:

Estaria bien remodelar los pisos

Luz Castillo
Signature/Firma

11-26-24
Date/fecha



THE HOUSING AUTHORITY OF THE
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Villa San Juanita Rutledge
1200 N. Standard
San Juan, TX 78589
Phone: (956) 702-2664 / Fax (956) 969-8714
TTY 7-1-1



November 26, 2024

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 2025 PHA Annual Plan. The Resident Advisory Board had the following comments and/or recommendations:

Name: Naomi Suarez Address: 267 W Cirro Dr

Comments/Recommendations:
Comentarios/Recomendaciones:

- Add lights to front of house to improve visibility.
- Add more light posts around neighborhood to improve visibility.
- Improve mesh panel/gate locks for windows.
- Better maintenance of grass, consider adding more wildflowers to improve aesthetic.
- Perhaps replant new grass in lacking areas.

Signature/Firma

Date/fecha

11/26/2024



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
TTY 7-1-1



November 26, 2024

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 2025 PHA Annual Plan. The Resident Advisory Board had the following comments and/or recommendations:

Name: Sara Martinez Address: 704 W. Ciro Dr.
San Juan TX. 78589

Comments/Recommendations:
Comentarios/Recomendaciones:

- New tiles, Floors are very damaged + stained.
- Fence to divide each unit.
- Ceiling fans for living room area.
- Security gate at entrance.

Sara ylat
Signature/Firma

11/26/2024
Date/fecha