

PHA Plans
Streamlined Annual
Version

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian
Housing

OMB No. 2577-0226
(exp. 08/31/2009)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides 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 and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, 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. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan
for Fiscal Year: 2008

PHA Name: McAllen Housing Authority

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: McAllen Housing Authority **PHA Number:** TX028

PHA Fiscal Year Beginning: (mm/yyyy) 07/2008

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 123
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 1,105

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Jose A. Saenz Phone: (956) 686-3951
 TDD: Email (if available): jasaenz@mcaha.org

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

PHA's main administrative office
 PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.
 Yes
 No.

If yes, select all that apply:

Main administrative office of the PHA
 PHA development management offices
 Main administrative office of the local, county or State government
 Public library
 PHA website
 Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

Main business office of the PHA
 PHA development management offices
 Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2008
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. *N/A. PHA does not administer site-based waiting lists.*

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

What is the number of site based waiting list developments to which families may apply at one time? *N/A. PHA does not administer site-based waiting lists.*

2. How many unit offers may an applicant turn down before being removed from the site-based waiting list? *N/A. PHA does not administer site-based waiting lists.*
3. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below: *N/A. PHA does not administer site-based waiting lists.*

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year? *N/A. PHA does not anticipate administering site-based waiting lists.*

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? *N/A. PHA does not anticipate administering site-based waiting lists.*
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? *N/A. PHA does not anticipate administering site-based waiting lists.*
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)? *N/A. PHA does not anticipate administering site-based waiting lists.*
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name(s) below:

4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

Retama Village (TX028-001): This development includes a total of 150 units which are proposed to-be-demolished in two phases and the Housing Authority plans one-for-one replacement on and off site.

A demolition application for the first phase, which includes 76 units, was approved by HUD on May 21, 2007. The PHA received 73 Tenant Protection Vouchers on June 2007. All families were relocated by September 2007. The mixed finance application received HUD approval on October 18, 2007. Demolition was completed in November 2007. New construction activity began in December 2007. Phase I is to be replaced with a 128 unit operating subsidy only mixed finance development of which 64 units will be Public Housing. Estimated construction completion is December 2008.

Mixed-financed development activity on the second phase of Retama Village (TX028-001) received a favorable funding award under the 2007 Tax Credit Program of the State of Texas. Proposed activity of Phase II includes the demolition/disposition of 74 units, the balance of the original 150 units of the fifty year old public housing development, and the reconstruction of 74 new multi-family housing units on the same site and/or possibly on another site(s).

A demolition application for the second phase, which includes 74 units, was approved on November 30, 2007. HUD approval of 74 Tenant Protection Voucher was received on April 1, 2008. Phase II is a 74 unit operating subsidy only mixed finance development of which

25 units will be Public Housing. Estimated demolition work start date will be June 1, 2000 and demolition completion is September 2008.

5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

Continued exploration of the replacement of 49 single family public housing units due to proposed conversion of this development (Vine Terrace TX028-003) into a homeownership opportunity to existing residents in these units or to voucher families wanting to be first time homeowners.

Submission of a Tax Credit application in the 2008 funding cycle for construction of an elderly development on property donated to the McAllen Housing Authority's non-profit affiliate. This application ranked as the number two application in the final regional pool for funding consideration. Award of tax credit funding is anticipated in May 2008.

Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If "No", skip to component 7; if "yes", complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description	
1a. Development name:	Retama Village
1b. Development (project) number:	TX028-001
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(05/21/2007) Approved.</u>
5. Number of units affected:	76
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: Demolition started September 2007. b. Projected end date of activity: Demolition completed November 2007.

Demolition/Disposition Activity Description	
1a. Development name: Retama Village	
1b. Development (project) number: TX028-001	
2. Activity type: Demolition <input checked="" type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(11/30/2007) Approved.</u>	
5. Number of units affected: 74	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<i>Balance of existing development is affected by this application. This demolition/disposition activity will complete the original 150 unit development known as Retama Village.</i>	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: <i>Demolition start date: June 1, 2008.</i>	
b. Projected end date of activity: <i>Demolition completion date: August 31, 2008.</i>	

Demolition/Disposition Activity Description	
1a. Development name: Vine Terrace	
1b. Development (project) number: TX028-003	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY) During program year and subject to analysis of proposed activity to be undertaken, funding sources available and program of work production schedule.</u>	
5. Number of units affected: 49	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: <i>To be determined during program year.</i>	
b. Projected end date of activity: <i>To be determined during program year.</i>	

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.) ***The PHA implemented the Homeownership Program as approved by the Board of Commissioners on August 2003.***

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? ***Previous maximum was 25 or less. Twenty (20) families currently in the program. Board approval in June 2007 increased participant count by twenty-five (25) families to new maximum of Fifty (50).***

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria:

- ***One year in Housing Choice Voucher Program***
- ***No late rent payments under current lease or at prior unit lease.***
- ***No serious lease violations noted by landlord or management office under current lease or prior unit lease.***

c. What actions will the PHA undertake to implement the program this year (list)?

- ***Program is in place and actively marketed at Voucher briefing sessions and with Voucher participant at initial certification..***
- ***Quarterly outreach to Voucher Families with unit rent of at least \$500/month***
- ***Informational materials to be provided on Homeownership Program at family's annual re-certification visit.***

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.

- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below): ***Effective January 1, 2008; McAllen Affordable Homes, Inc. (Founded in 1976) merged with Community Development Corporation of South Texas (Founded in 2001) to become Affordable Homes of South Texas, Inc. (AHSTI). The name change does not affect the quality or experience of this agency to continue to serve as a partner in administering the Voucher Homeownership Program.***
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas
- other (describe below:) ***Encourage development of affordable housing in the community. Provide opportunity to reside in mixed income developments.***

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): ***Number of units to be based on 20% of authorized budget authority and available properties that can accommodate project-based assistance. Properties located throughout the City of McAllen and its ETJ.***

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5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: ***City of McAllen***

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - *apply for additional vouchers*
 - *leverage private or other public funds to create additional housing opportunities, including mixed financed developments.*
 - *acquire or build units or developments*
 - *increase customer service*
 - *renovate or modernize public housing units, and demolition of obsolete Public Housing and replacement of demolished units on a one-for-one basis.*
 - *conduct outreach efforts for potential voucher landlords*
 - *establish voucher payment standards, as appropriate*
 - *implement public housing security improvements*
 - *increase number and percentage of employed persons in assisted families*
 - *provide or attract supportive services to improve assistance recipients' employability*
 - *provide or attract supportive services to increase independence for the elderly or families with disabilities*
 - *continue home buying opportunities with Homeownership voucher program or other community resources*
 - *increase motivation of residents to become self-sufficient*

Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Rio Grande Valley Entitlement Communities Consolidated Plan 2005/2006 – 2009/2010 (which included the City of McAllen) cited the following as “gaps in the delivery system for public housing...” that support the McAllen PHA Plan.

“Many PHAs lack the financial resources to upgrade their facilities and to expand the number of public housing or Section 8 units to meet local needs of affordable housing to low and moderate income families.”

Regional Priorities cited in the Consolidated Plan that supports the PHA Plan include:

- 1) To increase opportunities for low and moderate income residents (51-80 percent of the median income) to attain homeownership, including first time homebuyers,*

renters and single heads of households.

- 3) *To improve the living conditions for extremely low, low and moderate income renters (0 80 percent of the median income).*

Regional Strategies cited in the Consolidated Plan that supports the PHA Plan include:

- *Construct new affordable homeownership units*
- *Promote affordable housing opportunities*
- *Construct new affordable rental housing units*
- *Acquire and rehabilitate existing rental properties*
- *Provide tenant-based rental assistance*

Priority Housing needs cited in the Consolidated Plan identified a large unmet need for all categories of housing included:

- *Shortage of affordable homeownership units for low and moderate income households.*
- *Low and moderate income households lack funds for needed rehabilitation of housing conditions that threaten health and safety.*
- *Shortage of affordable rental housing for extremely low, low and moderate income households.*

Analysis of the Characteristics of the Housing Market – Many low and moderate income households cannot afford market rate rental units or homeownership units without incurring an excessive cost burden. The following groups have been identified as the highest priorities for affordable housing assistance during the five-year period of the Consolidated Plan:

- *Renters with incomes between 51 and 80 percent of median income who with sufficient down-payment resources and credit counseling, are strong candidates for assisted homeownership opportunities.*
- *Renters with incomes below 50 percent of the median income, who experience cost burden.*
- *Renters with incomes below 50 percent of the median income, who are living in substandard housing.*

Obstacle to meeting underserved needs as identified in the Regional Consolidated Plan include:

- *Greater need than can be addressed by existing resources.*
- *Shortage of units available for rental housing.*
- *Lack of sites available for new construction or rental housing.*
- *Cost of new construction/rehabilitation*
- *Growing low income population due to lack of education and job skills.*

- *Reluctance of neighborhoods to accept low income housing.*
- *Reluctance of eligible persons to live in public housing.*
- *Relocation costs associated with rehabilitation of existing rental units, which are currently occupied.*
- *Rising costs of rehabilitation faced by persons on fixed incomes.*
- *Fear of government programs by the public.*
- *Lack of knowledge regarding available public resources*

Public Housing Strategies as cited in the Consolidated plan include:

- *Increasing the number of affordable units.*
- *Maximizing the number of affordable units by reducing turnover time for vacated public housing units.*
- *Applying for additional Section 8 units should they become available (0 -30%).*
- *Maintaining or increasing Section 8 lease up rates by establishing payment standards that will enable families to rent throughout the various jurisdictions of the Regional Consolidated Plan entities.*
- *Maintaining or increasing Section 8 lease up rates by effectively screening Section 8 applicants to increase owner acceptance of program.*
- *Employing admissions preferences aimed at families with economic hardships (0-30%)*
- *Adopting rent policies to support and encourage work (0-30%; and at or below 50%)*
- *Participating in the Consolidated Plan development process to ensure coordination with broader housing and community development strategies.*

Restoration/Renovation Needs

PHA units are renovated and modernized through the Capital Fund Program and with regular maintenance. PHAs identify other funding sources for renovation activities including CDBG, HOME, Low Income Housing Tax Credits and the Texas Trust Fund.

The following identifies past and current activities from the City of McAllen and the McAllen Housing Authority that support initiatives of the Regional Consolidated Plan:

- *Jurisdiction Commitment: Increasing the supply of affordable housing; reducing housing cost burdens for low-income households and improving living environment of lower income residents.*
- *Action: CDBG and HOME funds are provided to Affordable Homes of South Texas, Inc. (a non-profit corporation) which assists low income families to acquire homeownership opportunities. PHA families are referred and have been assisted through this program.*
- *Action: Through Affordable Homes of South Texas, Inc., development and construction costs are subsidized by CDBG and HOME monies and these reductions of cost burdens are available to PHA families who are referred to*

Deleted: ¶

Affordable Homes of South Texas, Inc. and have been assisted with homebuyer and down payment assistance programs.

- *Action: Both of the above actions address the commitment to improve the living environment of lower income PHA residents by providing opportunities to move out of assisted housing conditions.*
- *Jurisdiction Commitment: Increasing housing choices for low-income and minority residents; addressing the unique needs of large families, the elderly and persons with disabilities.*
- *Action: The city's housing finance programs have been provided to the McAllen Housing Authority to undertake new developments. Funding was provided from the local Housing Finance Corporation and the 1/2 cent Sales Tax Corporation to assist with the construction of a new elderly development. Land was donated and City Architectural and Engineering services were also provided to offset development costs.*
- *Action: The city continues to provide land donations to the McAllen Housing Authority as future sites to construct other housing developments. City Architectural and Engineering services are also provided towards these efforts in compliance with its jurisdictional commitment.*

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report (See Attachment TX028a01 2008 CFP) Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan <i>(Not Applicable with Streamlined Annual Plan)</i> Part I: Summary					
PHA Name		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan <i>(Not Applicable with Streamlined Annual Plan)</i> Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$

CAPITAL FUND PROGRAM TABLES START HERE

Attachment TX028a01

Annual Statement /Performance and Evaluation Report
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of McAllen	Grant Type and Number: Capital Fund Program No: TX59P02850108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations	20,000	0.00		
3	1408 Management Improvements	12,500	0.00		
4	1410 Administration	12,500	0.00		
5	1411 Audit	0	0.00		
6	1415 Liquidated Damages	0	0.00		
7	1430 Fees and Costs	0	0.00		
8	1440 Site Acquisition	30,000	0.00		
9	1450 Site Improvement	120,000	0.00		
10	1460 Dwelling Structures	85,000	0.00		
11	1465.1 Dwelling Equipment-Nonexpendable	0	0.00		
12	1470 Nondwelling Structures	20,000	0.00		
13	1475 Nondwelling Equipment	0	0.00		
14	1485 Demolition	0.00	0.00		
15	1490 Replacement Reserve	0.00	0.00		
16	1492 Moving to Work Demonstration	0.00	0.00		
17	1495.1 Relocation Costs	0.00	0.00		
18	1499 Development Activities	0.00	0.00		
19	1501 Collateralization or Debt Service	0.00	0.00		
20	1502 Contingency	0.00	0.00		
21	Amount of Annual Grant (sums of lines 2-20)	300,000	0		
22	Amount of line 21 Related to LBP Activities	0.00	0.00		
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00		
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00		
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00		
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00		

Annual Statement/Performance and Evaluation Report and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

Attachment TX028a01

PHA Name: Housing Authority of the City of McAllen		Grant Type and Number: Capital Fund Program No: TX59P02850108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		Status of Work
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Funds Obligated	Funds Expended	
Vine Terrace / TX028-003	Resurfacing & new construction of parking spaces and pedestrian access to housing units	1450	49	50,000				
Vine Terrace / TX028-003	Landscaping Improvments	1450	1	50,000				
Vine Terrace / TX028-003	Installation of floor tile	1460	49	50,000				
Vine Terrace / TX028-003	Bathroom Accessibility improvements	1460	10	10,000				
Vine Terrace / TX028-003	Gas meter relocation	1450	40	20,000				
Vine Terrace / TX028-003	Gutter installation	1460	49	25,000				
Vine Terrace / TX028-003	Community Center Improvements	1470	1	20,000				
HA - Wide	Site Acquisition	1440	1	30,000				
Page 2 Sub-Total				255,000	0			

**Annual Statement/Performance and Evaluation Report and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

Attachment TX028a01

PHA Name: Housing Authority of the City of McAllen		Grant Type and Number: Capital Fund Program No: TX59P02850108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		20,000				
	Sub-Total			20,000.00				
	Update Program Policies & Procedures	1408		2,000				
	Technical Assistance	1408		1,500				
	Commissioners Training	1408		1,500				
	Staff Training	1408		4,000				
	Update Software	1408		2,000				
	Security Guards	1408						
	Resident Training / Services	1408						
	Home Ownership Training	1408						
	Human Resources Policies Updates	1408		1,500				
	Program Videos & Handbooks	1408						
	Sub-Total			12,500.00				
	Prorated Salaries	1410		4,000				
	Support Staff	1410		2,000				
	Travel	1410		4,000				
	Supplies	1410		2,500				
	Sub-Total			12,500.00				
	A/E Services	1430						
	Asbestos / Lead Based Testing	1408						
	Consultant Services	1430						
	Printing Costs	1430						
	Sub-Total			0.00				
	Page 3 Sub-Total			45,000	0			
	Page 2 Sub-Total			255,000	0			
	Total			300,000	0			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement /Performance and Evaluation Report Attachment TX028b01
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of McAllen	Grant Type and Number: Capital Fund Program No: TX59P02850105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending 12/31/2007
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations	17,777	0.00	8,876.00	8,876.00
3	1408 Management Improvements	15,184	0.00	0.00	0.00
4	1410 Administration	15,000	0.00	10,000.00	10,000.00
5	1411 Audit	0	0.00	0.00	0.00
6	1415 Liquidated Damages	0	0.00	0.00	0.00
7	1430 Fees and Costs	0	0.00	0.00	0.00
8	1440 Site Acquisition	0	0.00	0.00	0.00
9	1450 Site Improvement	77,000	0.00	159,300.00	159,300.00
10	1460 Dwelling Structures	76,500	0.00	3,100.00	3,100.00
11	1465.1 Dwelling Equipment-Nonexpendable	0	0.00	0.00	0.00
12	1470 Nondwelling Structures	85,000	0.00	4,860.00	4,860.00
13	1475 Nondwelling Equipment	46,500	0.00	6,144.00	6,144.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	332,961	0	192,280	192,280
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

Attachment TX028b01

PHA Name: Housing Authority of the City of McAllen		Grant Type and Number: Capital Fund Program No: TX59P02850105 Replacement Housing Factor Grant No:					Federal FY of Grant: 2005		Status of Work
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA - Wide Activities	Landscaping improvements.	1450	1	11,000	0			No activity through 12/31/06.	
HA - Wide Activities	Main office improvements	1470	1	50,000.00	0	4860	4860	Architectural designs.	
HA - Wide Activities	Community Center Modernization	1470	1	15,000.00	0			No activity through 12/31/06.	
HA - Wide Activities	Maintenance building improvements	1470	1	20,000.00	0			No activity through 12/31/06.	
HA - Wide Activities	Purchase of maintenance tools and equipment	1475	1	6,500.00	0	6,144.00	6,144.00	Telephone system.	
HA - Wide Activities	Purchase and installation of new playground equipment	1475	1	5,000	0			No activity through 12/31/06.	
HA - Wide Activities	Purchase of administration vehicles.	1475	2	40,000	0			No activity through 12/31/06.	
Retama Village / TX028-001	Resurfacing and new construction of parking spaces	1450	150	61,000	0			No activity through 12/31/06.	
Retama Village / TX028-001	Replace existing breaker boxes	1460	75	9,500	0	3,100.00	3,100.00	On going activity.	
Retama Village / TX028-001	Replacement of bathroom fixtures	1460	75	15,000.00	0			No activity through 12/31/06.	
Vine Terrace / TX028-003	Installation of 24 air conditioning units	1460	24	48,000	0			No activity through 12/31/06.	
Vine Terrace / TX028-003	Replacement of bathroom fixtures in 24 units	1460	24	4,000	0			No activity through 12/31/06.	
Vine Terrace / TX028-003	Resurfacing & new construction of parking spaces and pedestrian access to housing units	1450		0.00	0	159,300.00	159,300.00	Project complete.	
Page 2 Sub-Total				285,000	0	173,404	173,404		

**Annual Statement/Performance and Evaluation Report and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

Attachment TX028b01

PHA Name: Housing Authority of the City of McAllen		Grant Type and Number: Capital Fund Program No: TX59P02850105 Replacement Housing Factor Grant No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406	1	17,777	0	8876	8876	On-going expenditures.
	Sub-Total			17,777.00				
	Update Program Policies & Procedures	1408	1	15,184	0			No activity through 12/31/06.
	Technical Assistance	1408						
	Commissioners Training	1408						
	Staff Training	1408						
	Update Software	1408						
	Security Guards	1408						
	Resident Training / Services	1408						
	Home Ownership Training	1408						
	Human Resources Policies Updates	1408						
	Program Videos & Handbooks	1408						
	Sub-Total			15,184.00				
	Prorated Salaries	1410						
	Support Staff	1410	1	15,000	0	10,000.00	10,000.00	On-going expenditures.
	Travel	1410						
	Supplies	1410						
	Sub-Total			15,000.00				
	A/E Services	1430						
	Asbestos / Lead Based Testing	1408						
	Consultant Services	1430						
	Printing Costs	1430						
	Sub-Total			0.00				
	Page 3 Sub-Total			47,961	0	18,876	18,876	
	Page 2 Sub-Total			285,000	0	173,404	173,404	
	Total			332,961	0	192,280	192,280	

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement /Performance and Evaluation Report
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of McAllen	Grant Type and Number: Capital Fund Program No: TX59P02850106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending 12/31/2007
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations	14,528	0.00		
3	1408 Management Improvements	10,000	0.00		
4	1410 Administration	10,000	0.00		
5	1411 Audit	0	0.00		
6	1415 Liquidated Damages	0	0.00		
7	1430 Fees and Costs	0	0.00		
8	1440 Site Acquisition	0	0.00		
9	1450 Site Improvement	5,000	0.00		
10	1460 Dwelling Structures	200,000	0.00		
11	1465.1 Dwelling Equipment-Nonexpendable	35,000	0.00		
12	1470 Nondwelling Structures	0	0.00		
13	1475 Nondwelling Equipment	0	0.00		
14	1485 Demolition	10,000.00	0.00		
15	1490 Replacement Reserve	10,000.00	0.00		
16	1492 Moving to Work Demonstration	0.00	0.00		
17	1495.1 Relocation Costs	0.00	0.00		
18	1499 Development Activities	0.00	0.00		
19	1501 Collateralization or Debt Service	0.00	0.00		
20	1502 Contingency	0.00	0.00		
21	Amount of Annual Grant (sums of lines 2-20)	294,528	0		
22	Amount of line 21 Related to LBP Activities	0.00	0.00		
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00		
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00		
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00		
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00		

Annual Statement/Performance and Evaluation Report and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

Attachment TX028c01

PHA Name: Housing Authority of the City of McAllen		Grant Type and Number: Capital Fund Program No: TX59P02850106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Retama Village / TX028-001	Relocation of washing machine drains	1460	74	40,000				No activity through 12/31/2006.
Retama Village / TX028-001	Purchase of ceiling fans	1465.1	208	15,000				No activity through 12/31/2006.
Retama Village / TX028-001	Purchase and installation of exterior doors	1460	300	80,000				No activity through 12/31/2006.
Retama Village / TX028-001	Purchase and installation of closet and bathroom doors	1460	75	40,000				No activity through 12/31/2006.
Retama Village / TX028-001	Floor tile improvements in living units	1460	40	40,000				No activity through 12/31/2006.
Retama Village / TX028-001	Purchase of water heaters	1465.1	50	5,000				No activity through 12/31/2006.
Retama Village / TX028-001	Purchase of appliances (ranges or refrigerators)	1465.1		7,500				No activity through 12/31/2006.
Retama Village / TX028-001	Landscaping Improvments	1450		5,000				No activity through 12/31/2006.
Retama Village / TX028-001	Demolition Activity	1485		10,000				No activity through 12/31/2006.
Vine Terrace / TX028-003	Purchase of appliances (ranges or refrigerators)	1465.1		7,500				No activity through 12/31/2006.
Vine Terrace / TX028-003	Replacement reserve	1490		10,000				No activity through 12/31/2006.
Page 2 Sub-Total				260,000				

**Annual Statement/Performance and Evaluation Report and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

Attachment TX028c01

PHA Name: Housing Authority of the City of McAllen		Grant Type and Number: Capital Fund Program No: TX59P02850106 Replacement Housing Factor Grant No:					Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406	1	14,528				No activity through 12/31/2006.
	Sub-Total			14,528.00				
	Update Program Policies & Procedures	1408	1	2,000				No activity through 12/31/2006.
	Technical Assistance	1408		1,500				No activity through 12/31/2006.
	Commissioners Training	1408		1,500				No activity through 12/31/2006.
	Staff Training	1408		2,000				No activity through 12/31/2006.
	Update Software	1408		1,500				No activity through 12/31/2006.
	Security Guards	1408						
	Resident Training / Services	1408						
	Home Ownership Training	1408						
	Human Resources Policies Updates	1408		1,500				No activity through 12/31/2006.
	Program Videos & Handbooks	1408						
	Sub-Total			10,000.00				
	Prorated Salaries	1410						
	Support Staff	1410	1	8,000				No activity through 12/31/2006.
	Travel	1410		1,000				No activity through 12/31/2006.
	Supplies	1410		1,000				No activity through 12/31/2006.
	Sub-Total			10,000.00				
	A/E Services	1430						
	Asbestos / Lead Based Testing	1408						
	Consultant Services	1430						
	Printing Costs	1430						
	Sub-Total			0.00				
	Page 3 Sub-Total			34,528				
	Page 2 Sub-Total			260,000				
	Total			294,528				

CAPITAL FUND PROGRAM TABLES START HERE

Attachment TX028d01

Annual Statement /Performance and Evaluation Report
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of McAllen	Grant Type and Number: Capital Fund Program No: TX59P02850107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending 12/31/2007
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations	15,000	20,387.00		
3	1408 Management Improvements	10,000	12,500.00		
4	1410 Administration	10,000	12,500.00		
5	1411 Audit	0	0.00		
6	1415 Liquidated Damages	0	0.00		
7	1430 Fees and Costs	0	0.00		
8	1440 Site Acquisition	75,000	85,000.00		
9	1450 Site Improvement	60,000	60,000.00		
10	1460 Dwelling Structures	90,000	90,000.00		
11	1465.1 Dwelling Equipment-Nonexpendable	20,000	20,000.00		
12	1470 Nondwelling Structures	0	0.00		
13	1475 Nondwelling Equipment	0	0.00		
14	1485 Demolition	10,000.00	10,000.00		
15	1490 Replacement Reserve	10,000.00	0.00		
16	1492 Moving to Work Demonstration	0.00	0.00		
17	1495.1 Relocation Costs	0.00	0.00		
18	1499 Development Activities	0.00	0.00		
19	1501 Collateralization or Debt Service	0.00	0.00		
20	1502 Contingency	0.00	0.00		
21	Amount of Annual Grant (sums of lines 2-20)	300,000	310,387		
22	Amount of line 21 Related to LBP Activities	0.00	0.00		
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00		
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00		
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00		
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00		

Annual Statement/Performance and Evaluation Report and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

Attachment TX028d01

PHA Name: Housing Authority of the City of McAllen		Grant Type and Number: Capital Fund Program No: TX59P02850107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Retama Village / TX028-001	Demolition and clearance activity involved with reconstruction of 150 unit development	1485	1	10,000	10,000			No funding activity.
Retama Village / TX028-001	Site acquisition of land or existing development to assist with relocation of families affected by proposed demolition and clearance project	1440	1	75,000	85,000			No funding activity.
Retama Village / TX028-001	Wall heater furnaces	1460	20	20,000	20,000			No funding activity.
Retama Village / TX028-001	Relocate electrical conduits	1460	25	20,000	20,000			No funding activity.
Retama Village / TX028-001	Purchase of water heaters	1465.1	50	10,000	10,000			No funding activity.
Vine Terrace / TX028-003	Resurfacing & new construction of parking spaces and pedestrian access to housing units	1450	49	50,000	50,000			No funding activity.
Vine Terrace / TX028-003	Landscaping Improvments	1450	1	10,000	10,000			No funding activity.
Vine Terrace / TX028-003	Installation of floor tile	1460	49	50,000	50,000			No funding activity.
Vine Terrace / TX028-003	Purchase of appliances (ranges or refrigerators)	1465.1	49	10,000	10,000			No funding activity.
Vine Terrace / TX028-003	Replacement reserve	1490	1	10,000	0			No funding activity.
Page 2 Sub-Total				265,000	265,000			

**Annual Statement/Performance and Evaluation Report and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

Attachment TX028d01

PHA Name: Housing Authority of the City of McAllen		Grant Type and Number: Capital Fund Program No: TX59P02850107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		15,000	20,387			No funding activity.
	Sub-Total			15,000.00				
	Update Program Policies & Procedures	1408		2,000	2,000			No funding activity.
	Technical Assistance	1408		1,500	1,500			No funding activity.
	Commissioners Training	1408		1,500	1,500			No funding activity.
	Staff Training	1408		2,000	4,000			No funding activity.
	Update Software	1408		1,500	2,000			No funding activity.
	Security Guards	1408						
	Resident Training / Services	1408						
	Home Ownership Training	1408						
	Human Resources Policies Updates	1408		1,500	1,500			No funding activity.
	Program Videos & Handbooks	1408						
	Sub-Total			10,000.00				
	Prorated Salaries	1410		5,000	4,000			No funding activity.
	Support Staff	1410		2,000	2,000			No funding activity.
	Travel	1410		1,500	4,000			No funding activity.
	Supplies	1410		1,500	2,500			No funding activity.
	Sub-Total			10,000.00				
	A/E Services	1430						
	Asbestos / Lead Based Testing	1408						
	Consultant Services	1430						
	Printing Costs	1430						
	Sub-Total			0.00				
	Page 3 Sub-Total			35,000	45,387			
	Page 2 Sub-Total			265,000	265,000			
	Total			300,000	310,387			

