

<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>McAllen Housing Authority</u> PHA Code: <u>TX028</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2010</u>																										
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>138</u> Number of HCV units: <u>1,179</u>																										
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 30%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
<b>5.1</b>	<b>Mission.</b> 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:  <i>Our mission is to ensure safe, decent and affordable housing, create opportunities for residents' self-sufficiency and economic independence and assure fiscal integrity by all program participants.</i>																										

5.2

**Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. (Items 1 – 6) Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (Items 7 – 12)

**Goals and objectives for 5-Year Plan 2010-2014:**

1 - PHA Goal: Expand the supply of assisted housing.

- Apply for additional rental vouchers: *Subject to funding availability and NOFA announcements.*
- Reduce public housing vacancies: *Maintain active Wait List, stay current on preventive maintenance measures to reduce unit turnaround time and family eligibility for move in activity.*
- Leverage private or other public funds to create additional housing opportunities: *Stay current and involved on funding opportunities and initiatives for creation of additional housing. Secure one or two new funding source within the next five years for this purpose.*
- Acquire or build units or developments: *Stay active with local realtors and/or developers wanting to market existing multi-family properties for sale or wanting to construct new developments to include affordable housing options for families. Target one or two multi-family developments within the next five years for this purpose.*
- Acquire land to develop additional affordable housing: *Continue property searches with local realtors for acquisition of land to develop housing. Target two to three parcels of land (5 – 10 acres) within next five years for this purpose.*
- Other: *Research and inquire on funding for acquisition of land for development of "emergency housing" housing facilities. Facilities to include services to compliment in house social service programs.*

2 - PHA Goal: Improve the quality of assisted housing

- Improve public housing management (PHAS score): *Continue to stay current on lease enforcement, security measures, physical inspections and financial schedules to assure best score possible during program review.*
- Improve voucher management (SEMAP score): *Continue to stay current on rent calculations, program integrity, quality control, wait list protocol, family eligibility and financial schedules to assure best score possible during program review.*
- Increase customer satisfaction: *Schedule staff development on interview techniques and program updates to stay current on dealing with customer issues and reduce potential inquiries to HUD or Congressional on program implementation.*
- Concentrate on efforts to improve specific management functions: *Schedule program training and staff development to address improvement measures for PHAS and SEMAP.*
- Renovate or modernize public housing units: *Program CFP funds to contract building improvements as per the most recent PNA plan.*
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing: *Undertake actions necessary to replace demolished public housing units within the next five years with Replacement Housing funds. Accumulate funds for up to 5 years because funds received in one year are insufficient to conduct meaningful development.*
- Provide replacement vouchers:
- Other:

3 - PHA Goal: Increase assisted housing choices

- Provide voucher mobility counseling: *Educate voucher holders at program briefings and annual re-certifications on the positive elements of mobility from lower income developments and neighborhoods to other living environments.*
- Conduct outreach efforts to potential voucher landlords: *Provide program materials to educate landlords on the positive aspects of placing their properties in the Voucher program.*
- Increase voucher payment standards: *Maintain annual review and update of voucher payment standards subject to funding and in keeping with the rental assistance needs for program participants.*
- Implement voucher homeownership program: *Market existing program to families with low housing assistance payments to educate themselves on the benefits of utilization of their voucher for homeownership.*
- Implement public housing or other homeownership programs: *Evaluate existing developments to formalize process to convert existing public housing into a homeownership opportunity to existing public housing tenants or other qualified low income families.*
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers: *Evaluate options of conversion activity of public housing to vouchers including Transforming Rental Assistance (TRA) initiatives.*
- Other: *Explore funding possibilities on inclusion of "emergency housing" as part of the agency's services. Apply for special-purpose vouchers, should they become available, targeted to families who are homeless or those displaced. Apply for at least 20 additional special population rental vouchers annually (when available through HUD) for homeless with substance abuse, mainstream or special funding for persons with disabilities so that additional families in the state will have the opportunity to be assisted with rental assistance.*

5.2

**Goals and Objectives (Cont'd).** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. (Items 1 – 6) Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (Items 7 – 12)

**Goals and objectives for 5-Year Plan 2010-2014:**

4 - PHA Goal: Promote self-sufficiency and asset development of assisted households

- Increase the number and percentage of employed persons in assisted families: *Partnership with local job training programs. Apply for funding for FSS coordinators to continue implementation of the Family Self-Sufficiency Program. Apply for Super NOFA grants as applicable, including the ROSS grant funds. Apply annually for the FSS Coordinator Funding to continue to the FSS program.*
- Provide or attract supportive services to improve assistance recipients' employability: *Identify and implement programs with community-based partners that can promote family self-sufficiency, including first time homeownership opportunities for low-income families.*
- Provide or attract supportive services to increase independence for the elderly or families with disabilities: *Provide information and referral services and partner with local agencies. Support development of programs and projects to offer increased housing opportunities for low-income elderly, and disabled including minorities...to offer educational and employment opportunities to low-income persons. Agency social services provide referral for elderly and disabled recipients, and coordinates with other community agencies and organizations to attract and provide supportive services. Annually provide or attract supportive services at public housing locations that service elderly or disabled populations.*
- Other:

5 - PHA Goal: Ensure equal opportunity and affirmatively further fair housing

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: *Participate in local affirmative action workshop/programs, designate staff for membership in local affirmative action groups. Blend MCAHA's public housing development populations as much as possible with respect to ethnicity, race and income. Assist recipients of home choice vouchers seek housing opportunities beyond areas of traditional low-income and minority concentration.*
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: *Continue staff participation in annual fair housing activities sponsored by the local Fair Housing field office. Continue to implement and update MCAHA's Equal Employment Opportunity policy.*
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: *Provide accessible housing for persons with disabilities. Compliance with Section 504 requirements, development of accessible units in Section 8 projects and project basing vouchers in accessible unit.*
- Other: *Encourage and provide guidance to contractors to participate and affirmatively market their services to local non-profit agencies to assist families who are homeless, and/or displaced due to domestic violence or a natural disaster.*

5.2

**Goals and Objectives (Cont'd).** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. (Items 1 – 6) Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (Items 7 – 12)

**Goals and objectives for 5-Year Plan 2010-2014:**

6 - PHA Goal: Provide an improved living environment

- Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments: *Advertising and marketing efforts to increase awareness of housing assistance opportunities. Involvement with local community agencies and organizations to raises awareness of housing opportunities.*
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: *Improving living environment by providing educational opportunities, access to community services, and a variety of housing opportunities.*
- Implement public housing security improvements: *Improve communication between housing staff and participants of the programs through resident meetings and newsletters. Implement community security programs such as neighborhood watch.*
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: *Consistent with the City's Emergency Management Division, PHA will respond accordingly to a natural disaster within 24 hours of a Governor's Declaration of Disaster. PHA staff will assist in coordinating local emergency housing services with agencies providing rental assistance to eligible families.*

**Progress Report for the previous 5 Year Plan 2005 - 2009:**

7 - PHA Goal: Expand the supply of assisted housing - Prior 5 Year Objectives and Accomplishments:

- Apply for additional rental vouchers: *(147 additional vouchers were received to assist families who had to relocate due to demolition/disposition of 50 year public housing development).*
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities: *(Successful in securing funding from the Low Income Housing Tax Credit Program (LIHTC) to demolish old public housing stock and construct new public housing and additional housing units for families at 60% or below of AMFI.)*
- Acquire or build units or developments: *(Successful acquisition of an existing project base development (La Vista Apartments) to increase housing stock by an additional 48 units).*
- Other - Continue to explore the possibility to acquire existing multi-family complexes to increase the number of assisted housing units: *(No other multi-family complex was acquired during the previous 5year period).*

8 - PHA Goal: Improve the quality of assisted housing - Prior 5 Year Objectives and Accomplishments:

- Improve public housing management (PHAS score): *(Retained Standard and/or High Performer Status during previous 5-years.)*
- Improve voucher management (SEMAP score): *(Retained Standard and/or High Performer Status during previous 5-years.)*
- Increase customer satisfaction: *(Continued staff training and programmatic revisions to policies to effectively communicate program objectives and reduce program/participant abuse.)*
- Concentrate on efforts to improve specific management functions: *(Streamline in-house operating procedures which affect delivery of program services and reporting requirements for PHAS and SEMAP reviews.)*
- Renovate or modernize public housing units: *(A/C units installed in 49 unit single family development; 12 units were modified with handicap assessable features.)*
- Demolish or dispose of obsolete public housing: *(Completed program of work to replace a 50 year old development through the demolition and reconstruction of a new multi-family development.)*
- Provide replacement public housing: *(Incorporated new public housing units as part of the reconstruction activity involved after the demolition of a 50 year old development. 150 Public housing units demolished and 89 public housing units were replaced in the new multi-family development. First increment of RHF received and will accumulate to conduct meaningful development for balance of public housing units.)*
- Provide replacement vouchers: *(Applied and received 147 replacement vouchers to assist families affected by the demolition of an existing 50 year old development with relocation assistance.)*
- Other: *(No activity to convert an existing 49 unit single family public housing development into a homeownership opportunity to current families living in these units or to voucher families wanting to become first time homeowners.)*

5.2

**Goals and Objectives (Cont'd).** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. (Items 1 – 6) Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (Items 7 – 12)

**Progress Report for the previous 5 Year Plan 2005 - 2009:**

9 - PHA Goal: Increase assisted housing choices - Prior 5 Year Objectives and Accomplishments:

- Provide voucher mobility counseling: *(Counsel voucher families to the options available with exercising use of the voucher to port to another location.)*
- Conduct outreach efforts to potential voucher landlords: *(Compliance updates put in place for continuation of qualifying new and existing property for participating family occupancy.)*
- Increase voucher payment standards: *(Review and adjust payment standards accordingly to the benefit of special populations and in keeping with market rates and program funding constraints.)*
- Implement voucher homeownership program: *(Continue outreach efforts on the voucher homeownership program and track status of previously families assisted with this option. )*
- Implement public housing or other homeownership programs: *(Pending implementation on converting an existing single family public housing development into a homeownership opportunity for current families or existing voucher families wanting to become first time homeowners and refer current program families to other homeownership programs in the community.)*
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers: *(Pending implementation to convert an existing single family public housing development into a homeownership opportunity for current families wanting to become first time homeowners.)*
- Other: *(Continue to market programs to provide home buying opportunity to families wanting to own a home within three to five years of receiving public housing assistance.)*

10 - PHA Goal: Provide an improved living environment

Prior 5 Year Objectives and Accomplishments:

- Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
- Implement public housing security improvements: *(Fund off-duty police officers to provide security on randomly assigned days.)*
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: *(Continue to provide lease space to Head Start Program and Boys & Girls Club program to provide services to families living in the housing developments.)*

11 - PHA Goal: Promote self-sufficiency and asset development of assisted households

Prior 5 Year Objectives and Accomplishments:

- Increase the number and percentage of employed persons in assisted families: *(No activity on this goal.)*
- Provide or attract supportive services to improve assistance recipients' employability: *(Occasional presentations scheduled with community agencies to inform residents of these services. Social Worker hired to manage and implement self sufficiency programs.)*
- Provide or attract supportive services to increase independence for the elderly or families with disabilities: *(Same as above.)*
- Other: *(Continue outreach and provide informative materials to voucher families who are interested in becoming first time homebuyers with voucher assistance.)*

5.2

**Goals and Objectives (Cont'd).** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. (Items 1 – 6) Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (Items 7 – 12)

**Progress Report for the previous 5 Year Plan 2005 - 2009:**

12 - PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Prior 5 Year Objectives and Accomplishments:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: *(Ongoing reviews and updates of operational policies which may affect delivery of programmatic services.)*
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: *(Ongoing inspections and modernization of public housing units to meet affirmative action mandates required to provide a suitable living environment.)*
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: *(Same as goal objectives listed above.)*
- Other: *(Ongoing review and updates of intake processes to offer appropriate housing opportunities to individuals in compliance with fair housing laws and statutes.)*

## PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

1. *Utility Allowance Schedule for Calendar Year 2010*
2. *Payment Standard for Calendar 2010*

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

*Public access to information of the 5-Year Plan and the Annual PHA Plan and other applicable information as per 24 CFR 903.7 are located in the main administrative office of the PHA at 2301 Jasmine Avenue, McAllen, Texas 78501. The PHA Plan elements as per 24 CFR 903.7 are located in the main administrative office and include:*

6.0

1. *The Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP); the Section 8 Admin Plan which includes participant Eligibility for both programs; the Tenant Selection and Assignment Plan (TSAP) and the Waiting List Procedure.*
2. *The Capital Fund Grant Program Annual Statement / Performance and Evaluation Reports for any active grant year. Most recent board-approved operating budget for the public housing program*
3. *The Public housing rent determination policies, including the method for setting public housing flat rents and schedule of flat rents are included in the PHA A&O Policy. The Housing Choice Voucher rent determination and payment standards are included in Section 8 Administrative Plan.*
4. *The Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation.*
5. *The Public housing grievance procedures are included in the PHA A&O Policy and Section 8 informal review and hearing procedures are included in Section 8 Administrative Plan.*
6. *There are no developments which the PHA owns or operates that are Designated Housing for Elderly and Disabled Families.*
7. *The Public Housing Community Service Policy/Programs for families in public housing developments are included in PHA A&O Policy.*
8. *The PHA contracts and provides security services with off-duty police officers at its developments for safety and crime prevention measures of the public housing residents. Officers document incidents for reporting and tracking purposes. PHA follows up with family counseling and lease enforcement as necessary. Officers also have arresting authority if incident requires such action.*
9. *The Policy on Ownership of Pets in Public Housing Family Developments is included in the PHA A&O Policy.*
10. *The documents 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.*
11. *The results of the most recent fiscal year audit conducted by the PHA 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 are available upon request.*
12. *The PHA opted out of Asset Management.*
13. *The PHA has an MOU in place with Women Together/Mujeres Unidas that address matters involved with issues of domestic violence. The PHA has also set aside, depending upon funding, availability of vouchers for family unification and/or housing assistance to victims of domestic violence who have met the services program of Women Together and require housing to complete their program of work towards independence.*

7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p>(a) <i>Retama Village (Original Project # TX028-001): This 50 year old public housing development was replaced with a Mixed Finance new construction development that includes a total of 202 units in two phases. There were 150 public housing units demolished and 89 new public housing units were replaced within the composition of the new total unit count on site.</i></p> <p><i>Phase I is a 128 unit operating subsidy only mixed finance development of which 64 units will be Public Housing. Construction completion was December 2008, DOFA was achieved on 12/17/2008 and EIOP was achieved on 3/30/2009. This development has been classified as AMP # TX028000007.</i></p> <p><i>Phase II is a 74 unit operating subsidy only mixed finance development of which 25 units will be Public Housing. Construction completion was July 2009, DOFA was achieved on 8/31/2009 and EIOP was achieved on 9/30/2009. This development has been classified as AMP # TX028000008.</i></p> <p><i>McAllen Housing Authority is soliciting properties in anticipation of undertaking another mixed finance development to increase inventory for families in need of housing and to replace the remaining 61 public housing units that were demolished in prior years. First year increment of RHF is in place and PHA will accumulate consecutive years of funding to conduct meaningful development.</i></p> <p>(b) <i>Under previous approved demolition application (DDA0002791); existing administration building and real property on which it sits is still pending completion of disposition or demolition action.</i></p> <p>(c) <i>Conversion of an existing 49 unit single family Public Housing development into a homeownership opportunity for existing public housing residents remains under consideration.</i></p> <p>(d) <i>Homeownership – The McAllen Housing Authority continues to market its Voucher Homeownership program that affords voucher participants the opportunity to purchase their own home. The program has assisted 32 families since its inception in July 2004. Of the thirty-two families assisted, nine have “graduated” towards no longer needing voucher assistance.</i></p> <p>(e) <i>Project-based Vouchers – The McAllen Housing Authority in conjunction with McAllen Housing Facility Corporation (the PHA non-profit component) have solicited funding under the tax credit program for a 36 unit elderly development in the 2008 cycle of the Tax Credit Program administered by the Texas Department of Housing and Community Affairs. The application received approval of tax credit funding for this elderly development. Vouchers will be designated to this development from the current allotment of Housing Authority vouchers. The completion of this development will meet the identified need of additional affordable housing for the elderly as stated in the PHA Plan.</i></p> <p><i>The McAllen Housing Authority acquired a Project Based development known as La Vista Apartments in late 2007 to increase its assisted housing inventory. This 48 unit development received tax credit funding to upgrade and modernize the housing units and it is currently managed by a private management firm.</i></p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <ul style="list-style-type: none"> <li>• <i>Capital Fund Program Annual Statement for 2010</i></li> <li>• <i>Performance and Evaluation Report as of 12/31/2009 for TX59P02850109</i></li> <li>• <i>Performance and Evaluation Report as of 12/31/2009 for TX59P02850108</i></li> <li>• <i>Performance and Evaluation Report as of 12/31/2009 for TX59P02850107</i></li> <li>• <i>Performance and Evaluation Report as of 12/31/2009 for TX59P02850106</i></li> <li>• <i>Performance and Evaluation Report as of 12/31/2009 for TX59P02850105</i></li> </ul>

8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><i>The Capital Fund Program Five-Year Action Plan represents program years 2010 – 2014. Program year 2010 will be the first year of the new Five Year Action Plan. The new Five-Year Action Plan will be based on a rolling basis with annual updates beginning in 2011.</i></p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p><i>Not Applicable.</i></p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>

9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p><i>The following points of action describe the PHA's strategy for addressing the housing needs families in the City of McAllen and on the Waiting Lists:</i></p> <ul style="list-style-type: none"> <li>▪ <i>apply for additional vouchers</i></li> <li>▪ <i>leverage private or other public funds to create additional housing opportunities, including mixed financed development.</i></li> <li>▪ <i>acquire land for replacement of demolish public housing units or to build new build units</i></li> <li>▪ <i>acquire existing multi-family developments to increase housing inventory</i></li> <li>▪ <i>increase customer service</i></li> <li>▪ <i>renovate or modernize public housing units; and demolition of obsolete Public Housing and replacement of demolished units on a one-for-one basis</i></li> <li>▪ <i>accumulate consecutive years of RHF monies until such time as PHA is able to conduct meaningful development , for replacement of demolished public housing units</i></li> <li>▪ <i>conduct outreach efforts for potential voucher landlords</i></li> <li>▪ <i>establish voucher payment standards, as appropriate</i></li> <li>▪ <i>implement public housing security improvements</i></li> <li>▪ <i>increase number and percentage of employed persons in assisted families</i></li> <li>▪ <i>provide or attract supportive services to improve assistance recipients' employability</i></li> <li>▪ <i>provide or attract supportive services to increase independence for the elderly or families with disabilities</i></li> <li>▪ <i>continue home buying opportunities with Homeownership voucher program or other community resources</i></li> <li>▪ <i>increase motivation of residents to become self-sufficient</i></li> </ul>
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**Additional Information.** Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

**5-Year Plan (2005-2009) Mission and Goals Accomplishments**

- Continue to manage the existing public housing development known as Vine Terrace
- Continue to administer the Voucher Program which has increased from 1,032 vouchers to 1,179
- Continue to administer the Voucher Homeownership Program; 32 families assisted with this program
- Continue management arrangements with McAllen Housing Facility Corporation to manage 70 unit elderly development
- Continue to administer in a fiscally responsible and prudent manner with no audit findings the Low Rent and Voucher Assistance Programs
- Continue to fulfill the reporting program requirements as directed by HUD for PHAS, SEMAP, FASS, VMS, etc.
- Submitted request and received HUD approval for demolition of an existing 55-year old public housing development
- Undertook and completed demolition of an existing 55-year old public housing development of 150 units
- Submitted request and awarded 147 Tenant Protection Vouchers to assist families affected by the demolition of an existing 55-year old public housing development
- Submitted applications and awarded funding to reconstruct new multi-family developments to provide affordable housing opportunities to families in the community in a new living environment
- Constructed a new 128 unit family development with Tax Credit funding and replaced 64 units of demolished public housing within the composition of this new family development
- Constructed a new 74 unit family development with Tax Credit funding and replaced 25 units of demolished public housing within the composition of this new family development
- Secured first year of increment funding of RHF funds for replacement activity of demolished public housing units
- Secured funding under the Tax Credit Program to construct a new 36 unit elderly development which will be designated as a Project Based development upon completion
- Acquired an existing 48 unit Project Based development to increase housing opportunities to families in the community; required improvements funded with Tax Credit monies previously awarded to the development
- Acquired via conveyance of property from the City of McAllen an existing building to be rehabilitated to accommodate administrative offices of the PHA when existing offices are disposed or demolished as per approved demo/dispo application
- Continue efforts of land acquisition activity for replacement of demolished public housing units or to build new units; including acquisition of existing multi-family developments to increase housing inventory

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

**Significant Amendment:**

- Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund Program Annual Statement;
- Any change being submitted to HUD that requires a separate notification to residents, such as changes in the Hope VI, Public Housing Conversion, Demolition/Disposition, Designated Housing or Public Housing Homeownership programs; and
- Any change in policy or operation that is inconsistent with the applicable Consolidated Plan.

**Substantial Deviation/Modification**

- Any change to the Mission Statement;
- 50% deletion from or addition to the goals and objectives as a whole; and
- 50% or more decrease in the quantifiable measurement of any individual goal or objective.

10.0

11.0

**Required Submission for HUD Field Office Review.** In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

**REQUIRED SUBMISSION INFORMATION  
TABLE OF CONTENTS**

- 11.0 (a) HUD Form 50077; PHA Certification of Compliance and Related Regulations  
HUD Form 50077-CR; Civil Rights Certifications  
HUD Form 50077-SL; Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan
- 11.0 (b) HUD Form 50070; Certification for a Drug-Free Workplace
- 11.0 (c) HUD Form 50071; Certification of Payments to Influence Federal Transactions
- 11.0 (d) Standard Form LLL; Disclosure of Lobbying Activities
- 11.0 (e) Standard Form LLL-A; Disclosure of Lobbying Activities Continuation Sheet (Not  
Applicable)
- 11.0 (f) Resident Advisory Board Comments
- 11.0 (g) Challenged Elements

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the  5-Year and/or  Annual PHA Plan for the PHA fiscal year beginning July 1, 2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

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

McAllen Housing Authority

TX028

PHA Name

PHA Number/HA Code

XXXXX 5-Year PHA Plan for Fiscal Years 20<sup>10</sup> - 20<sup>14</sup>

XXXXX Annual PHA Plan for Fiscal Years 20<sup>10</sup> - 20<sup>11</sup>

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

Name of Authorized Official	Title
Aurelio Leo Lara	Chairman, Board of Commissioners
Signature	Date
	4/8/2010

**Civil Rights Certification**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

**Civil Rights Certification**

**Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

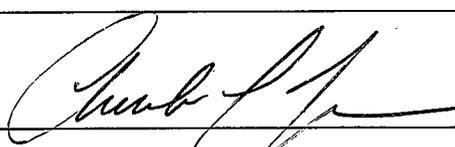
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

McAllen Housing Authority

TX028

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official Aurelio Leo Lara ~	Title Chairman, Board of Commissioners ~
Signature 	Date 4/8/2010

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

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011**

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

I, Richard F. Cortez the Mayor certify that the Five Year and  
Annual PHA Plan of the McAllen Housing Authority is consistent with the Consolidated Plan of  
City of McAllen prepared pursuant to 24 CFR Part 91.

Richard F Cortez 4/8/2010

Signed / Dated by Appropriate State or Local Official

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

McAllen Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

McAllen Housing Authority Administration Office  
2301 Jasmine Ave  
McAllen, Texas 78501

Vine Terrace  
2220 N. 27th  
McAllen, Texas 78501

Learning Center  
1200 N. 25th  
McAllen, Texas 78501

Retama Village  
900 N. 26th  
McAllen, Texas 78501

Retama Village Phase II  
2500 Jasmine Ave  
McAllen, Texas

Check here  if there are workplaces on file that are not identified on the attached sheets.

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)

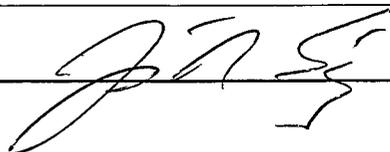
Name of Authorized Official

Jose A. Saenz

Title

Executive Director

Signature



Date

4/9/2010

X

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

McAllen Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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)

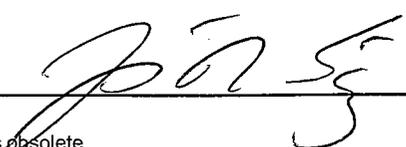
Name of Authorized Official

Jose A. Saenz

Title

Executive Director

Signature



Date (mm/dd/yyyy)

4/9/2010

Previous edition is obsolete

form HUD 50071 (3/98)  
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

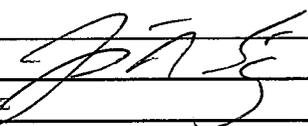
**DISCLOSURE OF LOBBYING ACTIVITIES**

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

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input checked="checked" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input checked="checked" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input checked="checked" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="checked" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: 28	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  NOT APPLICABLE  Congressional District, if known:	
<b>6. Federal Department/Agency:</b> US Department of Housing and Urban Development	<b>7. Federal Program Name/Description:</b> Capital Fund Program  CFDA Number, if applicable: 14.872	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$ 300,000	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):  NOT APPLICABLE	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):  NOT APPLICABLE	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Jose A. Saenz Title: Executive Director, McAllen Housing Authority Telephone No.: 956-686-3951      Date: 4/9/2010	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

## REQUIRED SUBMISSION INFORMATION

### 11.0 (f)

#### (f) Resident Advisory Board Comments:

The Public Hearing for presentation of the Five Year Plan, the Annual Plan and Capital Fund Program was scheduled and held on Wednesday March 11, 2010 at 6:00 pm at the Housing Authority Community Center.

- Housing Authority Staff Present:

Jose A. Saenz, Executive Director  
Maria Luisa Yanez, Low Rent Supervisor  
Daniel Acevedo, Facilities Manager  
Javier Ybarra, Social Services Manager  
Juan Ramos, Sunset Gardens Property Manager

- There were 27 Residents in attendance at Public Hearing from the following three (3) developments for presentation of the 2010 Annual Plan, the Five Year Plan (2010-2014) and the revised 2009 Annual Plan:

Retama Village Phase I 20 residents  
Retama Village Phase II 4 residents  
Vine Terrace 3 residents

- Oral testimony was made by several Residents present on behalf of Retama Village and Vine Terrace:

#### Retama Village

- Handicap grab bars in the bathroom needed in units service elderly residents (1 bedroom units)
- More handicap parking or designation of parking for handicap individuals closer to their unit
- Need for additional pedestrian gates
- Kids are manually activating the vehicle gate control to exit the premise
- Kids are jumping over the fence to enter or leave the premise
- Security cameras needed to identify non-residents or persons damaging property
- Better attention on maintenance is necessary; lack of follow up on work order requests.
- When parking lot lights are burnt out it has taken too long fix; creates dark areas in the development

## Vine Terrace

- Need for meeting area within the development for Residents
  - Attention to age of infrastructure (plumbing); occasional odor emanating from sanitary sewer drains
  - Would the PHA consider selling the units to existing families (units are single family homes)
  - Liked the recent improvements of roofs, gutters, windows and doors done with stimulus funds; every unit addressed equally
  - Contractor for these improvements did not cause much family disruption at the development
- Additional attachments include:
    1. Sign In Sheet
    2. Listing of Residents present by development
    3. Copy of Public Notice and Posted Announcement of meeting date, time and place.
    4. Management responses to comments on Retama Village
    5. Management responses to comments on Vine Terrace

SIGN IN SHEET 5-Year Plan Public Hearing March 2010

Date	Name	Address	Email Address
3-11			
	Ernestina Glicerio	APT 214	682 5043
	Eglantina Garcia	APT 123	330-55-34
	Gracely Obregon	APT = 126	956-400-5740
	Francisca Cantu	APT - 115	(956) 994-1890
LA	Elena Sánchez	900N 26stree Apt 932	956 5601869
	MARIA GONZ	900N 26 APT 817	956 664-1304
	Paula Delon	900N 26 AP 511	686 0539
	Antonio Carrazos	2709 La Vista Ave	(956) 928-0580
	Maria Alvarado	9111 N. D E APT 716	
	José A. Adams	2500 JASMIN. AP 1006	
	Louise Hernandez	2605 Walnut	631-3115
	Cecilia Mendez	2721 N. 27th ST.	631-5370
	Margarita Sacada	2701 la vista	687-8317
	Adriana Garza	2500 Jasmine Ave #504	AdriGarza1994@yahoo.com 956-45-5506
	Gabriel Medina	900. 26 <sup>th</sup> ST. APT. 213	
	Luis Martinez	900 W. 26th St. Apt 614	905 73 64
	MARIBEL AREYNA	900 26	
	Juan M. Gonzalez		
	Brenda Rodriguez	900 north 26 st	562-91-27
	Nova Harris	900 North 26 <sup>th</sup> APT 513	560-2823
	Janett Rosales	900N 26st. Apt 725	6817996



**Attendance Roll  
5-Year Plan Public Hearing  
March 11, 2010**

**Retama I**

Ernestina Araguz 900 N. 26 <sup>th</sup> #214	Marbella Reyna (LR) 900 N. 26 <sup>th</sup> #117	Eloy H. Reyna 900 N. 26 <sup>th</sup> #121
Eglantina Garcia 900 N. 26 <sup>th</sup> #125	Luis Martínez 900 N. 26 <sup>th</sup> #614	Janett Rosales 900 N. 26 <sup>th</sup> #725
Aracely Obregon 900 N. 26 <sup>th</sup> #126 *** (Section 8) ***	Juan M. Gonzalez 900 N. 26 <sup>th</sup> #117	Gabriel Medina 900 N. 26 <sup>th</sup> #213
Francisca Cantu 900 N. 26 <sup>th</sup> #115 *** (Section 8) ***	Brenda Rodriguez (LR) 900 N. 26 <sup>th</sup> #722	Nora Harris 900 N. 26 <sup>th</sup> #513
Elena Sanchez 900 N. 26 <sup>th</sup> #932	Olga Reyes (LR) 900 N. 26 <sup>th</sup> #311	Paula De Leon 900 N. 26 <sup>th</sup> #511
Maria Cruz 900 N. 26 <sup>th</sup> #817	Dementino Alba 900 N. 26 <sup>th</sup> #624	Maria Alvarado 900 N. 26 <sup>th</sup> #716
Dina Cruz 900 N. 26 <sup>th</sup> #817	Sylvia Ayar 900 N. 26 <sup>th</sup> #514	

**Vine Terrace**

Antonio Cavazos 2709 La Vista
Lourdes Hernandez 2605 Walnut
Josefina Mendoza 2221 La Vista
Margarita Saucedo 2701 La Vista

**Retama II**

Jose A. Adame 2500 Jasmine Ave #1006
Adriana Garza 2500 Jasmine Ave #504
Alysia King 2500 Jasmine Ave#505 (tax credit)

**MCALLEN HOUSING AUTHORITY  
PUBLIC HEARING**

The McAllen Housing Authority is scheduling a Public Hearing to obtain input from residents of assisted housing in Retama Village and Vine Terrace in reference to the Five-Year Plan (Program Years 2010 – 2014) and for the Annual Plan (Program Year 2010) to be submitted to the U.S. Department of Housing and Urban Development for Fiscal Year Beginning July 1, 2010. Total funds being allocated for the Annual Plan are estimated at \$400,000 for Operating Funds and \$100,000 for Capital Funds. All residents are encouraged to attend this hearing at the following location.

Date: Thursday March 11, 2010  
Time: 6:00 p.m.  
Place: Retama Village Community Center  
2301 Jasmine  
McAllen, Texas 78501

The proposed Five-Year Plan and Annual Plan will be presented at the public hearing. For further information please call 686-3951.

\*\*\*\*\*

**MCALLEN HOUSING AUTHORITY  
JUNTA INFORMATIVA**

La oficina de McAllen Housing Authority tendra una Junta Informativa para los residentes de viviendas publicas en Retama Village y Vine Terrace a referencia del Programa de Trabajo de Cinco Anos (2010 – 2014) y el Programa de Trabajo Annual (2010) para el ano fiscal cual empieza el dia 1 de Julio de 2010. Se anticipa recibir la cantidad de \$400,000 y \$100,000 en fondos federales para uso en la administracion, proyectos y mantenimiento de estas comunidades. Este aviso es para que los residentes asisten a la junta y den sus comentarios sobre las metas de estos Programas de Trabajo.

La fecha, horario y lugar de esta junta sera:

Fecha: Jueves Marzo 11, 2010  
Hora: 6:00 p.m.  
Lugar: Centro Comunitario de Retama Village  
2301 Jasmine  
McAllen, Texas 78501

Para mas informacion, por favor comuniquese a nuestra oficina al numero 686-3951.



UAH PROPERTY MANAGEMENT, L.P.

10670 North Central Expressway  
Suite 505  
Dallas, TX 75231  
214.265.7227 ph  
214.265.0722 fax

Via Internet

March 15, 2010

Joe Saenz  
Executive Director  
McAllen Housing Authority  
2301 Jasmine Avenue  
McAllen, Texas 78501

Re: *Retama Village I and Retama Village II*-Residents' Meeting Response  
McAllen, Texas

Dear Joe:

This letter is in response to your e-mail of March 12, 2010, regarding the public comments and suggestions presented at the public hearing. As the management company for *Retama Village I and II* our responses are as follows:

1. Handicap "grab" bars are *always* available and are provided under the reasonable accommodation policy of the community. These are provided and installed at no cost to the resident upon request. The management will ensure that all residents are informed of this policy.
2. Handicap designated parking spaces are "located" in accordance with the original plans and specifications provided to the city by the architect and developer. It is our policy, under our reasonable accommodation policy, to attempt to make an accommodation to a resident who requires a designated handicap parking space located near their apartment. The management will ensure that this policy is better promulgated within the community so interested residents may request this consideration.
3. Management will secure bids for the installation of additional pedestrian gates as directed by you.
4. The behavior of children in the community is a concern of all members of the community and cannot be regulated exclusively by management. We will attempt to create a "Neighborhood Watch" program where residents may be more actively involved in the "policing" of their community. **UAH Property Management, LP**, recognizing the increased concern for safety in our managed communities has recently identified one of our employees, Justin Thomas, as the Vice President-Operations and Community Safety Officer. He is tasked with addressing these

concerns through joint efforts of local police and other interested residents to improve the safety and security of our communities. These concerns have been passed to him for appropriate action and follow through.

5. We are currently reviewing various proposals for the installation of video surveillance cameras. The size of the communities presents a difficult and potentially very expensive challenge. Moreover, no surveillance system will be capable of providing video coverage for the entire community. This is why we believe Item 4 may be a more viable and effective solution to this concern.
6. Management agrees that maintenance services need improvement. We are in the process of making management and maintenance staff changes to improve in this area.
7. This problem should be addressed with the adoption of **Item 4** and the completion of **Item 6**.

In my thirty-five (35) years of property management I have learned that management cannot address all of the resident concerns without an "engaged" and "actively" committed number of residents who actively participate in assisting management in the enforcement of community policy and procedures and parents who take responsibility for the supervision and action of their children. We will work harder to gain this type of relationship at *Retama Village I and II*.

Sincerely yours,



Michael V. Clark, CPM®  
President

Copies to:

Doak Brown

Leslie Holleman

Melissa Marek, VP-Regional Manager, **UAH Property Management, LP**

Justin Thomas, VP-Operations, **UAH Property Management, LP**

McAllen Housing Authority  
Five Year Plan – Public Hearing  
Residents' Meeting Responses  
Vine Terrace

This document is prepared and included in the Five Year Plan in response to the comments and suggestions presented by the Residents at the public hearing conducted by the McAllen Housing Authority.

1. Management will visit on the options of utilizing an existing concrete basketball court to construct a community room for resident events on-site. Other options could also include placing an existing public housing unit off-line and convert it to a resident building; reduce head start program use of an existing community building to program resident use; or terminate leasing arrangements with Head Start Program and convert existing community building into a full fledge community center for this development.
2. Management will engage with Architectural firm to conduct Physical Needs Assessment (PNA) to determine and budget required improvements to extend the life of existing public housing units in this development. The PNA will also include an assessment of infrastructure that provides on-site and off-site services.
3. Visit on the possibility to opt out on existing public housing units in this development into homeownership. Families need to know that mortgage involved with this conversion may be beyond their means to afford however voucher would be provided for continued rental housing assistance.

**REQUIRED SUBMISSION INFORMATION**

**11.0 (g)**

(g) Challenged Elements:

There were no challenged elements to the presentation made.

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		<b>FFY of Grant: 2010</b>	
PHIA Name: McAllen Housing Authority		FFY of Grant Approval:	
Grant Type and Number Capital Fund Program Grant No: TX59P02850110 Replacement Housing Factor Grant No: Date of CFFP:			

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
			Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		20,000			
8	1440 Site Acquisition		100,000			
9	1450 Site Improvement		25,000			
10	1460 Dwelling Structures		30,000			
11	1465.1 Dwelling Equipment—Nonependable		25,000			
12	1470 Non-dwelling Structures		200,000			
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2010	
PHA Name: McAllen Housing Authority	Grant Type and Number Capital Fund Program Grant No: TX59P02850110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	400,000			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date	Signature of Public Housing Director	Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
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Part II: Supporting Pages

PHA Name:  
 McAllen Housing Authority

Grant Type and Number  
 Capital Fund Program Grant No: TX59P02850110  
 CFPP (Yes/No):  
 Replacement Housing Factor Grant No:

Federal FFY of Grant:  
 2010

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Vine Terrace - 001	Vine Irrigation System	1450	50	15,000				
Vine Terrace - 001	Bathroom Handicap Improvements	1460	6	30,000				
Vine Terrace - 001	Mailbox Replacements	1470	50	8,000				
Vine Terrace - 001	Water Heater Replacements	1465	50	25,000				
PHA - Wide	Walkway Canopy for Cesar Chavez Center	1470	1	17,000				
PHA - Wide	Access Control Gate and Fence for Maple/Cesar Chavez Center	1450	1	10,000				
PHA - Wide	Professional Services	1430	1	20,000				
PHA - Wide	Land Acquisition	1440	1	100,000				
PHA - Wide	Rehabilitation of Maple Building	1470	1	175,000				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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Part III: Implementation Schedule for Capital Fund Financing Program  
 PHA Name: McAllen Housing Authority

Federal FFY of Grant: 2010

Reasons for Revised Target Dates

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Vine Terrace / 1450	7/1/2012		7/1/2014		
Vine Terrace / 1460	7/1/2012		7/1/2014		
Vine Terrace / 1465	7/1/2012		7/1/2014		
Vine Terrace / 1470	7/1/2012		7/1/2014		
PHA - Wide / 1430	7/1/2012		7/1/2014		
PHA - Wide / 1440	7/1/2012		7/1/2014		
PHA - Wide / 1450	7/1/2012		7/1/2014		
PHA - Wide / 1470	7/1/2012		7/1/2014		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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 Expires 4/30/2011

Part I: Summary

PHA Name: McAllen Housing Authority	Grant Type and Number Capital Fund Program Grant No: TX59P02850109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	Original	Total Estimated Cost		Obligated	Total Actual Cost <sup>1</sup>
					Revised <sup>2</sup>	Expended		
1	Total non-CFP Funds							
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>			5,000			0	0
3	1408 Management Improvements							
4	1410 Administration (may not exceed 10% of line 21)							
5	1411 Audit							
6	1415 Liquidated Damages							
7	1430 Fees and Costs							
8	1440 Site Acquisition			30,000			0	0
9	1450 Site Improvement							
10	1460 Dwelling Structures			15,000			0	0
11	1465.1 Dwelling Equipment—Nonexpendable							
12	1470 Non-dwelling Structures			24,434			0	0
13	1475 Non-dwelling Equipment							
14	1485 Demolition							
15	1492 Moving to Work Demonstration							
16	1495.1 Relocation Costs							
17	1499 Development Activities <sup>4</sup>							

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development  
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 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2009	
PHA Name: McAllen Housing Authority	Grant Type and Number Capital Fund Program Grant No. TX59P02850109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	74,434			0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
	4/9/2010		

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.





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

U.S. Department of Housing and Urban Development  
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**Part III: Implementation Schedule for Capital Fund Financing Program**

PHA Name: McAllen Housing Authority		Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA - Wide / 1440	9/14/2011		9/14/2013		No Changes
PHA - Wide / 1470	9/14/2011		9/14/2013		No Changes
PHA - Wide / 1406	9/14/2011		9/14/2013		No Changes
Vine Terrace / 1460	9/14/2011		9/14/2013		No Changes
Vine Terrace / 1470	9/14/2011		9/14/2013		No Changes

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



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

U.S. Department of Housing and Urban Development  
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<b>Part I: Summary</b>		<b>FFY of Grant: 2008</b>	
PHA Name: McAllen Housing Authority	Grant Type and Number Capital Fund Program Grant No: TX59P02850108 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant Approval:</b>	

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Obligated	Total Actual Cost <sup>1</sup>	
				Original	Revised <sup>2</sup>		Expended	
1	Total non-CFP Funds							
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>			23,881		0		0
3	1408 Management Improvements			12,500		0		0
4	1410 Administration (may not exceed 10% of line 21)			12,500		0		0
5	1411 Audit							
6	1415 Liquidated Damages							
7	1430 Fees and Costs							
8	1440 Site Acquisition			30,000		0		0
9	1450 Site Improvement			120,000		0		0
10	1460 Dwelling Structures			85,000		0		0
11	1465.1 Dwelling Equipment—Nonexpendable							
12	1470 Non-dwelling Structures			20,000		0		0
13	1475 Non-dwelling Equipment							
14	1485 Demolition							
15	1492 Moving to Work Demonstration							
16	1495.1 Relocation Costs							
17	1499 Development Activities <sup>4</sup>							

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2008	
PHA Name: McAllen Housing Authority	Grant Type and Number Capital Fund Program Grant No.: TX59P02850108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	303,881	0		0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date	Signature of Public Housing Director		Date

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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

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**Part II: Supporting Pages**

PHA Name: McAllen Housing Authority		Grant Type and Number Capital Fund Program Grant No: TXS59P02850108 CFFP (Yes/No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2008			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised <sup>1</sup> Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Vine Terrace	Resurfacing & new construction of parking spaces & pedestrian access to housing units	1450	49	50,000			No Expenditure
Vine Terrace	Landscape Improvements	1450	1	50,000			No Expenditure
Vine Terrace	Installation of floor tile	1460	49	50,000			No Expenditure
Vine Terrace	Bathroom Accessibility Improvements	1460	10	10,000			No Expenditure
Vine Terrace	Gas Meter Relocation	1450	40	20,000			No Expenditure
Vine Terrace	Gutter Installation	1460	49	25,000			No Expenditure
Vine Terrace	Community Center Improvements	1470	1	20,000			No Expenditure
PHA - Wide	Site Acquisition	1440	1	30,000			No Expenditure
PHA - Wide	Operations	1406		23,881			No Expenditure

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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U.S. Department of Housing and Urban Development  
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**Part II: Supporting Pages**

PHA Name: McAllen Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P02850108 CFPP (Yes/No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2008				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA - Wide	Update Policies & Procedures	1408		2,000				No Expenditure
PHA - Wide	Technical Assistance	1408		1,500				No Expenditure
PHA - Wide	Commissioners Training	1408		1,500				No Expenditure
PHA - Wide	Staff Training	1408		4,000				No Expenditure
PHA - Wide	Update Software	1408		2,000				No Expenditure
PHA -Wide	HR Policy Updates	1408		1,500				No Expenditure
PHA - Wide	Pro-rated Salaries	1410		4,000				No Expenditure
PHA - Wide	Support Staff	1410		2,000				No Expenditure
PHA - Wide	Travel	1410		4,000				No Expenditure
PHA - Wide	Supplies	1410		2,500				No Expenditure

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

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**Part III: Implementation Schedule for Capital Fund Financing Program**  
 PHA Name: McAllen Housing Authority

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Vine Terrace	6/12/2010		6/12/2012		No Changes
PHA - Wide / 1406	6/12/2010		6/12/2012		No Changes
PHA - Wide / 1408	6/12/2010		6/12/2012		No Changes
PHA - Wide / 1410	6/12/2010		6/12/2012		No Changes

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		<b>PHA Name:</b> McAllen Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: TX59P02850107 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2007</b> <b>FFY of Grant Approval:</b>	
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
				Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>			20,387	129,192.06	129,192.06	129,192.06
3	1408 Management Improvements			12,500	20,980.64	20,980.64	20,980.64
4	1410 Administration (may not exceed 10% of line 21)			12,500	5,666.00	5,666.00	5,666.00
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition			85,000	0	0	0
9	1450 Site Improvement			60,000	51,871.30	51,871.30	51,871.30
10	1460 Dwelling Structures			90,000	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable			20,000	0		
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition			10,000	102,677.00	102,677.00	102,677.00
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities <sup>4</sup>						

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development  
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 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2007	
PHA Name: McAllen Housing Authority	Grant Type and Number Capital Fund Program Grant No: TX59P02850107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009		<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: )	
Type of Grant	Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
18a	1501 Collateralization or Debt Service paid by the PHA	Original	Revised <sup>2</sup>
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		Obligated
19	1502 Contingency (may not exceed 8% of line 20)		Expended
20	Amount of Annual Grant: (sum of lines 2 - 19)	310,387	310,387
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Date	Signature of Public Housing Director

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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**Part II: Supporting Pages**

PHA Name: McAllen Housing Authority  
 Grant Type and Number: Capital Fund Program Grant No: TX59P02850107  
 CFFP (Yes/ No):  
 Replacement Housing Factor Grant No:

Federal FFY of Grant: 2007

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Retama Village	Demolition & clearance activity	1485	1	20,000	102,677	102,677	102,677	Complete
Retama Village	Site Acquisition	1440	1	75,000	0	0	0	
Retama Village	Wall Heater furnaces	1460	20	20,000	0	0	0	
Retama Village	Relocate electrical conduits	1460	25	20,000	0	0	0	
Retama Village	Purchase of water heaters	1465.1	50	10,000	0	0	0	
Vine Terrace	Resurfacing & new construction of parking spaces & pedestrian access; gas meter relocation and bldg improvements	1450	49	50,000	51,871.30	51,871.30	51,871.30	Complete
Vine Terrace	Landscaping improvements	1450	1	10,000	0	0	0	
Vine Terrace	Installation of floor tile	1460	49	50,000	0	0	0	
Vine Terrace	Purchase of appliances	1465.1	49	10,000	0	0	0	
PHA - Wide	Office rehabilitation work	1470	0	20,000	0	0	0	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
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**Part III: Implementation Schedule for Capital Fund Financing Program**  
 PHA Name: McAllen Housing Authority

Federal FFY of Grant: 2007

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Retama Village - 1485	9/12/2009	8/31/2009	9/12/2011	10/31/2009	Complete
Vine Terrace - 1450	9/12/2009	8/31/2009	9/12/2011	10/31/2009	Complete
PHA - Wide / 1406	9/12/2009	8/31/2009	9/12/2011	10/31/2009	Complete
PHA - Wide / 1408	9/12/2009	8/31/2009	9/12/2011	10/31/2009	Complete
PHA - Wide / 1410	9/12/2009	8/31/2009	9/12/2011	10/31/2009	Complete

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		<b>FFY of Grant: 2006</b>	
PHA Name: McAllen Housing Authority		FFY of Grant Approval:	
Grant Type and Number Capital Fund Program Grant No: TX59P02850106 Replacement Housing Factor Grant No: Date of CFP:			

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
				Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		0	0	0	0	0
3	1408 Management Improvements		0	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)		0	0	0	0	0
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement		5,000	11,815	11,815	11,815	11,815
10	1460 Dwelling Structures		200,000	81,415	81,415	81,415	81,415
11	1465.1 Dwelling Equipment—Nonexpendable		35,000	0	0	0	0
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition		20,000	210,000	210,000	210,000	210,000
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities <sup>4</sup>						

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development  
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 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2006	
PHA Name: McAllen Housing Authority	Grant Type and Number Capital Fund Program Grant No: TX59P02850106 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	303,230	303,230	303,230	303,230
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
	4/9/2010		

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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U.S. Department of Housing and Urban Development  
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**Part II: Supporting Pages**

PHA Name: McAllen Housing Authority  
 Grant Type and Number  
 Capital Fund Program Grant No: TX59PO2850106  
 CFFP (Yes/No):  
 Replacement Housing Factor Grant No:

Federal FFY of Grant:  
 2006

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Retama Village	Relocation of washing machine drains	1460	74	40,000	0	0	0	
Retama Village	Purchase of ceiling fans	1465.1	208	15,000	0	0	0	
Retama Village	Purchase of exterior doors	1460	300	80,000	0	0	0	
Retama Village	Purchase/ install closet & bathroom doors	1460	75	40,000	0	0	0	
Retama Village	Floor tile improvements	1460	40	40,000	0	0	0	
Retama Village	Purchase of water heaters	1465.1	50	5,000	0	0	0	
Retama Village	Purchase of appliances	1465.1	50	7,500	0	0	0	
Retama Village	Landscaping improvements	1450		5,000	0	0	0	
Retama Village	Demolition Activity	1485		20,000	210,000	210,000	210,000	Complete
Vine Terrace	Architectural Services for Site Improvements	1460		7,500	11,815	11,815	11,815	Complete

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

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Part II: Supporting Pages

PHA Name: McAllen Housing Authority  
 Grant Type and Number: Capital Fund Program Grant No: TX59P02850106  
 CFFP (Yes/ No):  
 Replacement Housing Factor Grant No:

Federal FFY of Grant: 2006

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Vine Terrace	Sidewalk, parking and accessibility improvements for development; gas meter relocation	1450		5,000	81,415	81,415	81,415	Complete
PHA - Wide	Commissioners Training	1408		1,500	0	0		
PHA - Wide	Staff Training	1408		2,000	0	0		
PHA - Wide	Update Software	1408		1,500	0	0		
PHA - Wide	HR Policy updates	1408		1,500	0	0		
PHA - Wide	Update policies and procedures	1408		2,000	0	0		
PHA - Wide	Technical assistance	1408		1,500	0	0		
PHA - Wide	Travel	1410		1,000	0	0		
PHA - Wide	Supplies	1410		1,000	0	0		
PHA - Wide	Support staff	1410		8,000	0	0		
PHA - Wide	Operations	1406		23,230	0	0		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
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**Part III: Implementation Schedule for Capital Fund Financing Program**  
 PHA Name: McAllen Housing Authority

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Retama Village - 1485	6/30/2008	7/17/2008	6/30/2010	8/19/2008	Complete
Vine Terrace - 1450	6/30/2008	7/17/2008	6/30/2010	7/30/2008	Complete
Vine Terrace - 1460	6/30/2008	7/17/2008	6/30/2010	4/28/2009	Complete
PHA - Wide / 1406	6/30/2008	NA	6/30/2010	NA	No 1406 Activity
PHA - Wide / 1410	6/30/2008	NA	6/30/2010	NA	No 1408 Activity
PHA - Wide / 1410	6/30/2008	NA	6/30/2010	NA	No 1410 Activity
PHA - Wide / 1465	6/30/2008	NA	6/30/2010	NA	No 1465 Activity

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



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 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
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<b>Part I: Summary</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: TX59P02850105 Replacement Housing Factor Grant No: Date of CFFP:		<b>FY of Grant: 2005</b> FY of Grant Approval:	
PHA Name: McAllen Housing Authority					

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009	Summary by Development Account	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Final Performance and Evaluation Report	Revised Annual Statement (revision no: )		Total Actual Cost <sup>1</sup>
				Original	Revised <sup>2</sup>	
1		Total non-CFP Funds				
2		1406 Operators (may not exceed 20% of line 21) <sup>3</sup>	17,777	8,876	8,876	8,876
3		1408 Management Improvements	15,184	0	0	0
4		1410 Administration (may not exceed 10% of line 21)	15,000	10,000	10,000	10,000
5		1411 Audit				
6		1415 Liquidated Damages				
7		1430 Fees and Costs				
8		1440 Site Acquisition				
9		1450 Site Improvement	77,000	159,300	159,300	159,300
10		1460 Dwelling Structures	76,500	3,100	3,100	3,100
11		1465.1 Dwelling Equipment—Nonexpendable				
12		1470 Non-dwelling Structures	85,000	4,860	4,860	4,860
13		1475 Non-dwelling Equipment	46,500	6,144	6,144	6,144
14		1485 Demolition	0	140,681	140,681	140,681
15		1492 Moving to Work Demonstration				
16		1495.1 Relocation Costs				
17		1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
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 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2005	
PHA Name: McAllen Housing Authority		FFY of Grant Approval:	
Grant Type and Number Capital Fund Program Grant No: TX59P02850105 Replacement Housing Factor Grant No: Date of CFFP:			

Type of Grant  
 Original Annual Statement  
 Performance and Evaluation Report for Period Ending: 12/31/2009  
 Reserve for Disasters/Emergencies  
 Revised Annual Statement (revision no: )  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	332,961	332,961	332,961	332,961
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date	Signature of Public Housing Director	Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name: McAllen Housing Authority		Capital Fund Program Grant No: TX59P02850105 CFPP (Yes/No): Replacement Housing Factor Grant No:		2005				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
HA - Wide Activities	Landscaping improvements	1450	1	11,000	0	0	0	Funds reprogrammed
HA - Wide Activities	Main Office improvements	1470	1	50,000	4,860	4,860	4,860	Architectural plans
HA - Wide Activities	Community Center Modernization	1470	1	15,000	0	0	0	Funds reprogrammed
HA - Wide Activities	Maintenance Building Improvements	1470	1	20,000	0	0	0	Funds reprogrammed
HA - Wide Activities	Purchase of maintenance tool/equipment	1475	1	6,500	6,144	6,144	6,144	Complete
HA - Wide Activities	Purchase of playground equipment	1475	1	5,000	0	0	0	Funds reprogrammed
HA - Wide Activities	Purchase of administration vehicles	1475	2	40,000	0	0	0	Funds reprogrammed
Retama Village - 001	Demolition Activity	1485		0	140,681	140,681	140,681	Complete
Retama Village - 001	Parking lot resurfacing	1450	150	61,000	0	0	0	Funds reprogrammed
Retama Village - 001	Replace existing breaker boxes	1460	75	9,500	3,100	3,100	3,100	Complete
Retama Village - 001	Replacement of bathroom fixtures	1460	75	15,000	0	0	0	Funds reprogrammed
Vine Terrace - 003	Installation of 24 air conditioning units	1460	24	48,000	0	0	0	Funds reprogrammed
Vine Terrace - 003	Replacement of bathroom fixtures	1460	24	4,000	0	0	0	Funds reprogrammed
Vine Terrace - 003	Parking improvements including pedestrian access to housing units	1450	49	0	159,300	159,300	159,300	Complete

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:		Total Actual Cost		Status of Work
PHA Name: McAllen Housing Authority		Capital Fund Program Grant No: TX59P02850106 CFFP (Yes/ No): Replacement Housing Factor Grant No:		2006		Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost				
PHA - Wide	Commissioners Training	1408		Original	Revised <sup>1</sup>			
PHA - Wide	Staff Training	1408						
PHA - Wide	Update Software	1408						
PHA - Wide	HR Policy updates	1408						
PHA - Wide	Update policies and procedures	1408	15,184	0	0			Funding reprogrammed
PHA - Wide	Technical assistance	1408						
PHA - Wide	Travel	1410						
PHA - Wide	Supplies							
PHA - Wide	Support staff	1410	15,000	10,000	10,000		10,000	Complete
PHA - Wide	Operations	1406	17,777	8,876	8,876		8,876	Complete

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

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**Part III: Implementation Schedule for Capital Fund Financing Program**

PHA Name: McAllen Housing Authority

Federal FFY of Grant: 2006

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
1450	9/14/2007	8/17/2007	9/14/2009	6/30/2008	Complete
1460	9/14/2007	8/17/2007	9/14/2009	6/30/2008	Complete
1470	9/14/2007	8/17/2007	9/14/2009	6/30/2008	Complete
1475	9/14/2007	8/17/2007	9/14/2009	6/30/2008	Complete

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

**Part I: Summary**

PHA Name/Number:

Locality (City/County & State)

Original 5-Year Plan  Revision No:

**McAllen Housing Authority / TX028**

**McAllen, Texas 78501 / Hidalgo County**

Development Number and Name	Work Statement for Year 1 FFY: 2010	Work Statement for Year 2 FFY: 2011	Work Statement for Year 3 FFY: 2012	Work Statement for Year 4 FFY: 2013	Work Statement for Year 5 FFY: 2014
B. Physical Improvements Subtotal	XXXXXX	61,000	200,000	170,000	40,000
C. Management Improvements	XXXXXX				
D. PHA-Wide Non-dwelling Structures and Equipment	XXXXXX	220,000	72,000	17,000	30,000
E. Administration	XXXXXX				
F. Other	XXXXXX	60,000	30,000	180,000	325,000
G. Operations	XXXXXX				
H. Demolition	XXXXXX				
I. Development	XXXXXX				
J. Capital Fund Financing—Debt Service	XXXXXX				
K. Total CFP Funds	XXXXXX				
L. Total Non-CFP Funds					
M. Grand Total		341,000	302,000	367,000	395,000



**Part II: Supporting Pages -- Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY 2010	Work Statement for Year: 2 FFY: 2011			Work Statement for Year: 3 FFY: 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	001 / Vine Terrace / Install hydro mulch	50	40,000	001 / Vine Terrace / Floor tile replacement	50	160,000
Annual	001 / Vine Terrace / Landscape monuments	2	15,000	001 / Vine Terrace / Water closet replacement	50	40,000
Statement	001 / Vine Terrace / Restriping crossing and firelanes	1	6,000	001 / PHA Wide / Exterior painting Vine Community Building	1	7,000
	001 / PHA Wide / Maintenance facility storage area	1	175,000	001 / PHA Wide / AC replacements Community Center	3	15,000
	001 / PHA Wide / Interior & exterior painting	1	12,000	001 / PHA Wide / Replace suspended ceiling Community Center	1	25,000
	001 / PHA Wide / Parking lot resurface and restriping	1	25,000	001 / PHA Wide / Landscaping improvements	1	10,000
	001 / PHA Wide / Remote surveillance security system	1	8,000	001 / PHA Wide / Covered Parking	1	15,000
	001 / PHA Wide / Professional services	1	60,000	001 / PHA Wide / Professional Services	1	30,000
	Subtotal of Estimated Cost		\$341,000	Subtotal of Estimated Cost		\$302,000







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<b>Part I: Summary</b>		<b>FFY of Grant: 2010</b>	
PHA Name: McAllen Housing Authority		FFY of Grant Approval:	
Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R02850110 Date of CFFP:			

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	Original	Total Estimated Cost	Obligated	Total Actual Cost <sup>1</sup>
				Revised <sup>2</sup>		Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
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—None expendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>		227,860			

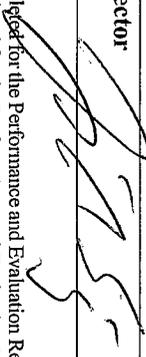
<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHHF funds shall be included here.

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<b>Part I: Summary</b>		FFY of Grant: 2010	
PHA Name: McAllen Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R02850110 Date of CFFP:	FFY of Grant Approval:	

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies  
 Performance and Evaluation Report for Period Ending:       Revised Annual Statement (revision no: )  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	227,860			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date	Signature of Public Housing Director		Date
		6/4/2010			

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.







