PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011

1.0 **PHA Information**
PHA Name: Housing Authority of the City of Weslaco PHA Code: TX051
PHA Type: ☒ Small ☒ High Performing ☐ Standard ☒ HCV (Section 8)
PHA Fiscal Year Beginning: (MM/YYYY): 10/2010

2.0 **Inventory** (based on ACC units at time of FY beginning in 1.0 above)
Number of PH units: 266 Number of HCV units: 484

3.0 **Submission Type**
☒ 5-Year and Annual Plan ☐ Annual Plan Only ☐ 5-Year Plan Only

4.0 **PHA Consortia** ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

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:					

5.0 **5-Year Plan.** Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 **Mission.** State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:

The Weslaco Housing Authority (WHA) is committed to building and maintaining affordable housing for the citizens in our community. We seek to create safe neighborhoods by partnering with individuals and organizations to provide housing, education and employment opportunities for families of modest means to become self-sufficient and improve their quality of life. We shall serve our clients and all citizens with the highest level of professionalism, compassion and respect.

The WHA is dedicated to providing this community with quality; affordable housing that is decent, well maintained and free from drugs and violent crime. We endeavor to provide livable communities that are made up of a diverse range of economic incomes so that the children of these communities have role models that are visibly striving to make economic gains for their families. We are committed to providing our residents with as many opportunities as possible to become economically self-sufficient. We shall do all of these things while serving our residents and neighboring citizens with the highest degree of professional courtesy, empathy and respect.

The WHA is committed to providing quality, affordable housing, which is decent and safe, to eligible families in this community. We strive to make the best use of available resources so that our residents may live in an environment that is clean, well maintained and attractive. Our goal is to manage our housing units in a manner that is consistent with good, financially sound property management practices. By taking advantage of available community and government resources, we intend to provide residents with opportunities for economic self-sufficiency as we can identify. We endeavor to instill pride and a desire for an enhanced quality of life for our residents and their families..

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. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. • ***Improve the quality of assisted housing: Continue to improve PHAS score – FYE 2006 score was 91, no score given since; Continue to maintain high SEMAP scores – WHA had a score of 100 for FYE 2008 & 2009; FYE 2007 & 2006 score was 96; HA continues to solicit and improve on receiving input from residents regarding HA activities and operations; resourcefully use modernization, including ARRA CFP funds, to develop, renovate, and modernize public housing units*** • ***WHA received tenant protection vouchers related to the disposition of public housing units over the recent years and along with these additional maintains a lease-up rate of near 100%. Furthermore, WHA believes there is still a need for additional vouchers in Weslaco and will apply for additional vouchers as they become available from HUD*** • ***WHA reduced its vacancies since 2005 using HUD mixed-finance model to restructure, modernize, and improve marketability of units and presently maintains occupancy rates near 100%*** • ***The Housing Authority used HUD's mixed-finance model to dispose 180 units at two of its developments that were subsequently modernized. The Housing Authority received back 69 of these units (as part of a one for one replacement plan) and is presently replacing the remaining disposed units as part of its development plan (See Attachment A). WHA expects to replace the disposed units as part of its development plan via acquisition or new construction using a combination of HUD Operating/CFP/CFP Replacement funds, private financing, LIHTC, project basing Section 8 units, or other available financing mechanisms. Further, it may dispose of the remaining owned units as part of this Mixed-Finance Plan*** • ***Continue to provide a safe and secure environment while improving the physical attributes of the property; HA uses CFP funds to improve livability and curb-appeal with installation of fencing, sprinkler systems, improve site and unit accessibility and visitability, and making interior improvements*** • ***Continue to ensure equal opportunity and affirmatively further fair housing and provide a suitable living environment while ensuring accessible housing to persons with all varieties of disabilities regardless of the unit size requirement by providing equal access to assisted housing regardless of race, color, religion, national origin, sex, familial status, or disability***

6.0

PHA Plan Update

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

1. Eligibility, Selection, and Admissions Policies, including De-Concentration and Wait List Procedures – **Revised**
2. Financial Resources – **Revised, as stated below**:

Sources	Planned $	Planned Uses
1. Federal Grants		
a) Public Housing Operating Fund	$225,000	On-going Program Operating Activity
b) Public Housing Capital Fund, including replacement CFP	$341,246	See attached forms HUD-50075.1
c) Annual Contributions for Section 8 Tenant-Based Assistance	$1,716,018	HAP for participants and administration of program
2. Prior Year Federal Grants (unobligated funds only) – as of 31Dec09		
TX59-S051-50109 (ARRA)	-0-	See attached form HUD-50075.1
TX59-P051-50109	$113,652	See attached form HUD-50075.1
TX59-R051-50109	$38,270	See attached form HUD-50075.1
3. Public Housing Dwelling Rental Income	$159,300	On-going Program Operating Activity
Total Resources	$2,593,486	

3. Rent Determination – **No Change**
4. Operation and Management – R**evised, for security deposits changes**
5. Grievance Procedures – **No Change**
6. Designated Housing for Elderly and Disabled Families – **No Change**
7. Community Service and Self-Sufficiency – **No Change**
8. Safety and Crime Prevention – **Revised for Public Law 109-162, Violence Against Women's Act (VAWA) by resolution #07-03 on February 28, 2007. All related VAWA changes, certifications, notices, lease amendments, and policy changes have been fully implemented and all related information was fully available to public during Agency Plan public notice period.**

   Note also that all documents required for public display were readily available during the Agency Plan public notice period.

   Resident Advisory Board met and agreed with current and future plans and as such WHA determined no changes to the PHA Plan were necessary.

(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.

Copies of the 5-Year and Annual PHA Plan may be obtained at the Main Offices of the Housing Authority located at:

600 North Airport Road
Weslaco, Texas 78596

7.0 **Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.** *Include statements related to these programs as applicable.* **See Attachment A**

8.0 **Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable.

8.1 **Capital Fund Program Annual Statement/Performance and Evaluation Report.** As part of the PHA 5-Year and Annual Plan, annually complete and submit **t**he *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing. **Attached**

8.2 **Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, 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. **Attached**

8.3 **Capital Fund Financing Program (CFFP).**
☐ 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. **N/A**

9.0 Housing Needs. 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.

Source:

Housing Needs of Families on the Waiting List

Waiting list type: (select one)
- ☐ Section 8 tenant-based assistance
- ☐ Public Housing
- ☒ Combined Section 8 and Public Housing
- ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	604		
Extremely low income <=30% AMI	472	78%	
Very low income (>30% but <=50% AMI)	118	20%	
Low income (>50% but <80% AMI)	14	2%	
Families with children	466	77%	
Elderly families	8	1%	
Families with Disabilities	30	5%	
Race/ethnicity – **Black**	1	>1%	
Race/ethnicity – **White**	3	>1%	
Race/ethnicity – **Hispanic**	600	99%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	220	36%	
2 BR	258	43%	
3 BR	98	16%	
4 BR	26	4%	
5 BR	2	>1%	

Is the waiting list closed (select one)? ☒ No ☐ Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

Housing Needs of Families in the Jurisdiction by Family Type

Family Type	Overall	Afford-ability	Supply	Quality	Accessibility	**Size**	Location
Income <= 30% of AMI	549						
Income >30% but <=50% of AMI	350						
Income >50% but <80% of AMI	233						
Elderly	138						
Families with Disabilities	N/A						
Race/Ethnicity (**Hispanic**)	1,017						
Race/Ethnicity (**Black**)	-0-						

9.1	**Strategy for Addressing Housing Needs**. 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.** 1. Employ effective maintenance and management policies to minimize the number of public housing units off-line 2. Reduce turnover time for vacated public housing units 3. Reduce time to renovate public housing units 4. Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required 5. Apply for additional Section 8 vouchers should they become available 6. Leverage affordable housing resources in the community through the creation of mixed - finance housing 7. Pursue housing resources other than public housing or Section 8 tenant-based assistance 8. Employ admissions preferences aimed at families with economic hardships 9. Affirmatively market to local support services agencies assisting families with disabilities 10. Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units 11. Market the section 8 program to owners outside of areas of poverty /minority concentrations
10.0	**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. **See Sections 5.2 and 9.1 above and Attachment B** (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" Until definitions of "Substantial Deviation" or "Significant Amendment of Modification" are defined by HUD, the PHA will accept the definitions as set forth in PIH Notice 99-51 which includes the following actions: • changes to rent or admissions policies or organization of the waiting list; • additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; and • any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. In addition, an exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments to the Plan.

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)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information
Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory
Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type
Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia
Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan
Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan**.**

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

(a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.

(b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central off ice of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1**) development name and number; **2**) designation type; **3**) application status; **4**) date the designation was approved, submitted, or planned for submission, and; **5**) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (**1**) Any programs relating to services and amenities provided or offered to assisted families; (**2**) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

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

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

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

(b) Demolition and/or Disposition. With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent **that approved and/or pending** demolition and/or disposition has changed.

(c) Conversion of Public Housing. With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/conversion.cfm

(d) Homeownership. A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) Project-based Vouchers. If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

(a) To submit the initial budget for a new grant or CFFP;

(b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and

(c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;

2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and

3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at: http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

(a) Progress in Meeting Mission and Goals. PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan**. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

(b) Significant Amendment and Substantial Deviation/Modification. PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

(c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

(a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*

(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.

(g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.

(h) Form HUD-50075.1***, Capital Fund Program Annual Statement/Performance and Evaluation Report*** **(Must be attached electronically for PHAs receiving CFP grants only).** See instructions in 8.1.

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* **(Must be attached electronically for PHAs receiving CFP grants only).** See instructions in 8.2.

Housing Authority of the City of Weslaco, Texas
Streamlined Annual Plan for Fiscal Year Beginning 1 October 2010

Attachment A

Summary of Disposition/Demolition and Mixed Finance Activities

The Housing Authority of the City of Weslaco (WHA or the Housing Authority) operates one (1) development under HUD's Low Rent Public Housing (LRPH) program and three (3) mixed financed developments located in the City of Weslaco. The owned development referred to as CenterPoint has 50 single-family dwelling units for families. The mixed financed developments include Sevilla, with 80 family dwelling units (40 of which are public housing subsidized), CenterPoint II consisting of 36 single family dwelling units for families (of which four (4) are public housing units), and Alta Vista, a 100 unit elderly/disabled high rise development (made up of 25 public housing units, 66 PBV units, and 9 HCV units). The Alta Vista project, previous approved by HUD, was completed in December 2008.

WHA expects to continue using HUD's Mixed-Finance method to modernize, dispose, and re-develop any disposed or de-programmed units. The process is expected to take place over the next several years. Following is a summary of the activities:

Alta Vista

This 100 unit elderly/disabled high rise previously received approval from HUD to be comprehensively modernized using HUD's Mixed-Finance method along with an allocation of LIHTCs it received. This project was completed in December 2008 and is currently in the lease-up phase. Twenty-five (25) units within this project are designated as public housing units, 66 have been designated as PBV and nine (9) are HCV units. WHA expects to submit another mixed finance plan to HUD for approval whereby the 100 deprogrammed units will be replaced on a one-for-one basis. WHA applied for replacement housing funds for the disposed units as part of its mixed finance plan and will combine this with other replacement funds to supplement the financing of construction or acquisition.

Sevilla

This development was originally an 80 unit public housing development serving families, the elderly, and the disabled. WHA received approval from HUD for the comprehensive modernization of this property using the mixed finance model of development. During this process, 40 of the 80 units of public housing were deprogrammed for replacement. WHA applied and received approval for replacement housing funds for the 40

deprogrammed units and will combine these funds with other mixed financed activities to finance their construction or acquisition. The remaining 40 units of public housing and the additional 40 new units were developed using an allocation of Low Income Housing Tax Credits (LIHTC). Sevilla is complete and fully operational.

CenterPoint II

CenterPoint II is another previously approved mixed financed development located on property currently owned by WHA. 39 vacant lots at CenterPoint (public housing development) were approved by HUD for disposition and used in conjunction with LIHTC to construct 36 single family homes of which four (4) are public housing subsidized. This development is complete and fully operational.

Additional Mixed-Financed Developments

WHA intends to continue to use HUD's Mixed-Finance model to develop an additional 150 to 250 dwelling units in and around Weslaco. These units will be developed either through acquisition from available housing stock in the area, constructed new, or a combination of both. Recently, WHA purchased 40 acres in Weslaco as part of its development plan. Overall, the development is expected to consist of single family homes, apartment units (townhouses), or a combination of both. WHA expects to combine LIHTC, replacement housing funds (from Sevilla, AltaVista, or both – see above), private financing to finance this development, project-base Section 8 Housing Choice Vouchers, or a combination of all these activities. In view of the current housing and financial markets, WHA expects to avail itself of the best opportunities presented.

Land Purchased for Replacement Units

WHA purchased 40 acres of land in Weslaco in February 2010 land for the developments of any units that were disposed and not otherwise replaced as applicable by using HUD's Mixed Finance model. Amounts have been included in the fiscal year 2010, 2009, and 2008 Capital Fund Program and Replacement Housing budgets for land acquisition and development of the replaced units.

Project-Base Section 8 Housing Choice Vouchers

WHA has determined that it will use 66 PBVs at the Alta Vista development.

Annual Statement/Performance and Evaluation
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

Part I: Summary		
PHA Name *Housing Authority of the City of Weslaco*	**Grant Type and Number** Capital Fund Program Grant No. *TX59-P051-50109* Replacement Housing Factor Grant No.: Date of CFFP:	Federal FY of Grant *2009* FFY of Grant Approval *2009*

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [X] Revised Annual Statement #1
[X] Performance and Evaluation Report for Period Ending *03/31/2010* [ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Funds Approved Original	Total Funds Approved Revised	Total Actual Cost Obligated	Total Actual Cost Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	$33,278	$28,278	-0-	-0-
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	10,000	15,000	$12,554	$12,554.43
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	2,500	2,500	325	324.74
8	1440 Site Acquisition	60,000	60,000	-0-	-0-
9	1450 Site Improvement	1,536	1,536	-0-	-0-
10	1460 Dwelling Structures	20,000	20,000	4,783	4,782.79
11	1465.1 Dwelling Equipment - Nonexpendable	2,000	2,000	-0-	-0-
12	1470 Non-Dwelling Structures	500	500	-0-	-0-
13	1475 Non-Dwelling Equipment	1,500	1,500	-0-	-0-
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Cost				
17	1499 Development Activities				

Annual Statement/Performance and Evaluation
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

Part I: Summary		
PHA Name *Housing Authority of the City of Weslaco*	**Grant Type and Number** Capital Fund Program Grant No. *TX59-P051-50109* Replacement Housing Factor Grant No.: Date of CFFP:	Federal FY of Grant *2009* FFY of Grant Approval *2009*

[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [X] Revised Annual Statement #1
[X] Performance and Evaluation Report for Period Ending **03/31/2010** [ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Funds Approved Original	Total Funds Approved Revised	Total Actual Cost Obligated	Total Actual Cost Expended
18a	1501 Collateralization or Debt Service paid by PHA				
18b	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)**	$131,314	$131,314	$17,662	$17,661.96
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
	06/23/2010		

form HUD-50075.1 (4/2008)

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

Part II: Supporting Pages

PHA Name	Grant Type and Number	Federal FY of Grant
Housing Authority of the City of Weslaco	Capital Fund Program Grant N *TX59-P051-50109* CFFP (Yes/No): Replacement Housing Factor Grant No:	*2009*

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406	N/A	$33,278	$28,278	-0-	-0-	Pending
HA Wide	Administration	1410	N/A	10,000	15,000	12,554	$12,554.43	In Progress
HA Wide	A/E, Agency Plan, MD&A, and Other Fees and Costs	1430	N/A	2,500	2,500	325	324.74	In Progress
HA Wide	Purchase Land	1440	N/A	60,000	60,000	-0-	-0-	Pending
TX051000001/7	Site Improvements including grading, drainage, sidewalks, playground equipment , sewer and water lines, etc.	1450	Various	1,536	1,536	-0-	-0-	Pending
TX051000001/7	Dwelling Structures - Interior & Exterior Repairs	1460	All	20,000	20,000	4,783	4,782.79	In Progress
HA Wide	Dwelling Equipment, including ranges, refrigerators, water heaters, HVAC units	1465	Various	2,000	2,000	-0-	-0-	Pending
HA Wide	Maintenance/Management Building Improvements	1470	N/A	500	500	-0-	-0-	Pending
HA Wide	Maintenance and Administrative Equipment Replacement	1475	Various	1,500	1,500	-0-	-0-	Pending

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

Part III: Implementation Schedule for Capital Fund financing Program

PHA Name *Housing Authority of the City of Weslaco*					Federal FFY of Grant *2009*
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Fund 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	
HA Wide	09/14/2011		09/14/2013		
TX051000001/7	09/14/2011		09/14/2013		

Annual Statement/Performance and Evaluation
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

Part I: Summary		
PHA Name *Housing Authority of the City of Weslaco*	**Grant Type and Number** Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: *TX59-R051-50109* Date of CFFP:	Federal FY of Grant *2009* FFY of Grant Approval *2009*

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement _____
☒ Performance and Evaluation Report for Period Ending *03/31/2010* ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Funds Approved Original	Total Funds Approved Revised	Total Actual Cost Obligated	Total Actual Cost Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)				
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 - Nonexpendable				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Cost				
17	1499 Development Activities	$105,324.00	-0-	$67,054	$25,498.65

Annual Statement/Performance and Evaluation
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

Part I: Summary		
PHA Name *Housing Authority of the City of Weslaco*	**Grant Type and Number** Capital Fund Program Grant No. Replacement Housing Factor Grant No.: *TX59-R051-50109* Date of CFFP:	Federal FY of Grant *2009* FFY of Grant Approval *2009*
☐ Original Annual Statement ☒ Performance and Evaluation Report for Period Ending	☐ Reserve for Disasters/Emergencies ☐ Final Performance and Evaluation Report	☐ Revised Annual Statement _____

Line No.	Summary by Development Account	Total Funds Approved Original	Total Funds Approved Revised	Total Actual Cost Obligated	Total Actual Cost Expended
18a	1501 Collateralization or Debt Service paid by PHA				
18b	9000 of Collateralization or Debt Service paid Via System Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	**Amount of Annual Grant (Sum of Lines 2-19)**	$105,324	-0-	$67,054	$25,498.65
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
	06/23/2010		

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

Part II: Supporting Pages

PHA Name	Grant Type and Number	Federal FY of Grant
Housing Authority of the City of Weslaco	Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant No: *TX59-R051-50109*	*2009*

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Purchase Land for Development including, Administrative Costs and Related Fees and Costs	1499	N/A	$105,324	-0-	$67,054	$25,499.00	In Progress

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name					Federal FFY of Grant
Housing Authority of the City of Weslaco					*2009*
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Fund 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	
HA Wide	09/14/2011		09/14/2013		
New AMP	09/14/2011		09/14/2013		

Annual Statement/Performance and Evaluation
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

Part I: Summary		
PHA Name *Housing Authority of the City of Weslaco*	**Grant Type and Number** Capital Fund Program Grant No. *TX59-P051-50110* Replacement Housing Factor Grant No.: Date of CFFP:	Federal FY of Grant *2010* FFY of Grant Approval *2010*

[X] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement _____
[ ] Performance and Evaluation Report for Period Ending [ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Funds Approved Original	Total Funds Approved Revised	Total Actual Cost Obligated	Total Actual Cost Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	$25,226			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	10,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000			
10	1460 Dwelling Structures	51,405			
11	1465.1 Dwelling Equipment - Nonexpendable	5,000			
12	1470 Non-Dwelling Structures	5,000			
13	1475 Non-Dwelling Equipment	16,500			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Cost				
17	1499 Development Activities				

Annual Statement/Performance and Evaluation
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

Part I: Summary		
PHA Name *Housing Authority of the City of Weslaco*	**Grant Type and Number** Capital Fund Program Grant No. *TX59-P051-50110* Replacement Housing Factor Grant No.: Date of CFFP:	Federal FY of Grant *2010* FFY of Grant Approval *2010*
[X] Original Annual Statement [ ] Performance and Evaluation Report for Period Ending	[ ] Reserve for Disasters/Emergencies [ ] Final Performance and Evaluation Report	[ ] Revised Annual Statement _____

Line No.	Summary by Development Account	Total Funds Approved Original	Total Funds Approved Revised	Total Actual Cost Obligated	Total Actual Cost Expended
18a	1501 Collateralization or Debt Service paid by PHA				
18b	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)**	$126,131			
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
[signature]	06/23/2010		

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

Part II: Supporting Pages

PHA Name	Grant Type and Number	Federal FY of Grant
Housing Authority of the City of Weslaco	Capital Fund Program Grant N *TX59-P051-50110* CFFP (Yes/No): Replacement Housing Factor Grant No:	*2010*

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406	N/A	$25,226				
HA Wide	Administration	1410	N/A	10,000				
HA Wide	A/E, Agency Plan, MD&A, and Other Fees and Costs	1430	N/A	3,000				
HA Wide	Site Improvements including landscaping, grading, drainage, sidewalks, playground equipment, sewer and water lines, etc.	1450	Various	10,000				
HA Wide	Dwelling Structures - Interior & Exterior Repairs	1460	All	51,405				
HA Wide	Dwelling Equipment, including ranges, refrigerators, water heaters, HVAC units	1465	Various	5,000				
HA Wide	Maintenance/Management Building Improvements	1470	N/A	5,000				
HA Wide	Maintenance and Administrative Equipment Replacement, including maintenance vehicle	1475	Various	16,500				

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

Part III: Implementation Schedule for Capital Fund financing Program

PHA Name					Federal FFY of Grant
Housing Authority of the City of Weslaco					*2010*
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Fund 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	
HA Wide	07/14/2012		07/14/2014		
TX051000001	07/14/2012		07/14/2014		

Annual Statement/Performance and Evaluation
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

Part I: Summary		
PHA Name *Housing Authority of the City of Weslaco*	**Grant Type and Number** Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: *TX59-R051-50110* Date of CFFP:	Federal FY of Grant *2010* FFY of Grant Approval *2010*

[X] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement _____
[ ] Performance and Evaluation Report for Period Ending [ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Funds Approved Original	Total Funds Approved Revised	Total Actual Cost Obligated	Total Actual Cost Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)				
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 - Nonexpendable				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Cost				
17	1499 Development Activities	$215,115.00	-0-	-0-	-0-

Annual Statement/Performance and Evaluation
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

Part I: Summary		
PHA Name *Housing Authority of the City of Weslaco*	**Grant Type and Number** Capital Fund Program Grant No. Replacement Housing Factor Grant No.: *TX59-R051-50110* Date of CFFP:	Federal FY of Grant *2010* FFY of Grant Approval *2010*
[X] Original Annual Statement [ ] Performance and Evaluation Report for Period Ending	[ ] Reserve for Disasters/Emergencies [ ] Final Performance and Evaluation Report	[ ] Revised Annual Statement _____

Line No.	Summary by Development Account	Total Funds Approved Original	Total Funds Approved Revised	Total Actual Cost Obligated	Total Actual Cost Expended
18a	1501 Collateralization or Debt Service paid by PHA				
18b	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)**	$215,115	-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
	06/23/2010		

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

Part II: Supporting Pages

PHA Name	Grant Type and Number	Federal FY of Grant
Housing Authority of the City of Weslaco	Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant No: *TX59-R051-50110*	*2010*

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	40 Acre Single and Multi-Family Development including, Administrative Costs and Related Fees and Costs	1499	N/A	$215,115				

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name					Federal FFY of Grant
Housing Authority of the City of Weslaco					*2010*
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Fund 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	
HA Wide	07/14/2012		07/14/2014		
New AMP	07/14/2012		07/14/2014		

Capital Fund Program - Five Year Action Plan

Part I: Summary

PHA Name	Locality (City/County & State)	
Housing Authority of the City of Weslaco	***Weslaco, Hildago County, State of Texas***	☐ Original 5-Year Plan ☐ Revision No. ___

A.	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	Annual Statement	$50,905	$85,905	$85,905	$0
C.	Management Improvements		5,000	5,000	5,000	5,000
D.	PHA-Wide Non-Dwelling Structures and Equipment		35,000			
E.	Administration		10,000	10,000	10,000	10,000
F.	Other					
G.	Operations		25,226	25,226	25,226	111,131
H.	Demolition					
I.	Development		215,115	215,115	215,115	215,115
J.	Capital Fund Financing - Debt Service					
K.	Total CFP Funds		341,246	341,246	341,246	341,246
L.	Total Non-CFP Funds					
M.	Grand Total		$341,246	$341,246	$341,246	$341,246

Part II: Supporting Pages - Physical Needs Work Statement(s) ***Housing Authority of the City of Weslaco***

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						
Annual	PHA Wide - Site improvements including exterior security lighting, canopy repairs/ replacement	As Needed	$7,500	PHA Wide - Site improvements including exterior security lighting, canopy repairs/ replacement	As Needed	$7,500
Statement						
	TX051000001 - Exterior repairs, caulking, and repainting	N/A	5,000	TX051000001 - Exterior repairs, caulking, and repainting	N/A	26,000
	TX051000001 - Install interior storage rooms	Various	25,905	TX051000001 - Install interior storage rooms	Various	25,905
	TX051000001 - Re-tile bathroom showers	Various	7,500	TX051000001 - Re-tile bathroom showers	Various	21,500
	PHA Wide - Replace ranges, refrigerators, water heaters, HVAC units, etc.	Various	5,000	PHA Wide - Replace ranges, refrigerators, water heaters, HVAC units, etc.	Various	5,000
	PHA Wide - Management offices improvements, including repair and repaint exterior, installation of guttering, addition of office space, and lawn sprinkle system	N/A	35,000	PHA Wide - Continue development activities per Plan	N/A	215,115
	PHA Wide - Continue development activities per Plan	N/A	215,115			
	Subtotal of Estimated Cost		$301,020	Subtotal of Estimated Cost		$301,020

Capital Fund Program - Five Year Action Plan

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

Housing Authority of the City of Weslaco

Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	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						
Annual	PHA Wide - Site improvements including exterior security lighting, canopy repairs/ replacement	As Needed	$7,500			
Statement						
	TX051000001 - Exterior repairs, caulking, and repainting	N/A	26,000			
	TX051000001 - Install interior storage rooms	Various	25,905			
	TX051000001 - Re-tile bathroom showers	Various	21,500			
	PHA Wide - Replace ranges, refrigerators, water heaters, HVAC units, etc.	Various	5,000			
	PHA Wide - Continue development activities per Plan	N/A	215,115	PHA Wide - Continue development activities per Plan	N/A	$215,115
	Subtotal of Estimated Cost		$301,020	Subtotal of Estimated Cost		$215,115

Capital Fund Program - Five Year Action Plan

Part III: Supporting Pages - Management Needs Work Statement(s) ***Housing Authority of the City of Weslaco***

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	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual	PHA Wide - Management improvements include training, computer software and hardware, other management equipment to include copiers, scanners, phone systems, etc.	$5,000	PHA Wide - Management improvements include training, computer software and hardware, other management equipment to include copiers, scanners, phone systems, etc.	$5,000
Statement				
	Subtotal of Estimated Cost	$5,000		$5,000

Capital Fund Program - Five Year Action Plan

Part III: Supporting Pages - Management Needs Work Statement(s) ***Housing Authority of the City of Weslaco***

Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013		Work Statement for Year 5 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual	PHA Wide - Management improvements include training, computer software and hardware, other management equipment to include copiers, scanners, phone systems, etc.	$5,000	PHA Wide - Management improvements include training, computer software and hardware, other management equipment to include copiers, scanners, phone systems, etc.	$5,000
Statement				
	Subtotal of Estimated Cost	$5,000		$5,000