

| | | |
|-----------------------------------|---|--|
| 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 Harlingen PHA Code: TX065
 PHA Type: Small High Performing Standard HCV (Section 8)
 PHA Fiscal Year Beginning: (MM/YYYY): 04/2010

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
 Number of PH units: 484 Number of HCV units: 733

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.) *N/A*

| 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 Housing Authority’s mission is to serve the needs of low-income, very low-income and extremely low-income families in the PHA’s jurisdiction and to (1) increase the availability of decent, safe and affordable housing in its communities; (2) ensure equal opportunity in housing; (3) promote self-sufficiency and asset development of families and individuals; and (4) improve community quality of life and economic viability. The Housing Authority exists to serve people in need. Service to the residents must always be our first and foremost priority. It is our goal to provide excellence in service by being committed to improving the housing conditions and related social, educational and economic aspects which affect the overall living conditions of the community. To accomplish this goal, we must constantly strive to expand and improve housing and related service through dedication, integrity, compassion and responsiveness to all the needs of those we serve.

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.

PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #1:

- Apply for additional rental vouchers as needed when funding availability announced
- Reduce public housing vacancies

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #2:

- Improve public housing management: Current PHAS score - 92
- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions
- Renovate or modernize public housing units: The PHA has generated a goal to renovate 20% of public housing units per year. This will be accomplished through use of Capital Funds Program and with the additional funds received via the American Recovery Reinvestment Act (ARRA) Stimulus Grant. This is subject to variables on amount of funding and the number of units occupied and vacant.

PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

The PHA established the following objectives to strive in meeting goal #3:

- Provide voucher mobility counseling
- Conduct outreach efforts for potential voucher landlords: The PHA hosts a Section 8 Conference annually. Ongoing efforts thru community fairs that arise throughout the year will be attended in an effort to outreach potential landlords.
- Increase voucher payment standards

PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

The PHA established the following objectives to strive in meeting goal #4:

- Implement public housing security improvements
- Designate developments or buildings for particular resident groups

PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

The PHA established the following objectives to strive in meeting goal #5:

- Provide or attract supportive services to improve assistance recipients' employability. This will be an ongoing activity and will be accomplished by:
 - 1) Partnering with local agencies that can provide guidance on filling out an application for employment, dressing for a successful interview, and how to conduct self at job interview. Agencies may include the Texas Workforce, Loaves and Fishes, or local colleges. The PHA has entered into collaborative

5.2

agreement with Avance, Inc., Rio Grande Valley Chapter in efforts to better serve the children and families residing at the developments.

- 2) Partnerships with local agencies to provide and/or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again such as Family Crisis Center.
- 3) Provide referrals to potential homebuyers to the Harlingen Community Development Corporation (HCDC) and to the City of Harlingen. Both agencies provide down-payment and closing cost assistance to low and moderate-income families.
- 4) Provide tutoring and enrichment programs to students residing in public housing through the partnership formed between the PHA and the Harlingen Consolidated Independent School District.
- 5) The PHA coordinates with local social services agencies and home health agencies that provide medical health eligibility counseling, health screenings, and substance abuse prevention classes.

PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

The PHA established the following objectives to strive in meeting goal #6:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability:

This is an on-going activity and we will continue to be attentive to the needs of the participants and refer them when necessary to the proper agencies. The PHA will continue to make sure that its employees, especially those who are involved in the admission process, are familiar with discrimination and non-discrimination requirements. In addition, the PHA reviews its policies and procedures, at least annually, to assure compliance with civil rights requirements.

- 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:

This is an on-going activity and we will continue to upgrade the units as funding allows and security measures are implemented at all the developments working closely with the local police department as well.

- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

This is an on-going activity and we will continue to ensure accessible housing for persons with all varieties of disabilities and unit size, referring participants to other agencies that may provide them with better opportunities.

6.0 PHA Plan Update

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

The following PHA Plan elements marked 'X' have been revised since the last Annual Plan submission by the Housing Authority.

N/C denotes NO CHANGE and N/A denotes NOT APPLICABLE

- X 903.7(1) Eligibility, Selection and Admissions Policies, including
Deconcentration and Wait List Procedures
- X 903.7(2) Financial Resources
- N/C 903.7(3) Rent Determination
- X 903.7(4) Operation and Management
- N/C 903.7(5) Grievance Procedures
- X 903.7(6) Designated Housing for Elderly and Disabled Families
- X 903.7(7) Community Service and Self-Sufficiency
- X 903.7(8) Safety and Crime Prevention
- N/C 903.7(9) Pets
- X 903.7(10) Civil Rights Certification
- X 903.7(11) Fiscal Year Audit
- X 903.7(12) Asset Management
- N/C 903.7(13) Violence Against Women Act (VAWA)

(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.

The following are the specific locations where the public may obtain copies of the 2010 Annual Plan:

▪ Main Office:

Housing Authority of the City of Harlingen
219 E. Jackson St.
Harlingen, TX 78550

▪ All development AMP sites:

AMP 010 – Los Vecinos
702 South M Street
Harlingen, TX 78550

AMP 030 – Le Moyne Gardens
3221 N. 25th Street
Harlingen, TX 78550

6.0

AMO 020 – Bonita Park/Sunset Terrace
601 S. Rangerville Rd.
Harlingen, TX 78550

Harlingen Public Library
410 76th Drive
Harlingen, TX 78550

Hours of Operation:
Mon-Thurs 10AM – 9PM
Fri-Sun: 1PM – 5PM

City of Harlingen
Community Development Department
502 E. Tyler
Harlingen, TX 78550

Hours of Operation:
Mon-Fri: 8AM – 5PM

PHA Plan Elements

903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

A. Public Housing

Public Housing policies that govern resident or tenant eligibility, selection and admission (including preferences), unit assignment, procedures to maintaining waiting list for admission to public housing and site-based waiting lists (if applicable).

(1) Eligibility

The Housing Authority verifies eligibility for admission to public housing when families submit a completed application.

The PHA uses the following non-income screening factors to establish eligibility for admission to public housing:

- Criminal or Drug-related activity
- Rental history
- Housekeeping

In addition, the PHA will attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history and exercise discretion in determining suitability for tenancy, taking into consideration the circumstances that may have contributed to the negative reporting.

The Housing Authority utilizes Tenant Tracker for screening purposes.

6.0

(2) Selection and Assignment

Selection for admission to public housing shall be made from the PHA's current waiting list in accordance with date and time of application and applicable preference(s) as follows.

(3) Preferences

The PHA does not plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of the median area income.

It is the policy of the PHA that transfers will take precedence over new admissions in the following circumstances:

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA
- When resident is threatened with retaliation for going to court to testify against criminal activity
- Domestic Violence

The PHA has established preferences for admission to public housing other than date and time of application. The PHA plans to employ the following admission preferences for admission to public housing:

- Involuntary Displacement (as the result of a Federal, State, or local declared disaster) in the following priority:
 - 1 – All existing Public Housing tenants affected by disaster will be placed in available vacant units
 - 2 – Existing Section 8 HCV participants of the Harlingen Housing Authority Section 8 HCV program affected by disaster who elect to accept a public housing vacancy
 - 3 – Existing public housing resident of another jurisdiction impacted by the disaster
 - 3 – Existing Section 8 HCV participant of another jurisdiction impacted by the disaster who elects to accept a public housing vacancy
 - 4 – Unassisted disaster affected families residing in the City of Harlingen affected by disaster
 - 5 – All other unassisted disaster affected families from other jurisdictions impacted by the disaster

6.0

Among applicants on the waiting list with equal preference status, applicants will be selected by date and time of application.

This preference will be employed as appropriate on a disaster case by case basis. The number of families to receive the preference may be limited based on the number of available public housing units.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(4) Unit Assignment

Applicants are ordinarily given two (2) vacant unit choices before they fall to the bottom of, or are removed from the waiting list. This policy is consistent across all waiting list types.

(5) Maintaining Waiting List

The Housing Authority of the City of Harlingen maintains a community-wide waiting list. Interested persons may apply for admission to public housing at the HHA main administrative office located at 219 E. Jackson Street, Harlingen, Texas.

Applicants and residents may use the following reference materials to obtain information about the rules of occupancy of public housing.

- The PHA-resident lease
- The PHA's Admissions and Continued Occupancy Policy
- PHA briefing seminars or written materials

Residents must notify the PHA of changes in family composition:

- At an annual reexamination and lease renewal
- At any time family composition changes
- At family request for revision

(6) Deconcentration and Income Mixing

The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:

The PHA does not have any general occupancy public housing developments covered by the deconcentration rule.

6.0

The PHA's analysis of its family (general occupancy) developments to determine concentration of poverty did not indicate the need for any measures to promote deconcentration of poverty or income mixing.

The PHA did not adopt any changes to its admission policies based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing.

The Housing Authority of the City of Harlingen does not plan to operate any site-based waiting lists.

B. Section 8

Section 8 HCV policies that govern participant eligibility and selection for assistance (including preferences), and procedure for maintaining waiting list.

(1) Eligibility

The PHA conducts screening to the extent of checking for:

- Criminal or Drug-related activity only to the extent required by law or regulation
- Sex Offender Registry
- More general screening than criminal and drug-related activity such as checking for:
 - Eviction, termination, fraud, bribery, damages, delinquent rents, amounts owed to a Housing Authority, violent abusive behavior, drugs and/or criminal activity.
 - Domestic Violence – Attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history or criminal activity and exercise discretion in determining suitability for tenancy about the circumstances that may have contributed to the negative reporting.

The Housing Authority utilizes Tenant Tracker for screening purposes.

The PHA shares the following information with prospective landlords:

- Current name and address (last on file)
- Name and address of current and previous landlords, if known

(2) Waiting List Organization

The Housing Authority of the City of Harlingen waiting list for the section 8 tenant-based assistance is not merged with any other program waiting list.

6.0

Interested persons may apply for admission to the section 8 tenant-based assistance program at the HHA main administrative office located at 219 E. Jackson Street, Harlingen, Texas.

(3) Search Time

The PHA does give extensions on standard 60-day period to search for a unit.

The initial period to locate a unit expires at the end of the sixty (60) days from the date of issuance, unless the family has submitted a Request of Tenancy Approval. In order to have the time extended for a period not to exceed an additional sixty (60) days, the family must request the extension in writing. All requests for extensions should be received prior to the expiration date.

The PHA staff will review with the family the efforts it has made to find a suitable dwelling unit and the problem it has encountered. The staff shall offer advice or assistance which may be helpful in assisting the family locate appropriate and affordable housing. If the PHA determines there is a reasonable possibility that the family cannot locate suitable housing, the PHA will grant an extension for addition amount of time. In no event shall the time be extended beyond the maximum time limit allowed by Federal regulations.

The HA may grant a family a suspension of the term if the family has submitted a Request for Tenancy Approval during the term.

(4) Preferences

The PHA does not plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of the median area income.

The PHA has established preferences for admission to section 8 tenant-based assistance other than date and time of application.

The PHA plans to employ the following admission preferences for admission to section 8 tenant-based assistance:

- Involuntary Displacement (as the result of a Federal, State, or local declared disaster)
 - 1 – Existing public housing residents of the Harlingen Housing Authority affected by disaster who elect to accept available voucher
 - 2 – Existing public housing resident of another jurisdiction impacted by the disaster
 - 3 - Unassisted disaster affected families residing in the City of Harlingen affected by disaster

6.0

4 – All other unassisted disaster affected families from other jurisdictions impacted by the disaster

Among applicants on the waiting list with equal preference status selection will be made by date and time of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(5) Special Purpose Section 8 Assistance Programs

Not Applicable – the PHA does not administer any Special Purpose Section 8 Assistance Programs.

6.0 903.7(2) Financial Resources

| Financial Resources: Planned Sources and Uses | | |
|---|---------------------|-------------------------------------|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 2010 grants) | | |
| a) Public Housing Operating Fund | 1,574,299.00 | |
| b) Public Housing Capital Fund | 988,237.00 | |
| c) HOPE VI Revitalization | | |
| d) HOPE VI Demolition | | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | 3,553,876.00 | |
| f) Resident Opportunity and Self-Sufficiency Grants | | |
| g) Community Development Block Grant | | |
| h) HOME | | |
| Other Federal Grants (list below) | | |
| | | |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| 2007 Capital Funds Program | 73285.01 | Public housing capital improvements |
| 2008 Capital Funds Program | 264,775.65 | Public housing capital improvements |
| 2009 Capital Funds Program | 988,237.00 | Public housing capital improvements |
| 2009 ARRA Capital Funds Program | 1,230,719.00 | Public housing capital improvements |
| | | |
| 3. Public Housing Dwelling Rental Income | 418,960.00 | Public housing operations |
| | | |
| | | |
| 4. Other income (list below) | 26,342.00 | Public housing operations |
| Other income: Late charges, work orders, misc. changes | | |
| | | |
| 5. Non-federal sources (list below) | | |
| | | |
| | | |
| Total resources | 9,118,730.66 | |
| | | |

6.0 903.7 (3) Rent Determination Policies

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies

The PHA will employ discretionary rent-setting policies for income based rent in public housing.

b. Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has adopted the following discretionary minimum rent hardship exemption policies.

The minimum rent requirement may be waived due to certain financial hardships. The request for minimum rent hardship must be made in writing to the PHA prior to rent becoming delinquent. The PHA will verify whether the hardship claimed is temporary or long term. Payment of the minimum is suspended immediately for ninety (90) days when a hardship is requested on one of the following conditions:

- a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;
- b. The family income has decreased due to changed circumstances such as separation, divorce, and abandonment;
- c. One or more family members have lost employment;
- d. The family would be evicted as a result of imposing the minimum rent requirement;
- e. There has been a death in the family; or
- f. There are other hardship situations determined by the PHA on a case-by-case basis, i.e. alimony, child support, etc.

Financial hardship exemption only applies to payment of minimum rent - not to rent based on the statutory formula for determining the Total Tenant Payment (TTP).

6.0

If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:

- a. If the hardship is determined to be temporary, rent may be suspended, during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension and the HAP is again adjusted.
- b. In the case of a temporary hardship, the PHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.
- c. The family may not be evicted for non-payment of rent during this ninety (90)-day period.
- d. If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90)-day period.

Hardship determinations are subject to the PHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

- c. Rents set at less than 30% than adjusted income

The PHA does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income. (if yes, list the amounts or percentages charged and the circumstances)

- d. Discretionary deductions and/or exclusion policies

The PHA plans to employ the following discretionary (optional) deductions and/or exclusions policies:

- For the earned income of a previously unemployed household member (earned income disallowance)

- e. Ceiling Rents - The PHA does not have ceiling rents.

- f. Rent Re-determinations

Between income reexaminations, the tenant is required to report changes in income or family composition to the PHA such that the changes result in an adjustment to rent as follows:

- Within 10 days of occurrence

g. Individual Savings accounts (ISAs)

Due to staff shortage, the PHA does not plan to implement individual savings accounts for residents as an alternative to the required 12 month disallowance of earned income and phasing in of the rent increase in the next year.

(2) Flat Rents

The PHA used the following sources of information in setting the market-based flat rents to establish comparability.

- The section 8 rent reasonableness study of comparable housing
- Survey of similar unassisted units in the neighborhood

B. Section 8 Tenant-based Assistance(1) Payment Standards

The PHA's payment standard is:

- Above 100% but at or below 110% of FMR

The PHA chose this level because:

- Reflects market or submarket
- To increase housing options for families

The PHA reevaluates the payment standards for adequacy annually and considers the following factors in its assessment of the adequacy:

- Success rates of assisted families
- Rent burdens of assisted families
- HUD proposed fair market rents

(2) Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has adopted the following discretionary minimum rent hardship exemption policies.

1. The minimum rent requirement may be waived under certain circumstances. Financial hardship status is to be granted immediately for ninety (90) days in the event of the following:
 - a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance,

6.0

including a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;

- b. The family income has decreased due to changed circumstances such as separation, divorce, and abandonment;
- c. One or more family members have lost employment;
- d. The family would be evicted as a result of imposing the minimum rent requirement;
- e. There has been a death in the family; or
- f. There are other hardship situations determined by the PHA on a case-by-case basis, i.e. alimony, child support, etc.

Financial hardship exemption only applies to payment of minimum rent - not to rent based on the formula for determining the Total Tenant Payment (TTP).

- 2. If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:
 - a. If the hardship is determined to be temporary, minimum rent may be suspended; during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension and the HAP is again adjusted.
 - b. In the case of a temporary hardship, the PHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.
 - c. If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90)-day period.
 - d. Note that the PHA can only suspend the minimum rent contribution. If the family is residing in a unit whose Gross Rent exceeds the Payment Standard, the family will be responsible for the excess rent.
- 3. Hardship determinations are subject to the PHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

6.0 903.7(4) Operation and Management

(1) PHA Management Structure

- a. A brief description of the management structure and organization of the PHA

The Executive Director directs the day-to day management and operation of the Housing Authority with the assistance of the following lead staff and their line staff.

Executive Secretary
Administrative Assistant

Director of Operations – assists the Executive Director with the day-to day management and operation of the public housing programs and supervises the following staff:

- Capital Funds / Quality Control Coordinator
- Property Managers (3)
- Assistant Property Managers (3)
- Tenant Selection/Accounting Technician (1)
- Human Resource Coordinator

Section 8 Program Director – assists the Executive Director with the day-to-day management and operation of the Section 8 Programs and supervises the following staff:

- Clerk/Receptinist (1)
- Intake Coordinators (2)
- Section 8 Inspector (1)

Finance Officer – assists the Executive Director in maintaining the Agency financially solvent, oversees all financial and procurement functions and supervises the following staff:

- Accountant
- Inventory Clerk

Maintenance Director – assists the Executive Director in the day-to-day operation of facilities management and maintenance of the public housing stock.

- Maintenance Aide A (4)
- Maintenance Aide B (6)

6.0

b. HUD Programs Under PHA Management

| Program Name | Units or Families Served at Year Beginning | Expected Turnover |
|---|--|-------------------|
| Public Housing | 368 | 122 |
| Section 8 Vouchers | 719 | 200 |
| Section 8 Certificates | N/A | N/A |
| Section 8 Mod Rehab | N/A | N/A |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | N/A | N/A |
| | N/A | N/A |
| | N/A | N/A |
| Public Housing Drug Elimination Program (PHDEP) | N/A | N/A |
| Other Federal Programs(list individually) | N/A | N/A |

c. Management and Maintenance Policies

The PHA has adopted the following policies that contain the Agency's rules, standards, and policies that govern management, operation, and maintenance of the Public Housing and Section 8 assistance programs.

Public Housing Management:

- Admissions and Continued Occupancy Policy (ACOP)
- ACOP Procedures Manual
- Fair Housing Policy
- Grievance Procedures
- Tenant Selection and Assignment Plan (included in ACOP)
- Handicapped Policy
- Termination and Eviction
- Transfer and Transfer Waiting List
- Deconcentration and Income Targeting Policy
- Community Service Policy
- EIV Security Policy
- Records Retention Policy
- Financial Policies
- Fraud Policy
- Conducts of Standards Policy
- Code of Ethics Policy
- Drug Free Workplace Policy
- Resident Initiatives Policy

6.0

- Natural and National Disaster Policy and Plan
- Section 3 Plan
- Pet Policy for Families
- Pet Policy for Elderly
- Procurement Policy and Procedures
- Minority Business Enterprises (MBE) Policy
- Personnel Policy
- Maintenance Plan
(includes Work Order System and Pest Eradication Policy)

Section 8 Management:

- Administrative Plan
- Section 8 Procedures Manual

903.7(5) Grievance Procedures

A. Public Housing

The PHA has not established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

Residents or applicants who desire to initiate the PHA grievance Process should contact the following:

- PHA main administrative office
- PHA development management offices

B. Section 8 Tenant-Based Assistance

The PHA has not established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.

Section 8 applicants or assisted families who desire to initiate the informal review and informal hearing process should contact the following:

- PHA main administrative office
- Section 8 Department

6.0 903.7(6) Designated Housing for Elderly and Disabled Families

The PHA has not designated or applied for approval to designate and does not plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year.

903.7(7) Community Service and Self-Sufficiency

A. PHA Coordination with the Welfare (TANF) Agency.

1. The PHA has not entered into a cooperative agreement with the TANF Agency, to share information and /or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937.)
2. Other coordination efforts between the HHA and TANF agency include:
 - Client referrals

B. Services and programs offered to residents and participants by the Housing Authority of the City of Harlingen are as follows:

(1) General

a. Self-Sufficiency Policies

The PHA will not employ the following discretionary policies to enhance the economic and social self-sufficiency of assisted families.

b. Economic and Social self-sufficiency programs

The PHA does not coordinate, promote or provide the following any programs to enhance the economic and social self- sufficiency of its residents.

(2) Family Self Sufficiency programs

a. Participation Description: **N/A**

The PHA does not coordinate, promote or provide the following any programs to enhance the economic and social self- sufficiency of its residents. The HHA does not have the staff nor funding available to conduct self sufficiency programs at this time.

C. Welfare Benefit Reductions

The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:

- Informing residents of new policy on admission and reexamination

D. Community Service Requirement

Pursuant to section 12(c) of the U. S. Housing Act of 1937, the PHA will comply with requirements of community service by identifying the number of tenants required to perform community service, the number of tenants granted exemptions, the number of tenants in non-compliance, and the number of tenants terminated/evicted due to non-compliance.

Description of the Community Service Plan

The Housing Authority of the City of Harlingen Community Service Policy is simple and definitive of Section 512 of the Quality and Work Responsibility Act of 1998. The Housing Authority of the City of Harlingen believes that the community service requirement should not be received by the resident to be a punitive or demeaning activity, but rather to be a rewarding activity that will benefit both the resident and the community. Community service offers public housing residents and opportunity to contribute to the communities that support them while gaining work experience. The requirement is easy and rewarding and the Housing Authority provides the residents with the name of agencies, the agencies point of contact and all required paper work necessary to satisfy the requirements of monthly service.

The Community Service Policy allows the PHA to identify those residents required to participate in the community service requirement. Participants will be required to contribute 8 hours of community service each month or to participate in a self-sufficiency program for 8 hours each month. Identified residents are responsible to determine the appropriateness of the voluntary service within guidelines provide in the policy. Allowed activities that may be included are listed in the policy. Voluntary political activities are prohibited from being considered to meet the Community Service requirement. Participation in self-sufficiency activities that may be included are listed in the policy. A list of exemptions that may be claimed from the requirement is provided in the policy. Family obligations and PHA obligations are addressed in detail. Lease requirements and documentation and non-compliance are all clearly addressed.

6.0

Administrative Steps Taken To Implement The Requirement

The following administrative steps were taken in implementing the PHA Community Service Policy. A written notification was sent to all residents regarding requirements on exempt status of each adult family member. Informed all residents that the program would be administered by the PHA, however; they are required to have their hours documented and signed by the agencies where they volunteered. Finally that the volunteer sheet required for filing would be provided by the PHA. The PHA maintains a tracking log.

Programmatic Aspects Of The Requirements

Activities that the residents can participate in and receive community service credit are listed in the Community Service Policy. The Housing Authority is the primary agency that assists the residents in accomplishing their community service. For non-compliance with the Community Service Policy the PHA informs residents again of the requirements, then informs them of the consequences for non-compliance, i.e., grounds for eviction.

Community Service Implementation Report:

- Number of tenants performing community service: 179
- Number of tenants granted exemptions: 955
- Number of tenants in non-compliance: 58
- Number of tenants terminated/evicted due to non-compliance: -0-

903.7(8) Safety and Crime Prevention

The PHA’s plan for safety and crime preventions to ensure the safety of the public housing residents is addressed below.

A. Need for measures to ensure the safety of public housing residents:

1. Description of the need for measures to ensure the safety of public housing residents.
 - Observed lower-level crime, vandalism and/or graffiti
2. Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:
 - Resident reports
3. Developments that are most affected:
 - All developments, however La Moyne Gardens has the most active neighborhood watch program in effect and thus is most affected.

6.0

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year.

1. List of crime prevention activities:

- Contracting with outside and/or resident organizations for the provision of crime and/or drug-prevention activities
- Volunteer Resident Patrol/Block Watchers Program

2. Developments that are most affected:

- All developments, however La Moyne Gardens has the most active neighborhood watch program in effect and thus is most affected.

C. Coordination between PHA and the police.

1. Description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:

- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence). All but one development (AMP010 Los Vecinos) have an in-house police officer that reports monthly to their respective Property Manager.
- Crime Prevention meetings are held quarterly. The in-house police officers and security company provide crime static reports and crime prevention tips to the residents in attendance.

2. Developments that are most affected:

- All developments, however La Moyne Gardens has the most active neighborhood watch program in effect and thus is most affected.

903.7(9) Pets

The following is description of the PHA's Pet Policy

Pet Policy (Elderly/Disabled)

All residents are permitted to own and keep common domesticated household pets. Common household pet means a domesticated cat, dog, bird, gerbil, hamster, Guinea pig, and fish in aquariums.

Pet owners must agree to abide by the PHA's Pet Ownership Rules.

Each pet owner shall pay a refundable pet deposit of \$200.00 for a dog or cat and a refundable pet deposit of \$50.00 for aquariums.

6.0

No pet deposit is required for birds, gerbils, hamsters, guinea pigs or turtles.

Limit of one pet per household.

Limit for birds is two (2).

Pet owner may have only a small cat or a small dog. Limitations: weight not to exceed twenty (20) pounds; height shall not exceed fifteen (15) inches. **This does not apply to service animals that assist persons with disabilities.**

Pet owner shall license their pet as required by law.

Pet owner must not violate any state or local health or humane laws.

Pet must be spayed or neutered (records are required).

Pet must be maintained on leash and kept under control when taken outside the unit.

Pet Policy (Family)

All residents are permitted to own and keep common domesticated household pets, such as a cat, dog, bird, and fish, in their dwelling units, in accordance with PHA pet ownership rules

Common household pet means a domesticated cat, dog, bird, gerbil, hamster, Guinea pig and fish in aquariums

Each pet owner shall pay a non-refundable pet fee of \$200.00. A refundable deposit of \$50.00 will be charged for aquariums.

There is no pet deposit for birds, gerbils, hamsters, guinea pigs or turtles.

Each household shall have only one pet (except fish or birds).

The limit for birds is two (2).

The pet owner shall have only a small cat or a dog. The animal's weight shall not exceed twenty (20) pounds. The animal's height shall not exceed fifteen (15) inches. **Such limitations do not apply to a service animal used to assist a disabled resident**

6.0 903.7(10) Civil Rights Certification

The PHA has examined its programs and proposed programs to identify any impediments to fair housing choices, has addressed those impediments in a reasonable fashion, and is working with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing. The PHA assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

The PHA has taken the following specific actions to Affirmative Further Fair Housing in its public housing and Section 8 assistance programs:

The PHA will not, on the grounds of race, color, creed, sex, religion, age, disability, national origin or familial status:

- Deny a person or family admission to housing or assistance;
- Provide housing which is different than that provided others, except for elderly and/or disabled where accessibility features may be required;
- Subject a person to segregation or unequal treatment;
- Restrict a person's access to any benefit enjoyed by others in connection with housing programs;
- Treat a person differently in determining eligibility or other requirements for admission or assistance;
- Deny any person access to the same level of services provided to others;
- Deny a person the opportunity to participate in a planning or advisory group that is an integral part of the housing programs.

The PHA will not intimidate, threaten or take any retaliatory action against any applicant, resident, or participant because of a person's participation in civil rights activities or assertions of civil rights.

HUD Fair Housing Posters are posted at the PHA main administrative office and at each development office.

The PHA will ensure accessibility to offices to afford persons with disabilities the opportunity to apply for admission or assistance to the public housing programs.

The PHA will make sure that all employees of the PHA are familiar with non-discrimination requirements, especially those employees who are involved in the admissions process.

The PHA prominently displays a fair housing poster at each office where applications are taken and at each management office.

The PHA's policies and practices are designed to provide assurance that all persons with disabilities will be provided reasonable accommodations so that they can fully access and utilize the housing programs and related services.

6.0

The PHA will identify and eliminate situations and /or practices that create barriers to equal housing opportunity for all.

The PHA reviews its policies and procedures, at least annually, to assure compliance with all civil rights requirements.

903.7(11) Fiscal Year Audit

The PHA is required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)).

The most recent fiscal audit was submitted to HUD.

There were no findings as the result of that audit.

903.7(12) Asset Management

The PHA has conducted a Physical Needs Assessment (PNA) of all AMP's within the last 5 years. The needs of the projects have been prioritized, not only based upon the PNA, but also upon needs identified during inspections performed by PHA staff and HUD REAC and during Energy Audits. A combination of these methods has determined the agency's long-term operating goals and serves as a guide in handling the agency's capital investments. The needs, as determined, will serve as the agency's guide towards developing a plan of action with regards to rehabilitation, demolition/disposition. The current plans for modernization activities are included in the agency's Annual Statement and Five-Year Action Plan.

The PHA has proceeded to allocate funds, based upon funds availability, to the projects identified as a result of those efforts previously described and also based upon other current available project information pertaining to occupancy, vacancies, expenses, prior improvements and other project data.

903.7(13) Violence Against Women Act (VAWA)

The Housing Authority of the City of Harlingen (HACH) has incorporated in its PHA Plan goals and objectives, and policies and procedures the applicable provisions of the Violence Against Women and Reauthorization Act of 2005 (VAWA) to support or assist victims of domestic violence, dating violence, or stalking.

The PHA goal to provide an improved living environment is being met by the HACH by its effort to implement affirmative measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.

Towards its effort to meet the PHA goal to promote self-sufficiency and asset development of assisted households, the HACH has continued to seek avenues to partner with local agencies and/or support groups who assist families who are victims

6.0

of domestic violence to move out of abusive situations and begin again. The HACH is involved as a partner who refers tenants in their housing program who are experiencing domestic violence and want to get away from their abuser.

In addition, the HACH is currently assisting tenants who are victims of domestic violence by honoring their transfer requests and eliminating any transfer fees.

The City of Harlingen will provide CDBG funding in the amount of \$12,000 to the Family Crisis Center to support the salary and benefits of the Children’s Advocate position. The Child Advocate provides social skill training, safety activities, conflict resolution training, and recreational activities to child victims of domestic violence. The Child Advocate also provides parent classes to abused spouses and counseling to children residing at the domestic violence shelter. Additionally, the City will provide the Center with \$10,800 in HOME funding to provide utility deposit and rental assistance to persons who become homeless due to domestic violence.

Section 6.0 b

Identify where the Annual PHA 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 office of the PHA.

▪ Main Office:

Housing Authority of the City of Harlingen
219 E. Jackson St.
Harlingen, TX 78550

▪ All development AMP sites:

AMP 010 – Los Vecinos
702 South M Street
Harlingen, TX 78550

AMP 030 – Le Moyne Gardens
3221 N. 25th Street
Harlingen, TX 78550

AMP 020 – Bonita Park/Sunset Terrace
601 S. Rangerville Rd.
Harlingen, TX 78550

Harlingen Public Library
410 76th Drive
Harlingen, TX 78550

Hours of Operation:
Mon-Thurs 10AM – 9PM
Fri-Sun: 1PM – 5PM

City of Harlingen
Community Development Department
502 E. Tyler
Harlingen, TX 78550

Hours of Operation:
Mon-Fri: 8AM – 5PM

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.

a. HOPE VI or Mixed Finance Modernization or Development

The PHA has not received a HOPE VI revitalization grant.

The PHA does not plan to apply for a HOPE VI Revitalization grant in the Plan year.

The PHA will not be engaging in any mixed-finance development activities for public housing in the Plan year.

The PHA will not be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement.

b. Demolition and/or Disposition

The PHA does not plan to conduct any demolition or disposition activities in the plan Fiscal Year.

c. Conversion of Public Housing

Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

The PHA does not have any developments or portions of developments identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act.

d. Homeownership

A. Public Housing

The PHA does not administer any homeownership programs for public housing.

B. Section 8 Tenant Based Assistance

The PHA does not plan to administer any homeownership programs for section 8 due to staff limitations. Currently HHA is adequately staffed only to oversee the Section 8 Program.

| | |
|------------|---|
| 7.0 | <p>e. Project-based Vouchers</p> <p>Agencies utilizing the Section 8 Project Based Voucher Program, including certificate programs that were converted to vouchers or intending to utilize the Section 8 Project Based Voucher Program during the upcoming fiscal year are required to provide the following information.</p> <p>Our agency is currently operating or intends to operate a Section 8 Project Based Voucher Program. Yes _____ No <u> X </u></p> |
|------------|---|

| | |
|------------|---|
| 8.0 | <p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> |
|------------|---|

| | |
|------------|--|
| 8.1 | <p>Capital Fund Program Annual Statement/Performance and Evaluation Report. 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> <p>Required reports are included as following attachments:</p> <ul style="list-style-type: none"> ▪ 2010 Annual Statement - attachment tx065a01 ▪ 2009 Annual Estimate – attachment tx065c01 ▪ 2009 ARRA Performance and Evaluation Report – attachment tx065d01 ▪ 2008 Performance and Evaluation Report - attachment tx065e01 ▪ 2007 Performance and Evaluation Report - attachment tx065f01 ▪ 2006 Performance and Evaluation Report – attachment tx065g01 |
|------------|--|

| | |
|------------|--|
| 8.2 | <p>Capital Fund Program Five-Year Action Plan. 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>Required report is included as following attachment:</p> <ul style="list-style-type: none"> ▪ FY 2010 Capital Fund Program 5 Year Action Plan - attachment tx065b01 |
|------------|--|

| | |
|------------|---|
| 8.3 | <p>Capital Fund Financing Program (CFFP). <i>N/A</i></p> <p><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> |
|------------|---|

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, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact”.

| Housing Needs of Families in the Jurisdiction by Family Type | | | | | | | |
|---|----------------|----------------------------|---------------|----------------|----------------------------|-------------|-----------------------|
| Family Type | Overall | Afford- ability | Supply | Quality | Access- ibility | Size | Loca- tion |
| Income <= 30% of AMI | 1942 | 5 | 5 | 5 | 5 | 5 | 5 |
| Income >30% but <=50% of AMI | 1112 | 5 | 5 | 5 | 5 | 5 | 5 |
| Income >50% but <80% of AMI | 1236 | 5 | 5 | 5 | 5 | 5 | 5 |
| Elderly | 954 | 5 | 5 | 5 | 5 | 5 | 5 |
| Families with Disabilities | 1095 | 5 | 5 | 5 | 5 | 5 | 5 |
| Hispanic | 5429 | 5 | 5 | 5 | 5 | 5 | 5 |
| White – Non Hispanic | 1704 | 5 | 5 | 5 | 5 | 5 | 5 |
| Black – Non Hispanic | 108 | 5 | 5 | 5 | 5 | 5 | 5 |

9.0

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 | 63 | | 21% |
| Extremely low income <=30% AMI | 30 | 48% | |
| Very low income (>30% but <=50% AMI) | 25 | 39% | |
| Low income (>50% but <80% AMI) | 8 | 13% | |
| Families with children | 44 | 70% | |
| Elderly families | 8 | 13% | |
| Families with Disabilities | 11 | 17% | |
| White Non-Hispanic | 2 | 3% | |
| Hispanic | 61 | 97% | |
| Black/African American | 0 | 0 | |
| American Indian/Alaska Native | 0 | 0 | |
| Asian | 0 | 0 | |
| Native Hawaiian/Other Pacific Islander | 0 | 0 | |

| Characteristics by Bedroom Size (Public Housing Only) | | | |
|---|-----|-----|--|
| 1BR | 27 | 43% | |
| 2 BR | 19 | 30% | |
| 3 BR | 9 | 14% | |
| 4 BR | 8 | 13% | |
| 5 BR | N/A | N/A | |
| 5+ BR | N/A | N/A | |

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

9.0

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 | 756 | | 26% |
| Extremely low income <=30% AMI | 489 | 65% | |
| Very low income (>30% but <=50% AMI) | 202 | 27% | |
| Low income (>50% but <80% AMI) | 65 | 8% | |
| Families with children | 622 | 82% | |
| Elderly families | 36 | 5% | |
| Families with Disabilities | 98 | 13% | |
| White Non-Hispanic | 38 | 4% | |
| Hispanic | 720 | 95% | |
| Black/African American | 2 | 1% | |
| American Indian/Alaska Native | 0 | 0 | |
| Asian | 0 | 0 | |
| Native Hawaiian/Other Pacific Islander | 0 | 0 | |

Characteristics by Bedroom Size (Public Housing Only)

| | | | |
|-------|-----|-----|--|
| 1BR | N/A | N/A | |
| 2 BR | N/A | N/A | |
| 3 BR | N/A | N/A | |
| 4 BR | N/A | N/A | |
| 5 BR | N/A | N/A | |
| 5+ BR | N/A | N/A | |

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

If yes:

How long has it been closed (# of months)? 5 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

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.**

Strategies

Need: Shortage of affordable housing for all eligible populations

PHA shall maximize the number of affordable units available to the PHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

PHA shall increase the number of affordable housing units by:

- Apply for additional section 8 units should they become available

Need: Specific Family Types: Families at or below 30% of median

PHA shall target available assistance to families at or below 30 % of AMI by:

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Adopt rent policies to support and encourage work

Need: Specific Family Types: Families at or below 50% of median

PHA shall target available assistance to families at or below 50% of AMI by:

- Adopt rent policies to support and encourage work

9.1

Need: Specific Family Types: The Elderly

PHA shall target available assistance to the elderly by:

- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Will seek funding source for possible new housing for the elderly with sale proceeds of Heritage Manor.
- Will seek funding from all sources and thru mixed financing opportunities when available.

Need: Specific Family Types: Families with Disabilities

PHA shall target available assistance to Families with Disabilities by:

- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

PHA shall conduct activities to affirmatively further fair housing by

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations

Reason for Selecting Strategies:

- Funding constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups

10.0

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers: *Currently, the PHA has 733 assisted vouchers contracted out of 733 for FY 2008. However, the PHA's goal is to apply for and increase rental vouchers to 786.*

Reduce public housing vacancies: *On-going outreach.* The HHA has continued advertising our Public Housing vacancies in a local newspaper every month. In addition, informational flyers are distributed to local agencies such as the Texas Department of Human Services, Su Clinica Familiar, Salvation Army, and at the local homeless shelter such as Loaves and Fishes. Applications are provided to the Loaves and Fishes Agency and to the Family Crisis Center; they assist the homeless and the Victims of Domestic Violence in completing the application for Housing

Leverage private or other public funds to create additional housing opportunities:

Acquire or build units or developments

The number of replacement housing units will be based on the sale proceeds of Heritage Manor and will be determined by the cost of development per unit at that time.

Other (list below)

PROGRESS STATEMENT: During fiscal years 2005-2009 the Section 8 program applied for 88 replacement vouchers because of the sale of Heritage Manor. Only 35 were awarded and so they have 733 contracted vouchers. In efforts to reducing Public Housing vacancies; informational flyers were posted at various agencies and businesses around town. In addition, the PHA participated in several community events annually such as the Texas State Technical College Senior Expo and the Harlingen Police Department National Night out by hosting a booth and providing public housing information. In accordance with the nondiscrimination requirements of Federal and State laws, and HUD guidelines for Fair Housing, the PHA includes the equal opportunity logo, statement, or slogan to all public announcements. We are constantly trying to improve our vacancy rate. Our current vacancy rate is 8%. Vacant units undergoing modernization are not included in this calculation. With current restrains on funding it is impossible to expand the supply of assisted housing and therefore the Housing Authority did not meet the goal of acquiring or building units or developments.

10.0

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score) 91

Improve voucher management: (SEMAP score) 104

Increase customer satisfaction: The PHA continued working with residents on questions that they may have regarding our programs. We will continue to involve the residents in decisions being made regarding program concerns through quarterly Resident Advisory Board meetings.

Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) The PHA also continued working with owners and residents to make sure that voucher unit inspections pass. We monitored our Public Housing finances to reduce overruns from occurring. We achieved our goals in the PHAS indicator management score receiving 30%. HHA has made plans to continue to train staff to improve specific management functions such as finance and Section 8 at all levels of management.

Renovate or modernize public housing units: During the fiscal years 2005-2009 the PHA continued to renovate and modernize the Public Housing units.

Demolish or dispose of obsolete public housing: *The PHA's application for disposition of Heritage Manor, a 104 unit development, was approved on April 3, 2007.*

Provide replacement public housing: *The number of replacement housing will be based on the sale proceeds of Heritage Manor and will be determined by the cost of development per unit at that time.*

Provide replacement vouchers:

Other: (list below)

PROGRESS STATEMENT: The PHA was partially successful in achieving the objectives listed above. At present time all developments have been improved and we strive to increase customer satisfaction daily. Substantial rehabilitation has been completed at the developments in the following areas: remodeled kitchens and bathrooms, flooring replacement and retexturing of walls and ceilings at various units. Additional security lighting was added to Le Moyne Gardens and Los Vecinos. During FY 2009 the PHA achieved and improved the PHAS rating of "High Performer" with a score of 92. The SEMAP passing score continued in 2009 with a score of 104%.

The PHA continued working with residents on questions that they may have regarding our programs. We will continue to involve the residents in decisions being made regarding program concerns through quarterly Resident Advisory Board meetings.

The PHA did not succeed in providing replacement housing for Heritage Manor.

10.0

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling: The PHA has provided and continues to provide voucher mobility counseling to all new and current participants at voucher briefing and at time of each voucher transfer. The PHA will continue to provide counseling at the unit transfer and annual recertification.
- Conduct outreach efforts to potential voucher landlords: The PHA continues in the efforts to recruit landlords through partnerships with local Real Estate agencies, the Section 8 Annual Conference, and through special events such as the Texas State Technical Senior Expo and National Night Out outreach.
- Increase voucher payment standards: *The PHA complies with the Federal register on Fair Market Rents and Payment Standards by reevaluating them for accuracy on an annual basis.*
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

PROGRESS STATEMENT: During the fiscal years 2005-2009 the Section 8 department was constantly looking for innovative ways to outreach potential voucher landlords/owners on a daily basis through conferences and special events. The potential section 8 landlord/owner is provided with a landlord packet via standard mail or e-mail. Most of the time, the landlords prefer to come to our office and pick up the landlord packet.

The landlord/owner packet includes information such as:

- How to become a Section 8 landlord
- Process after the Request for Tenancy Approval has been submitted to the Section 8 Inspector
- Q&A HAP Contract and HAP payment
- Landlord/owner contact information
- W-9 IRS form

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate 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:

10.0

- Implement public housing security improvements: *Technical assistance on security surveillance has been implemented and is an on-going process.* The PHA continues to house police officers at the developments and continue to involve the in house police officers in the implementation of the neighborhood Watch programs. We also hold quarterly Crime Prevention meetings at the public housing developments.
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)
 - *Implement affirmative measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.* The PHA works well with the Family Crisis Center by leaving them housing applications for the victims that they serve at the center. The PHA is currently assisting tenants who are victims of domestic violence by honoring their transfer requests and eliminating any transfer fees.

PROGRESS STATEMENT: During fiscal years 2005-2009, the HACH's security surveillance continued to be a great success. HACH will continue to work at staying informed on new innovations that may benefit the improvement of quality of life and economic vitality. Additional security lighting was added to Le Moyne Gardens and Los Vecinos recently, and will be added to all developments as funding allows. We have 4 in-house police officers at the developments.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
 - Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability: This will continue to be an on-going activity. The PHA will partner with local agencies that can provide guidance on filling out an application for employment, dressing for a successful interview, and how to conduct self at job interview. Agencies may include the Texas Workforce or local colleges.
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)
 - Partnership with local agencies to provide and/or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again.

10.0

- Provide referrals to potential homebuyers to the Harlingen Community Development Corporation (HCDC) and the City Harlingen. Both agencies provide down-payment and closing cost assistance to low and moderate income families.
- Provide tutoring and enrichment programs to students residing in public housing through the partnership formed between the PHA and the Harlingen Consolidated Independent School District.
- The PHA coordinates with local social services agencies and home health agencies that provide medical health eligibility counseling, health screenings, and substance abuse prevention classes.

PROGRESS STATEMENT: During fiscal years 2005-2009, the PHA continued to make the items listed above on-going and will continue to make it possible for the residents to become self-sufficient.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: *This is an on-going activity and we will continue to be attentive to the needs of the participants and refer them when necessary to the proper agencies. The PHA will continue to make sure that its employees, especially those who are involved in the admission process, are familiar with discrimination and non-discrimination requirements. In addition, the PHA reviews its policies and procedures, at least annually, to assure compliance with civil rights requirements.*
 - 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: *This is an on-going activity and we will continue to upgrade the units as funding allows and security measures are implemented at all the developments working closely with the local police department as well.*
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: *This is an on-going activity and we will continue to ensure accessible housing for persons with all varieties of disabilities and unit size, referring participants to other agencies that may provide them with better opportunities.*
 - Other: (list below)

PROGRESS STATEMENT: During fiscal years 2005-2009, all items above remained on-going activities. The PHA continued to improve the units and implemented security improvements. In addition the HACH plans to continue to have in-house police. The HACH currently has four (4) in-house police officers. The PHA has provided the staff training on fair housing rules and regulations. In addition, the PHA ensures that all advertisement and notices are prepared in a non-discriminatory manner. The PHA investigates all claims of discrimination.

(b) Significant Amendment and Substantial Deviation/Modification *CHANGE*

Substantial Deviations from the 5-Year Plan

- Additions or deletions of Strategic Goals
- Any deviation that requires reviews and input by the Resident Advisory Board as well as approval by the Board of Commissioners.

Significant Amendments or Modification to the Annual Plan

- Any change to rent or admissions policies or organization of the waiting list;
- Budget revisions in excess of 50% of Capital Fund Budget Allocations; (budget revisions below 50% of Capital Fund allocation will not be considered significant amendment or modification.)
- Any change with regard to demolition or disposition, designation of housing, homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant.

This criterion does not supersede the requirements of OMB Circular No. A-87 (Cost Principal for State, Local, and Indian Tribal Governments) and 25 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statues.

Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.

- (c) PHA's must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. *N/A*

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.
Provided as attachment tx065h01
- (g) Challenged Elements – No challenged elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
Provided as following attachments:
 - 2010 Annual Estimate – tx065a01
 - 2009 Annual Statement – tx065c01
 - 2009 ARRA Performance and Evaluation Report – tx065d01
 - 2008 Performance and Evaluation Report – tx065e01
 - 2007 Performance and Evaluation Report – tx065f01
 - 2006 Performance and Evaluation Report – tx065g01
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)
Provided as attachment tx065b01

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program
 Attachment: tx065a01

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

PHFA Name: **Housing Authority of the City of Harlingen**
 Grant Type and Number: **Capital Fund Program Grant No: TX059-P065-50110**
 Date of CFFP: _____
 Replacement Housing Factor Grant No: _____
 FFY of Grant: **2010**
 FFY of Grant Approval: **2010**

| Line No. | Description | Total Estimated Cost | | Total Actual Cost ¹ | Expended |
|----------|--|----------------------|-----------|--------------------------------|----------|
| | | Original | Revised 2 | | |
| 1 | Total non-Capital Funds | | | | |
| 2 | 1406 Operating Expenses (may not exceed 20% of line 20) 3 | 197,647.00 | | | |
| 3 | 1408 Management Improvements | 115,000.00 | | | |
| 4 | 1410 Administration (may not exceed 10% of line 20) | 98,823.00 | | | |
| 5 | 1411 Audit | 0.00 | | | |
| 6 | 1415 Liquidated Damages | 0.00 | | | |
| 7 | 1430 Fees and Costs | 47,800.00 | | | |
| 8 | 1440 Site Acquisition | 0.00 | | | |
| 9 | 1450 Site Improvement | 50,500.00 | | | |
| 10 | 1460 Dwelling Structures | 402,967.00 | | | |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 51,000.00 | | | |
| 12 | 1470 Non-dwelling Structures | 10,000.00 | | | |
| 13 | 1475 Non-dwelling Equipment | 14,500.00 | | | |
| 14 | 1485 Demolition | 0.00 | | | |
| 15 | 1492 Moving to Work Demonstration | 0.00 | | | |
| 16 | 1495.1 Relocation Costs | 0.00 | | | |
| 17 | 1499 Development Activities 4 | 0.00 | | | |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | 0.00 | | | |
| 18b | 9000 Collateralization or Debt Service paid Via System of Direct Payment | 0.00 | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | \$0.00 | | | |
| 20 | Amount of Annual Grant (sums of lines 2-19) | \$988,237.00 | | | |
| 21 | Amount of Line 20 Related to LBP Activities | 0.00 | | | |
| 22 | Amount of Line 20 Related to Section 504 Compliance | 0.00 | | | |
| 23 | Amount of Line 20 Related to Security - Soft Costs | 85,000.00 | | | |
| 24 | Amount of Line 20 Related to Security - Hard Costs | 78,000.00 | | | |
| 25 | Amount of Line 20 Related to Energy Conservation Measures | 0.00 | | | |

Signature of Executive Director: *Ben Cantor* Date: *01/04/10*

Signature of Public Housing Director: _____ Date: _____

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

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

| PIHA Name: | | Housing Authority of the City of Harlingen | | Grant Type and Number: | | Capital Fund Program Grant No: TX059-P065-50110 | | CFPP (Yes/ No): | | No | | Federal FY of Grant: | | 2010 | | Status of Work | |
|---------------------------|--|--|--|-------------------------|--|---|--|----------------------|--|-------------------|--|----------------------|--|------|--|----------------|--|
| Development Number | | General Description of Major Work Categories | | Development Account No. | | Quantity | | Total Estimated Cost | | Funds Obligated 2 | | Funds Expended 2 | | | | | |
| Name/PIHA-Wide Activities | | | | | | | | Original | | Revised 1 | | | | | | | |
| HA-Wide | | Operations | | 1406 | | | | 197,647.00 | | | | | | | | | |
| | | Management Improvements: (Limited to 20%) | | | | | | | | | | | | | | | |
| | | General Technical Assist/PHAS/QHWRA Impr. | | 1408 | | | | 3,000.00 | | | | | | | | | |
| | | Update Policies and Procedures/Consortia | | 1408 | | | | 6,000.00 | | | | | | | | | |
| | | PHAS Training | | 1408 | | | | 3,000.00 | | | | | | | | | |
| | | Inspection Training | | 1408 | | | | 3,000.00 | | | | | | | | | |
| | | Maintenance Staff Training | | 1408 | | | | 3,000.00 | | | | | | | | | |
| | | Financial Training | | 1408 | | | | 2,500.00 | | | | | | | | | |
| | | Security Services | | 1408 | | | | 85,000.00 | | | | | | | | | |
| | | Office supplies | | 1408 | | | | 9,500.00 | | | | | | | | | |
| | | Total Management Improvements | | | | | | \$115,000.00 | | | | | | | | | |
| | | Administration (Limited to 10% Management Fee) | | 1410 | | | | 98,823.00 | | | | | | | | | |
| | | TOTAL - HA-WIDE | | | | | | \$411,470.00 | | | | | | | | | |
| | | AMP | | | | | | | | | | | | | | | |
| | | A/E Services | | 1430 | | | | 12,000.00 | | | | | | | | | |
| | | Printing Costs | | 1430 | | | | 1,500.00 | | | | | | | | | |
| | | TX065000010 | | | | | | | | | | | | | | | |
| | | Los Vecinos | | | | | | | | | | | | | | | |
| | | Tree Trimming Service | | 1450 | | | | 8,000.00 | | | | | | | | | |
| | | 150 units | | | | | | | | | | | | | | | |
| | | Pest Control/Fumigation Services | | 1460 | | | | 7,500.00 | | | | | | | | | |
| | | Bathroom upgrade/kitchen renovations | | 1460 | | | | 80,000.00 | | | | | | | | | |
| | | Reflooring Units | | 1460 | | | | 8,000.00 | | | | | | | | | |
| | | Replace cut off valves | | 1460 | | | | 28,000.00 | | | | | | | | | |
| | | Refrigerators | | 1465.1 | | | | 10,000.00 | | | | | | | | | |
| | | Gas Ranges | | 1465.1 | | | | 6,500.00 | | | | | | | | | |
| | | Install central air and heat / office | | 1470 | | | | 10,000.00 | | | | | | | | | |
| | | Maintenance Equipment | | 1475 | | | | 5,500.00 | | | | | | | | | |
| | | TOTAL - LOS VECINOS | | | | | | \$177,000.00 | | | | | | | | | |

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement Page 2 of 4
 2 To be completed for the Performance and Evaluation Report Form HUD-50075.1 (4/2008)

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

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

Part II: Supporting Pages

| PHA Name: | | Housing Authority of the City of Harlingen | | Grant Type and Number: | | Capital Fund Program Grant No. TX059-P065-50110 | | CFFP (Yes/ No): | | 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 1 | | Funds Obligated 2 | | Funds Expended 2 | |
| AMP | A/E Services | | | 1430 | | | | 15,000.00 | | | | | | | |
| TX065000020 | Printing Costs | | | 1430 | | | | 1,500.00 | | | | | | | |
| Bonita Park | Tree Trimming Service | | | 1450 | | | | 7,500.00 | | | | | | | |
| 120 units | Playground / resurface basketball court | | | 1450 | | | | 25,000.00 | | | | | | | |
| | Pest Control/Fumigation Services | | | 1460 | | | | 7,500.00 | | | | | | | |
| | Bathroom/Kitchen Renovations | | | 1460 | 15 | | | 33,000.00 | | | | | | | |
| | Install Storage Sheds | | | 1460 | 75 | | | 45,000.00 | | | | | | | |
| | Replace cut off valves | | | 1460 | 120 | | | 20,000.00 | | | | | | | |
| | Refrigerators | | | 1465.1 | 21 | | | 8,500.00 | | | | | | | |
| | Gas Ranges | | | 1465.1 | 18 | | | 5,500.00 | | | | | | | |
| | Maintenance Equipment/Drills | | | 1475 | | | | 4,000.00 | | | | | | | |
| | TOTAL - BONITA PARK | | | | | | | \$172,500.00 | | | | | | | |
| AMP | A/E Services | | | 1430 | | | | 1,000.00 | | | | | | | |
| TX065000020 | Printing Costs | | | 1430 | | | | 300.00 | | | | | | | |
| Sunset Terrace | Tree Trimming Service | | | 1450 | | | | 1,000.00 | | | | | | | |
| 20 units | Pest Control/Fumigation Services | | | 1460 | | | | 1,000.00 | | | | | | | |
| | Replace cut off valves | | | 1460 | 20 | | | 6,000.00 | | | | | | | |
| | Relecture of units- interior | | | 1460 | 2 | | | 4,000.00 | | | | | | | |
| | Reflooring of units | | | 1460 | 3 | | | 3,000.00 | | | | | | | |
| | Water heaters | | | 1460 | 1 | | | 467.00 | | | | | | | |
| | Refrigerators | | | 1465.1 | 2 | | | 1,000.00 | | | | | | | |
| | Gas Ranges | | | 1465.1 | 2 | | | 1,000.00 | | | | | | | |
| | TOTAL - SUNSET TERRACE | | | | | | | \$18,767.00 | | | | | | | |

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Attachment: tx065b01

Office of Public and Indian Housing

Expires: 4/30/2011

| Part I: Summary | | | | | | | |
|--|--|--|--|--|--|---|--|
| PHA Name/Number Housing Authority of the City of Harlingen TX065 | | | Locality (City/County& State) Harlingen/Cameron County/Texas | | | <input checked="" type="checkbox"/> Original | <input type="checkbox"/> Revision No. _____ |
| A. | Development Number and Name HA-Wide | 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 | - 576,817.00 | - 577,967.00 | - 577,967.00 | - 578,667.00 | |
| C. | Management Improvements | | 114,950.00 | 113,800.00 | 113,800.00 | 113,100.00 | |
| D. | PHA-Wide Non-dwelling Structures and Equipment | | - - | - - | - - | - - | |
| E. | Administration | | 98,823.00 | 98,823.00 | 98,823.00 | 98,823.00 | |
| F. | Other | | 0.00 | 0.00 | 0.00 | 0.00 | |
| G. | Operations | | 197,647.00 | 197,647.00 | 197,647.00 | 197,647.00 | |
| H. | Demolition | | 0.00 | 0.00 | 0.00 | 0.00 | |
| I. | Development | | 0.00 | 0.00 | 0.00 | 0.00 | |
| J. | Capital Fund Financing - Debt Service | | 0.00 - | 0.00 - | 0.00 - | 0.00 - | |
| K. | Total CFP Funds | | \$988,237.00 | \$988,237.00 | \$988,237.00 | \$988,237.00 | |
| L. | Total Non-CFP Funds | | 0.00 | 0.00 | 0.00 | 0.00 | |
| M. | Grand Total | | \$988,237.00 | \$988,237.00 | \$988,237.00 | \$988,237.00 | |

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 II: Supporting Pages - Physical Needs Work Statement(s) | | | | | | |
|---|--|-----------------|---------------------|--|-----------------|---------------------|
| Work Statement for Year 1 FFY <u>2010</u> | Work Statement for Year <u>2011</u> FFY <u>2011</u> | | | Work Statement for Year <u>2011</u> FFY <u>2011</u> | | |
| | Development Number/Name General Description of Major Work Items | Quantity | Estimated Cost | Development Number/Name General Description of Major Work Items | Quantity | Estimated Cost |
| | AMP - TX065000010 | | | AMP - TX065000020 | | |
| | LOS VECINOS | | | SUNSET TERRACE | | |
| | A/E Service | | 17,000.00 | A/E Services | | 2,500.00 |
| | Planning Costs | | 1,500.00 | Printing Costs | | 600.00 |
| | Tree Trimming Service | | 15,000.00 | Tree Trimming Services | | 1,500.00 |
| | Fenced concrete slab in shop | | 12,000.00 | Replace Exterior Paint | 5 | 22,500.00 |
| | Stucco fence bordering main street | | 35,000.00 | Pest Control/Fumigation Services | 20 | 1,500.00 |
| | Pest Control/Fumigation Services | 150 | 7,500.00 | Playground equipment | | 10,000.00 |
| | Bathroom/Kitchen Renovations | 10 | 40,000.00 | Exterior Faucet replacements | 50 | 8,000.00 |
| | Re-do wood flooring | 5 | 15,000.00 | Re-Flooring Units | 10 | 4,000.00 |
| | Exterior brick repair / rotted wood repair / paint | 5 | 25,000.00 | Window Screen replacements | 40 | 2,500.00 |
| | Refrigerators | 17 | 7,400.00 | Refrigerators | 6 | 2,000.00 |
| | Gas Ranges | 17 | 5,050.00 | Gas Ranges | 5 | 1,467.00 |
| | Purchase small trailer | | 4,500.00 | Maintenance/office equipment | | 1,500.00 |
| | TOTAL LOS VECINOS | | \$184,950.00 | TOTAL SUNSET TERRACE | | \$58,067.00 |
| | AMP - TX065000020 | | | AMP - TX065000030 | | |
| | BONITA PARK | | | LeMOYNE GARDENS | | |
| | A/E Services | | 13,000.00 | A/E Services | | 15,000.00 |
| | Printing Costs | | 1,500.00 | Printing Costs | | 1,500.00 |
| | Sidewalks | | 45,000.00 | Tree Trimming Services | | 8,000.00 |
| | Screen doors | 50 | 10,000.00 | Replace screen doors | 70 | 15,000.00 |
| | Pest Control/Fumigation Services | | 5,000.00 | Pest Control/Fumigation Services | | 8,000.00 |
| | Reflooring of units | 10 | 6,000.00 | Replace Exhaust Vents | 100 | 35,000.00 |
| | Security Lighting | | 20,000.00 | Slab/ foundation repairs | 3 | 30,000.00 |
| | Foundation Repairs | 3 | 35,000.00 | Replacement of washer faucets | 100 | 10,000.00 |
| | Refrigerators | 17 | 7,300.00 | Refrigerators | 20 | 9,000.00 |
| | Gas Ranges | 20 | 6,000.00 | Gas Ranges | 25 | 7,500.00 |
| | Maintenance/ office Equipment | | 5,000.00 | Maintenance/ office Equipment | | 8,000.00 |
| | Wall heaters | 25 | 8,000.00 | Exterior faucets- front yard installation | 100 | 25,000.00 |
| | TOTAL BONITA PARK | | \$161,800.00 | TOTAL LEMOYNE GARDENS | | \$172,000.00 |
| | | Subtotal | \$346,750.00 | | Subtotal | \$230,067.00 |

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 II: Supporting Pages - Physical Needs Work Statement(s) | | | | | | |
|---|--|-----------------|---------------------|--|-----------------|---------------------|
| Work Statement for Year 1 FFY <u>2010</u> | Work Statement for Year <u>2012</u> FFY <u>2012</u> | | | Work Statement for Year <u>2012</u> FFY <u>2012</u> | | |
| | Development Number/Name General Description of Major Work Items | Quantity | Estimated Cost | Development Number/Name General Description of Major Work Items | Quantity | Estimated Cost |
| See | AMP - TX065000010 | | | AMP - TX065000020 | | |
| Annual Statement | LOS VECINOS | | | SUNSET TERRACE | | |
| | A/E Services | | 15,000.00 | A/E Services | | 1,000.00 |
| | Printing Costs | | 1,500.00 | Printing Costs | | 500.00 |
| | Tree Trimming Services | | 10,000.00 | Tree Trimming Services | | 2,500.00 |
| | Pest Control/Fumigation Services | | 7,500.00 | Pest Control/Fumigation Services | | 1,500.00 |
| | Foundation repair - dirt replacement | 4 | 25,000.00 | Fluorescent light replacement | 20 | 7,500.00 |
| | Playground equipment | | 68,000.00 | Bathrooms/Kitchen Renovations | 2 | 5,000.00 |
| | Covered Area for Bus | | 25,000.00 | Re-Flooring Units | 5 | 5,000.00 |
| | Rangehoods | 100 | 4,000.00 | Screen doors | 20 | 5,000.00 |
| | Refrigerators | 15 | 6,000.00 | Refrigerators | 6 | 2,000.00 |
| | Gas Ranges | 20 | 6,000.00 | Gas Ranges | 10 | 2,500.00 |
| | Remodel /repair office - learning center | | 11,000.00 | Maintenance Equipment | | 1,500.00 |
| | Maintenance /Office Equipment | | 5,000.00 | Retexture of units - interior | 2 | 3,000.00 |
| | TOTAL LOS VECINOS | | \$184,000.00 | TOTAL SUNSET TERRACE | | \$37,000.00 |
| | AMP - TX065000020 | | | AMP - TX065000030 | | |
| | BONITA PARK | | | LeMOYNE GARDENS | | |
| | A/E Services | | 12,000.00 | A/E Services | | 15,000.00 |
| | Printing Costs | | 1,500.00 | Printing Costs | | 1,500.00 |
| | Tree Trimming/landscaping Services | | 9,000.00 | Tree Trimming Services | | 11,467.00 |
| | Pest Control/Fumigation Services | | 7,500.00 | Pest Control/Fumigation Services | | 8,500.00 |
| | Covered Area for Bus Stop | | 30,000.00 | Security Lights | | 20,000.00 |
| | Exterior Brick Repair - Stucco installation | 10 | 65,000.00 | Retexture of units - interior | 25 | 90,000.00 |
| | Rangehoods | 120 | 4,000.00 | Re-Flooring Units | 15 | 25,000.00 |
| | Electrical Repairs as Needed | | 8,000.00 | Office-Carpet Replacement | | 6,000.00 |
| | Refrigerators | 20 | 8,500.00 | Refrigerators | 18 | 7,500.00 |
| | Gas Ranges | 20 | 6,000.00 | Gas Ranges | 13 | 4,000.00 |
| | Maintenance / office Equipment | | 5,000.00 | Rangehoods | 120 | 5,000.00 |
| | Clotheslines | 7 | 1,500.00 | Maintenance / office Equipment | | 5,000.00 |
| | TOTAL BONITA PARK | | \$158,000.00 | TOTAL LEMOYNE GARDENS | | \$198,967.00 |
| | | Subtotal | \$342,000.00 | | Subtotal | \$235,967.00 |

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 II: Supporting Pages - Physical Needs Work Statement(s) | | | | | | |
|---|--|-----------------|---------------------|--|-----------------|---------------------|
| Work Statement for Year 1 FFY <u>2010</u> | Work Statement for Year <u>2013</u> FFY <u>2013</u> | | | Work Statement for Year <u>2013</u> FFY <u>2013</u> | | |
| | Development Number/Name General Description of Major Work Items | Quantity | Estimated Cost | Development Number/Name General Description of Major Work Items | Quantity | Estimated Cost |
| | AMP - TX065000010 | | | AMP - TX065000020 | | |
| | LOS VECINOS | | | SUNSET TERRACE | | |
| | A/E Services | | 13,000.00 | A/E Services | | 1,000.00 |
| | Printing Costs | | 1,500.00 | Printing Costs | | 500.00 |
| | Tree Trimming Services | | 10,000.00 | Tree Trimming Services | | 1,500.00 |
| | Pest Control/Fumigation Services | | 7,500.00 | Pest Control/Fumigation Services | | 1,500.00 |
| | Replace Exterior Exhaust Vents | 100 | 25,000.00 | Replace Exterior Paint- soffit repair | 10 | 5,000.00 |
| | Bathroom/Kitchen Renovations | 13 | 70,000.00 | Playground equipment | | 25,000.00 |
| | Remodel / shop | | 25,000.00 | Water heaters | 10 | 3,000.00 |
| | Clotheslines | 20 | 5,000.00 | Retexture unit- interior | 2 | 5,000.00 |
| | Refrigerators | 22 | 9,000.00 | Refrigerators | 5 | 2,000.00 |
| | Gas Ranges | 21 | 6,500.00 | Gas Ranges | 8 | 1,500.00 |
| | Maintenance/ office Equipment | | 5,500.00 | Maintenance /office Equipment | | 2,500.00 |
| | TOTAL LOS VECINOS | | \$178,000.00 | TOTAL SUNSET TERRACE | | \$48,500.00 |
| | AMP - TX065000020 | | | AMP - TX065000030 | | |
| | BONITA PARK | | | LeMOYNE GARDENS | | |
| | A/E Services | | 13,000.00 | A/E Services | | 15,000.00 |
| | Printing Costs | | 1,500.00 | Printing Costs | | 1,500.00 |
| | Tree Trimming Services | | 10,000.00 | Tree Trimming Services | | 11,500.00 |
| | Pest Control/Fumigation Services | | 7,500.00 | Pest Control/Fumigation Services | | 8,500.00 |
| | Install Gutters | 75 | 60,000.00 | Playground equipment | | 60,000.00 |
| | Interior doors /frames replacements | 50 | 20,000.00 | Plumbing Replacement | 10 | 35,000.00 |
| | Water heaters | 23 | 7,000.00 | Water heaters/ wall heaters | 40 | 12,500.00 |
| | Refrigerators | 20 | 8,000.00 | Smoke Alarms | 95 | 2,467.00 |
| | Gas Ranges | 20 | 6,000.00 | Refrigerators | 25 | 10,000.00 |
| | Office/Learning Center renovations | | 35,000.00 | Gas Ranges | 27 | 8,000.00 |
| | Maintenance/office Equipment | | 5,000.00 | Maintenance / office Equipment | | 6,000.00 |
| | TOTAL BONITA PARK | | \$173,000.00 | Commercial Trash Cans | 3 | 8,000.00 |
| | | | | TOTAL LEMOYNE GARDENS | | \$178,467.00 |
| | | Subtotal | \$351,000.00 | | Subtotal | \$226,967.00 |

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 II: Supporting Pages - Physical Needs Work Statement(s) | | | | | | |
|--|--|-----------------|---------------------|--|-----------------|---------------------|
| Work Statement for Year 1 FFY <u>2010</u> | Work Statement for Year <u>2014</u> FFY <u>2014</u> | | | Work Statement for Year <u>2014</u> FFY <u>2014</u> | | |
| | Development Number/Name General Description of Major Work Items | Quantity | Estimated Cost | Development Number/Name General Description of Major Work Items | Quantity | Estimated Cost |
| See | AMP - TX065000010 | | | AMP - TX065000020 | | |
| Annual Statement | LOS VECINOS | | | SUNSET TERRACE | | |
| | A/E Services | | 15,000.00 | A/E Services | | 2,000.00 |
| | Printing Costs | | 1,500.00 | Printing Costs | | 500.00 |
| | Tree Trimming Services/landscaping | | 10,000.00 | Tree Trimming Services/landscaping | | 2,000.00 |
| | Pest Control/Fumigation Services | | 7,500.00 | Pest Control/Fumigation Services | | 1,500.00 |
| | Install Gutters | 35 | 30,000.00 | Roof repairs | | 5,000.00 |
| | Roof | | 40,000.00 | Retexturing of units / interior paint | 5 | 15,000.00 |
| | Playground Equipment / basketball court | | 35,000.00 | Wall heaters | 6 | 2,000.00 |
| | Electrical Upgrade -shop/office | | 15,000.00 | Foundation slab Repairs | 1 | 5,000.00 |
| | Refrigerators | 21 | 9,000.00 | Refrigerators | 6 | 2,500.00 |
| | Gas Ranges | 26 | 8,000.00 | Gas Ranges | 4 | 1,500.00 |
| | Maintenance / office Equipment | | 6,500.00 | Maintenance / office Equipment | | 2,000.00 |
| | TOTAL LOS VECINOS | | \$177,500.00 | Clotheslines | 5 | 1,500.00 |
| | | | | TOTAL SUNSET TERRACE | | \$40,500.00 |
| | AMP - TX065000020 | | | AMP - TX065000030 | | |
| | BONITA PARK | | | LeMOYNE GARDENS | | |
| | A/E Services | | 13,000.00 | A/E Services | | 15,000.00 |
| | Printing Costs | | 1,500.00 | Printing Costs | | 1,500.00 |
| | Tree Trimming Services / landscaping | | 10,000.00 | Tree Trimming Services/ landscaping | | 11,000.00 |
| | Pest Control/Fumigation Services | | 7,500.00 | Pest Control/Fumigation Services | | 8,500.00 |
| | Call for aid replacements | 20 | 10,000.00 | New pavilions -park area | | 60,000.00 |
| | Roof repairs | | 20,000.00 | Security lighting | | 15,000.00 |
| | Shop renovations / add carport | | 20,000.00 | Water heaters / wall heaters | 43 | 13,000.00 |
| | Refrigerators | 21 | 8,500.00 | Electrical upgrade | 75 | 25,000.00 |
| | Gas Ranges | 23 | 7,000.00 | Window / window screen replacement | 40 | 20,000.00 |
| | Exterior door replacement / frames | 50 | 40,000.00 | Refrigerators | 25 | 10,000.00 |
| | Retexturing of units / interior paint | 6 | 20,000.00 | Gas Ranges | 25 | 8,000.00 |
| | Maintenance / office Equipment | | 7,000.00 | Maintenance / office Equipment | | 9,167.00 |
| | TOTAL BONITA PARK | | \$164,500.00 | TOTAL LEMOYNE GARDENS | | \$196,167.00 |
| | | Subtotal | \$342,000.00 | | Subtotal | \$236,667.00 |

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 III: Supporting Pages - Management Needs Work Statement(s) | | | | |
|--|--|---------------------|--|---------------------|
| Work Statement for Year 1 FFY <u>2010</u> | Work Statement for Year <u>2011</u> FFY <u>2011</u> | | Work Statement for Year <u>2012</u> FFY <u>2012</u> | |
| | Development Number/Name General Description of Major Work Items | Estimated Cost | Development Number/Name General Description of Major Work Items | Estimated Cost |
| See | | | | |
| Annual Statement | TX 065 - HA Wide | | TX 065 - HA Wide | |
| | Operations (Limited to 20%) | 197,647.00 | Operations (Limited to 20%) | 197,647.00 |
| | Total Operations | \$197,647.00 | Total Operations | \$197,647.00 |
| | Management Improvements: (Limited to 20%) | | Management Improvements: (Limited to 20%) | |
| | General Technical Assist/PHAS/QHWRA Impr. | 3,800.00 | General Technical Assist/PHAS/QHWRA Impr. | 3,800.00 |
| | Consultant Fees/Annual Plan | 4,150.00 | Consultant Fees/Annual Plan | 4,000.00 |
| | PHAS Training | 3,500.00 | PHAS Training | 3,000.00 |
| | Inspection Training | 3,500.00 | Inspection Training | 3,000.00 |
| | Maintenance Staff Training | 3,000.00 | Maintenance Staff Training | 3,000.00 |
| | Financial Training | 3,000.00 | Financial Training | 3,000.00 |
| | Security Services | 85,000.00 | Security Services | 85,000.00 |
| | Office Supplies | 9,000.00 | Office Supplies | 9,000.00 |
| | Total Management Improvements | \$114,950.00 | Total Management Improvements | \$113,800.00 |
| | Administration: (Limited to 10%) | 98,823.00 | Administration: (Limited to 10%) | 98,823.00 |
| | Total Administration | \$98,823.00 | Total Administration | \$98,823.00 |
| | TOTAL HA-WIDE | \$411,420.00 | TOTAL HA-WIDE | \$410,270.00 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

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 III: Supporting Pages - Management Needs Work Statement(s) | | | | |
|--|--|---------------------|--|---------------------|
| Work Statement for Year 1 FFY <u>2010</u> | Work Statement for Year <u>2013</u> FFY <u>2013</u> | | Work Statement for Year <u>2014</u> FFY <u>2014</u> | |
| | Development Number/Name General Description of Major Work Items | Estimated Cost | Development Number/Name General Description of Major Work Items | Estimated Cost |
| See | | | | |
| Annual Statement | TX 065 - HA Wide | | TX 065 - HA Wide | |
| | Operations (Limited to 20%) | 197,647.00 | Operations (Limited to 20%) | 197,647.00 |
| | Total Operations | \$197,647.00 | Total Operations | \$197,647.00 |
| | Management Improvements: (Limited to 20%) | | Management Improvements: (Limited to 20%) | |
| | General Technical Assist/PHAS/QHWRA Impr. | 3,800.00 | General Technical Assist/PHAS/QHWRA Impr. | 3,800.00 |
| | Consultant Fees/Annual Plan | 4,000.00 | Consultant Fees/Annual Plan | 3,800.00 |
| | PHAS Training | 3,500.00 | PHAS Training | 3,000.00 |
| | Inspection Training | 3,000.00 | Inspection Training | 3,000.00 |
| | Maintenance Staff Training | 3,000.00 | Maintenance Staff Training | 3,000.00 |
| | Financial Training | 2,500.00 | Financial Training | 2,500.00 |
| | Security Services | 85,000.00 | Security Services | 85,000.00 |
| | Office Supplies | 9,000.00 | Office Supplies | 9,000.00 |
| | Total Management Improvements | \$113,800.00 | Total Management Improvements | \$113,100.00 |
| | Administration: (Limited to 10%) | 98,823.00 | Administration: (Limited to 10%) | 98,823.00 |
| | Total Administration | \$98,823.00 | Total Administration | \$98,823.00 |
| | TOTAL HA-WIDE | \$410,270.00 | TOTAL HA-WIDE | \$409,570.00 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

Annual Statement / Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program
 Attachment: tx065c01

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 Harlingen**

Grant Type and Number: **Capital Fund Program Grant No: TX059-P065-50109**

Date of CFFP: _____

Replacement Housing Factor Grant No: _____

FFY of Grant: **2009**

FFY of Grant Approval: **2009**

| Line No. | Description | Original | | Revised 2 | | Total Actual Cost 1 | | Expended |
|----------|--|----------------------|----------------------|-----------|---------------------|---------------------|---------------------|---------------|
| | | Total Estimated Cost | Total Estimated Cost | Obligated | Total Actual Cost 1 | Obligated | Total Actual Cost 1 | |
| 1 | Total non-Capital Funds | | | | | | | |
| 2 | 1406 Operating Expenses (may not exceed 20% of line 20) 3 | | 197,647.00 | | 0.00 | | 0.00 | 0.00 |
| 3 | 1408 Management Improvements | | 115,000.00 | | 0.00 | | 0.00 | 0.00 |
| 4 | 1410 Administration (may not exceed 10% of line 20) | | 98,823.00 | | 0.00 | | 0.00 | 0.00 |
| 5 | 1411 Audit | | 0.00 | | 0.00 | | 0.00 | 0.00 |
| 6 | 1415 Liquidated Damages | | 0.00 | | 0.00 | | 0.00 | 0.00 |
| 7 | 1430 Fees and Costs | | 40,300.00 | | 0.00 | | 0.00 | 0.00 |
| 8 | 1440 Site Acquisition | | 0.00 | | 0.00 | | 0.00 | 0.00 |
| 9 | 1450 Site Improvement | | 30,500.00 | | 0.00 | | 0.00 | 0.00 |
| 10 | 1460 Dwelling Structures | | 353,500.00 | | 0.00 | | 0.00 | 0.00 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | | 50,500.00 | | 0.00 | | 0.00 | 0.00 |
| 12 | 1470 Non-dwelling Structures | | 5,500.00 | | 0.00 | | 0.00 | 0.00 |
| 13 | 1475 Non-dwelling Equipment | | 96,467.00 | | 0.00 | | 0.00 | 0.00 |
| 14 | 1485 Demolition | | 0.00 | | 0.00 | | 0.00 | 0.00 |
| 15 | 1492 Moving to Work Demonstration | | 0.00 | | 0.00 | | 0.00 | 0.00 |
| 16 | 1495.1 Relocation Costs | | 0.00 | | 0.00 | | 0.00 | 0.00 |
| 17 | 1499 Development Activities 4 | | 0.00 | | 0.00 | | 0.00 | 0.00 |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | | 0.00 | | 0.00 | | 0.00 | 0.00 |
| 18b | 9000 Collateralization or Debt Service paid Via System of Direct Payment | | 0.00 | | 0.00 | | 0.00 | 0.00 |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | 0.00 | | 0.00 | | 0.00 | 0.00 |
| 20 | Amount of Annual Grant (sums of lines 2-19) | | \$988,237.00 | | \$0.00 | | \$0.00 | \$0.00 |
| 21 | Amount of Line 20 Related to LBP Activities | | 0.00 | | 0.00 | | 0.00 | 0.00 |
| 22 | Amount of Line 20 Related to Section 504 Compliance | | 0.00 | | 0.00 | | 0.00 | 0.00 |
| 23 | Amount of Line 20 Related to Security - Soft Costs | | 85,000.00 | | 0.00 | | 0.00 | 0.00 |
| 24 | Amount of Line 20 Related to Security - Hard Costs | | 5,000.00 | | 0.00 | | 0.00 | 0.00 |
| 25 | Amount of Line 20 Related to Energy Conservation Measures | | 0.00 | | 0.00 | | 0.00 | 0.00 |

Signature of Executive Director: *[Signature]* Date: **01/04/10**

Signature of Public Housing Director: _____

Date: _____

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

Annual Statement /Performance and Evaluation Report
Capital Funds Program and Capital Fund Program Replacement Housing Factor and
Capital Funds 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: | Housing Authority of the City of Harlingen | Grant Type and Number: | Capital Fund Program Grant No: TX059-P065-50109 | CFFP (Yes/No): | No | Federal FFY of Grant: | 2009 | |
|--------------------------|--|-------------------------|---|----------------------|-------------------|-----------------------|------------------|----------------|
| Development Number | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | Funds Obligated 2 | Total Actual Cost | Funds Expended 2 | Status of Work |
| Name/PHA-Wide Activities | | | | Original | Revised 1 | | | |
| HA-Wide | Operations | 1406 | | 197,547.00 | | 0.00 | 0.00 | |
| | Management Improvements: (Limited to 20%) | | | | | | | |
| | General Technical Assist/PHAS/QHWRA Impr. | 1408 | | 3,000.00 | | 0.00 | 0.00 | |
| | Update Policies and Procedures/Consortia | 1408 | | 6,000.00 | | 0.00 | 0.00 | |
| | PHAS Training | 1408 | | 3,000.00 | | 0.00 | 0.00 | |
| | Inspection Training | 1408 | | 3,000.00 | | 0.00 | 0.00 | |
| | Maintenance Staff Training | 1408 | | 3,000.00 | | 0.00 | 0.00 | |
| | Financial Training | 1408 | | 2,500.00 | | 0.00 | 0.00 | |
| | Security Services | 1408 | | 85,000.00 | | 0.00 | 0.00 | |
| | Office supplies | 1408 | | 9,500.00 | | 0.00 | 0.00 | |
| | Total Management Improvements | | | \$115,000.00 | | \$0.00 | \$0.00 | |
| | Administration (Limited to 10% Management Fee) | 1410 | | 98,823.00 | | 0.00 | 0.00 | |
| | TOTAL - HA-WIDE | | | \$411,470.00 | | \$0.00 | \$0.00 | |
| AMP | A/E Services | 1430 | | 10,000.00 | | 0.00 | 0.00 | |
| TX065000010 | Printing Costs | 1430 | | 1,000.00 | | 0.00 | 0.00 | |
| Los Vecinos | Tree Trimming Service | 1450 | | 8,000.00 | | 0.00 | 0.00 | |
| | Security Lighting | 1450 | | 5,000.00 | | 0.00 | 0.00 | |
| 150 units | Pest Control/Fumigation Services | 1460 | | 7,000.00 | | 0.00 | 0.00 | |
| | Bathroom upgrade/kitchen renovations | 1460 | | 75,000.00 | | 0.00 | 0.00 | |
| | Retifloing Units | 1460 | | 5,000.00 | | 0.00 | 0.00 | |
| | Water Heaters | 1460 | | 5,000.00 | | 0.00 | 0.00 | |
| | Refrigerators | 1465.1 | | 10,000.00 | | 0.00 | 0.00 | |
| | Gas Ranges | 1465.1 | | 6,000.00 | | 0.00 | 0.00 | |
| | Maintenance Equipment | 1475 | | 4,500.00 | | 0.00 | 0.00 | |
| | Office Equipment/Learning Center | 1475 | | 10,000.00 | | 0.00 | 0.00 | |
| | Purchase new truck | 1475 | 1 | 20,000.00 | | 0.00 | 0.00 | |
| | TOTAL - LOS VECINOS | | | \$166,500.00 | | \$0.00 | \$0.00 | |

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report
 Page 2 of 4
 form HUD-50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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: Development Number Name/PHA-Wide Activities | Housing Authority of the City of Harlingen General Description of Major Work Categories | Grant Type and Number: Capital Fund Program Grant No: TX059-P065-50109 Replacement Housing Factor Grant No: | | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Federal FFY of Grant: 2009 | Status of Work |
|---|---|---|-----------|----------------------------|----------|----------------------|---------------------|-------------------|--|-------------------------------|----------------|
| | | Original | Revised 1 | | | Funds Obligated 2 | Funds Expended 2 | | | | |
| AMP | A/E Services | 1430 | | | | 13,000.00 | | | | | |
| | TX065000020 | 1430 | | | | 1,000.00 | | | | | |
| | Bonita Park | 1450 | | | | 7,500.00 | | | | | |
| | 120 units | 1460 | | | | 7,000.00 | | | | | |
| | Pest Control/Fumigation Services | 1460 | | | | 45,000.00 | | | | | |
| | Bathroom/Kitchen Renovations | 1460 | | | | 75,000.00 | | | | | |
| | Install Storage Sheds | 1460 | | | | 6,000.00 | | | | | |
| | Re-Tecture Interior Walls | 1460 | | | | 2,500.00 | | | | | |
| | Water Heaters | 1460 | | | | 9,000.00 | | | | | |
| | Refrigerators | 1465.1 | | | | 5,500.00 | | | | | |
| | Gas Ranges | 1475 | | | | 6,000.00 | | | | | |
| | Office equipment / Learning Center | 1475 | | | | 4,000.00 | | | | | |
| | Maintenance Equipment/Drills | 1475 | | | | \$181,500.00 | | | | | |
| | TOTAL - BONITA PARK | | | | | | | | | | |
| | AMP | 1430 | | | | 1,000.00 | | | | | |
| | A/E Services | 1430 | | | | 300.00 | | | | | |
| | TX065000020 | 1450 | | | | 1,000.00 | | | | | |
| | Sunset Terrace | 1460 | | | | 1,000.00 | | | | | |
| | 20 units | 1460 | | | | 6,000.00 | | | | | |
| | Pest Control/Fumigation Services | 1460 | | | | 4,000.00 | | | | | |
| | Replace washer faucets | 1460 | | | | 4,000.00 | | | | | |
| | Repairs to foundation/ceiling cracks | 1460 | | | | 500.00 | | | | | |
| | Reflooring of units | 1460 | | | | 1,000.00 | | | | | |
| | Water heaters | 1465.1 | | | | 1,000.00 | | | | | |
| | Refrigerators | 1465.1 | | | | 1,000.00 | | | | | |
| | Gas Ranges | 1475 | | | | 457.00 | | | | | |
| | Office equipment / Learning Center | 1475 | | | | 20,000.00 | | | | | |
| | Purchase new truck | 1475 | | | | \$40,257.00 | | | | | |
| | TOTAL - SUNSET TERRACE | | | | | | | | | | |

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 Page 3 of 4
 2 To be completed for the Performance and Evaluation Report
 Form HUD-50075.1 (4/2008)

Annual Statement / Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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: | | Housing Authority of the City of Harlingen | | Grant Type and Number: | | Capital Fund Program Grant No. TX059-P065-50109 | | CFPP (Yes/No): | | No | | Federal FFY of Grant: | | 2009 | | | | | | | | | |
|--------------------|--|--|--|-------------------------|--|---|--|----------------|--|----------------------|--|-----------------------|--|-----------|--|-------------------|--|------------------|--|-------------------|--|----------------|--|
| Development Number | | General Description of Major Work Categories | | Development Account No. | | Replacement Housing Factor Grant No. | | Quantity | | Total Estimated Cost | | Original | | Revised 1 | | Funds Obligated 2 | | Funds Expended 2 | | Total Actual Cost | | Status of Work | |
| AMP | | | | | | | | | | | | | | | | | | | | | | | |
| Fees and Costs: | | | | | | | | | | | | | | | | | | | | | | | |
| TX06500030 | | A/E Services | | 1430 | | | | | | 13,000.00 | | | | | | 0.00 | | | | 0.00 | | | |
| LEMOYNE | | Printing Costs | | 1430 | | | | | | 1,000.00 | | | | | | 0.00 | | | | 0.00 | | | |
| 200 UNITS | | Tree Trimming Service | | 1450 | | | | | | 9,000.00 | | | | | | 0.00 | | | | 0.00 | | | |
| | | Pest Control/Furigation Services | | 1460 | | | | | | 7,500.00 | | | | | | 0.00 | | | | 0.00 | | | |
| | | Kitchen Cabinets / Renovation | | 1460 | | | | | | 100,000.00 | | | | | | 0.00 | | | | 0.00 | | | |
| | | Water Heaters | | 1460 | | | | | | 3,000.00 | | | | | | 0.00 | | | | 0.00 | | | |
| | | Refrigerators | | 1465.1 | | | | | | 11,500.00 | | | | | | 0.00 | | | | 0.00 | | | |
| | | Gas Ranges | | 1465.1 | | | | | | 6,500.00 | | | | | | 0.00 | | | | 0.00 | | | |
| | | Boys and Girls Club A/C Unit | | 1470 | | | | | | 5,500.00 | | | | | | 0.00 | | | | 0.00 | | | |
| | | Office equipment / Learning Center | | 1475 | | | | | | 7,000.00 | | | | | | 0.00 | | | | 0.00 | | | |
| | | Maintenance equipment | | 1475 | | | | | | 4,500.00 | | | | | | 0.00 | | | | 0.00 | | | |
| | | Purchase new truck | | 1475 | | 1 | | | | 20,000.00 | | | | | | 0.00 | | | | 0.00 | | | |
| | | TOTAL - LEMOYNE GARDENS | | | | | | | | \$188,500.00 | | | | | | \$0.00 | | | | \$0.00 | | | |
| | | TOTAL CAPITAL FUNDS GRANT FOR 2009 | | | | | | | | \$988,237.00 | | | | | | \$0.00 | | | | \$0.00 | | | |

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report
 Page 4 of 4
 form HUD-50075.1 (4/2008)

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program
 Attachment: tx065d01

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

PIHA Name: **Housing Authority of the City of Hartlingen**

Grant Type and Number: **TX059-S065-50109**

Capital Fund Program Grant No: **TX059-S065-50109**

Date of CFFP: _____

Replacement Housing Factor Grant No: _____

FFY of Grant: **2009**

FFY of Grant Approval: **2009**

| Line No. | Description | Total Estimated Cost | | Total Actual Cost ¹ | |
|----------|--|----------------------|----------------------|--------------------------------|----------|
| | | Original | Revised ² | Obligated | Expended |
| 1 | Total non-Capital Funds | | | | |
| 2 | 1406 Operating Expenses (may not exceed 20% of line 20) 3 | 0.00 | | 0.00 | 0.00 |
| 3 | 1408 Management Improvements | 0.00 | | 0.00 | 0.00 |
| 4 | 1410 Administration (may not exceed 10% of line 20) | 94,000.00 | | 0.00 | 0.00 |
| 5 | 1411 Audit | 0.00 | | 0.00 | 0.00 |
| 6 | 1415 Liquidated Damages | 0.00 | | 0.00 | 0.00 |
| 7 | 1430 Fees and Costs | 124,500.00 | | 0.00 | 0.00 |
| 8 | 1440 Site Acquisition | 0.00 | | 0.00 | 0.00 |
| 9 | 1450 Site Improvement | 467,000.00 | | 0.00 | 0.00 |
| 10 | 1460 Dwelling Structures | 545,219.00 | | 0.00 | 0.00 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0.00 | | 0.00 | 0.00 |
| 12 | 1470 Non-dwelling Structures | 0.00 | | 0.00 | 0.00 |
| 13 | 1475 Non-dwelling Equipment | 0.00 | | 0.00 | 0.00 |
| 14 | 1485 Demolition | 0.00 | | 0.00 | 0.00 |
| 15 | 1492 Moving to Work Demonstration | 0.00 | | 0.00 | 0.00 |
| 16 | 1495.1 Relocation Costs | 0.00 | | 0.00 | 0.00 |
| 17 | 1499 Development Activities 4 | 0.00 | | 0.00 | 0.00 |
| 18a | 1501 Collateralization or Debt Service paid by the PIHA | 0.00 | | 0.00 | 0.00 |
| 18b | 9000 Collateralization or Debt Service paid Via System of Direct Payment | 0.00 | | 0.00 | 0.00 |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | 0.00 | | 0.00 | 0.00 |
| 20 | Amount of Annual Grant (sums of lines 2-19) | \$1,230,719.00 | | \$0.00 | \$0.00 |
| 21 | Amount of Line 20 Related to LBP Activities | 0.00 | | 0.00 | 0.00 |
| 22 | Amount of Line 20 Related to Section 504 Compliance | 0.00 | | 0.00 | 0.00 |
| 23 | Amount of Line 20 Related to Security - Soft Costs | 0.00 | | 0.00 | 0.00 |
| 24 | Amount of Line 20 Related to Security - Hard Costs | 0.00 | | 0.00 | 0.00 |
| 25 | Amount of Line 20 Related to Energy Conservation Measures | 0.00 | | 0.00 | 0.00 |

Signature of Executive Director: *[Signature]* Date: *01/04/10*

Signature of Public Housing Director: _____

Date: _____

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

Annual Statement /Performance and Evaluation Report
Capital Funds Program and Capital Fund Program Replacement Housing Factor and
Capital Funds Financing Program
Attachment: tx065e01
Part I: Summary

PHA Name: **Housing Authority of the City of Harlingen**
 Grant Type and Number: **Capital Fund Program Grant No: TX059-P065-50108**
 Date of CFFP: _____
 Replacement Housing Factor Grant No: _____
 FFY of Grant: **2008**
 FFY of Grant Approval: **2008**

| Line No. | Description | Total Estimated Cost | | Total Actual Cost 1 | | | |
|---------------------------------|--|----------------------|---------------------|--------------------------------------|---------------------|------|--|
| | | Original | Revised 2 | Obligated | Expended | | |
| 1 | Total non-Capital Funds | | | | | | |
| 2 | 1406 Operating Expenses (may not exceed 20% of line 20) 3 | 194,456.80 | 194,456.80 | 194,456.80 | 194,456.80 | | |
| 3 | 1408 Management Improvements | 112,000.00 | 106,900.00 | 94,155.49 | 91,518.85 | | |
| 4 | 1410 Administration (may not exceed 10% of line 20) | 94,728.40 | 94,728.40 | 94,728.40 | 34,165.92 | | |
| 5 | 1411 Audit | 0.00 | 0.00 | 0.00 | 0.00 | | |
| 6 | 1415 Liquidated Damages | 0.00 | 0.00 | 0.00 | 0.00 | | |
| 7 | 1430 Fees and Costs | 48,500.00 | 42,000.00 | 33,922.93 | 14,394.68 | | |
| 8 | 1440 Site Acquisition | 0.00 | 0.00 | 0.00 | 0.00 | | |
| 9 | 1450 Site Improvement | 56,000.00 | 52,120.00 | 45,620.00 | 41,225.00 | | |
| 10 | 1460 Dwelling Structures | 326,000.00 | 323,980.00 | 86,525.93 | 86,285.30 | | |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 58,098.80 | 58,098.80 | 58,098.80 | 32,099.92 | | |
| 12 | 1470 Non-dwelling Structures | 70,000.00 | 95,000.00 | 95,000.00 | 87,609.95 | | |
| 13 | 1475 Non-dwelling Equipment | 5,000.00 | 5,000.00 | 5,000.00 | 429.00 | | |
| 14 | 1485 Demolition | 0.00 | 0.00 | 0.00 | 0.00 | | |
| 15 | 1492 Moving to Work Demonstration | 0.00 | 0.00 | 0.00 | 0.00 | | |
| 16 | 1495.1 Relocation Costs | 7,500.00 | 0.00 | 0.00 | 0.00 | | |
| 17 | 1499 Development Activities 4 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | 0.00 | 0.00 | 0.00 | 0.00 | | |
| 18b | 9000 Collateralization or Debt Service paid Via System of Direct Payment | 0.00 | 0.00 | 0.00 | 0.00 | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | 0.00 | 0.00 | 0.00 | 0.00 | | |
| 20 | Amount of Annual Grant (sums of lines 2-19) | \$972,284.00 | \$972,284.00 | \$707,508.35 | \$582,185.42 | | |
| 21 | Amount of Line 20 Related to LBP Activities | 0.00 | 0.00 | 0.00 | 0.00 | | |
| 22 | Amount of Line 20 Related to Section 504 Compliance | 0.00 | 0.00 | 0.00 | 0.00 | | |
| 23 | Amount of Line 20 Related to Security - Soft Costs | 85,000.00 | 86,007.49 | 86,007.49 | 86,007.49 | | |
| 24 | Amount of Line 20 Related to Security - Hard Costs | 0.00 | 0.00 | 0.00 | 0.00 | | |
| 25 | Amount of Line 20 Related to Energy Conservation Measures | 0.00 | 0.00 | 0.00 | 0.00 | | |
| Signature of Executive Director | | Date | | Signature of Public Housing Director | | Date | |
| <i>[Signature]</i> | | <i>01/04/10</i> | | <i>[Signature]</i> | | | |

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

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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: | | Housing Authority of the City of Harlingen | | Grant Type and Number: | | Capital Fund Program Grant No: TX059-P065-50108 | | CFPP (Yes/No): | | No | | Federal FFY of Grant: | | 2008 | |
|--|--|--|----------|------------------------|-------------------------|---|---------------------|---------------------|----------------|----|--|-----------------------|--|------|--|
| Development Number/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | Total Estimated Cost | Funds Obligated 2 | Funds Expended 2 | Total Actual Cost | Status of Work | | | | | | |
| HA-Wide | Operations | 1406 | | Original 194,456.80 | Revised 1 194,456.80 | 194,456.80 | 194,456.80 | | | | | | | | |
| HA-Wide | Management Improvements: (Limited to 20%) | | | | | | | | | | | | | | |
| | General Technical Assist/PHAS/QH/WRA Impr. | 1408 | | 4,000.00 | 4,000.00 | 0.00 | 0.00 | 0.00 | | | | | | | |
| | Update Policies and Procedures/Consortia | 1408 | | 4,000.00 | 4,000.00 | 148.00 | 148.00 | 0.00 | | | | | | | |
| | PHAS Training | 1408 | | 3,000.00 | 1,000.00 | 0.00 | 0.00 | 0.00 | | | | | | | |
| | Inspection Training | 1408 | | 3,000.00 | 1,000.00 | 0.00 | 0.00 | 0.00 | | | | | | | |
| | Maintenance Staff Training | 1408 | | 2,000.00 | 1,000.00 | 0.00 | 0.00 | 0.00 | | | | | | | |
| | Financial Training | 1408 | | 2,000.00 | 892.51 | 0.00 | 0.00 | 0.00 | | | | | | | |
| | Security Services | 1408 | | 85,000.00 | 86,007.49 | 86,007.49 | 86,007.49 | 5,363.36 | | | | | | | |
| | Office supplies | 1408 | | 9,000.00 | 9,000.00 | 8,000.00 | 8,000.00 | 86,007.49 | | | | | | | |
| | Total Management Improvements | | | \$112,000.00 | \$106,900.00 | \$94,155.49 | \$94,155.49 | \$91,518.85 | | | | | | | |
| HA-Wide | Administration (Limited to 10%) | 1410 | | 94,728.40 | 94,728.40 | 94,728.40 | 94,728.40 | 34,166.92 | | | | | | | |
| | TOTAL - HA-WIDE | | | \$401,185.20 | \$396,085.20 | \$383,340.69 | \$320,141.57 | \$320,141.57 | | | | | | | |
| AMP | A/E Services | 1430 | | 20,000.00 | 15,000.00 | 15,000.00 | 732.16 | | | | | | | | |
| TX065-0010P | Printing Costs | 1430 | | 1,500.00 | 1,500.00 | 1,500.00 | 0.00 | | | | | | | | |
| LOS VECINOS | Tree Trimming Service | 1450 | | 20,000.00 | 16,640.00 | 16,640.00 | 15,246.00 | | | | | | | | |
| 150 UNITS | Replace Exterior Paint | 1460 | | 35,000.00 | 35,000.00 | 0.00 | 0.00 | | | | | | | | |
| | Pest Control/Irrigation Services | 1460 | | 7,500.00 | 7,500.00 | 7,500.00 | 5,500.00 | | | | | | | | |
| | Bathroom upgrade/kitchen renovations | 1460 | 6 | 60,000.00 | 60,000.00 | 4,416.60 | 5,751.20 | | | | | | | | |
| | Reloofing Units | 1460 | 10 | 5,000.00 | 5,000.00 | 5,000.00 | 602.00 | | | | | | | | |
| | Carbon Monoxide Alarms | 1460 | 148 | 15,000.00 | 0.00 | 0.00 | 0.00 | | | | | | | | |
| | Refrigerators | 1465.1 | 20 | 10,000.00 | 10,000.00 | 10,000.00 | 4,005.00 | | | | | | | | |
| | Gas Ranges | 1465.1 | 15 | 6,000.00 | 6,000.00 | 6,000.00 | 4,684.92 | | | | | | | | |
| | Maintenance Equipment | 1475 | | 3,000.00 | 3,000.00 | 3,000.00 | 0.00 | | | | | | | | |
| | Relocation Costs | 1495.1 | 10 | 3,000.00 | 0.00 | 0.00 | 0.00 | | | | | | | | |
| | TOTAL - LOS VECINOS | | | \$186,000.00 | \$159,640.00 | \$69,056.60 | \$36,520.28 | | | | | | | | |

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

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

Part II: Supporting Pages

| PHA Name: | | Housing Authority of the City of Harlingen | | Grant Type and Number: | | Capital Fund Program Grant No: TX059-P065-50108 | | CFPP (Yes/No): | | 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 1 | | Funds Obligated 2 | | Funds Expended 2 | |
| AMP | A/E Services | 1430 | | 10,000.00 | 10,000.00 | 2,422.93 | 3,153.62 | | | | | | | | |
| TX065-0020P | Tree Trimming Service | 1450 | | 10,000.00 | 7,640.00 | 7,640.00 | 6,500.00 | | | | | | | | |
| BONITA PARK | Replace Basketball Court | 1450 | | 5,000.00 | 5,000.00 | 0.00 | 0.00 | | | | | | | | |
| 120 UNITS | Benches for Playground | 1450 | | 2,500.00 | 2,500.00 | 1,000.00 | 0.00 | | | | | | | | |
| | Pest Control/Fumigation Services | 1460 | | 7,000.00 | 7,000.00 | 7,000.00 | 6,000.00 | | | | | | | | |
| | Bathroom/Kitchen Renovations | 1460 | | 50,000.00 | 48,217.00 | 0.00 | 6,822.77 | | | | | | | | |
| | Water Heater Closet repairs | 1460 | | 0.00 | 30,000.00 | 0.00 | 0.00 | | | | | | | | |
| | door frames and add roofing / gutters | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | | | | | | | | |
| | Install Storage Sheds (Phase I) | 1460 | | 65,000.00 | 35,000.00 | 0.00 | 0.00 | | | | | | | | |
| | Re-Texture Interior Walls | 1460 | | 8,500.00 | 9,150.00 | 9,150.00 | 9,150.00 | | | | | | | | |
| | Carbon Monoxide Alarms | 1460 | | 8,000.00 | 0.00 | 0.00 | 0.00 | | | | | | | | |
| | Refrigerators | 1465.1 | 15 | 7,500.00 | 7,500.00 | 7,500.00 | 3,606.00 | | | | | | | | |
| | Gas Ranges | 1465.1 | 15 | 6,000.00 | 6,000.00 | 6,000.00 | 4,842.00 | | | | | | | | |
| | Maintenance Equipment/Drills | 1475 | | 2,000.00 | 2,000.00 | 2,000.00 | 428.00 | | | | | | | | |
| | Relocation Costs | 1495.1 | 6 | 4,500.00 | 0.00 | 0.00 | 0.00 | | | | | | | | |
| | TOTAL - BONITA PARK | | | \$185,000.00 | \$170,007.00 | \$42,712.93 | \$40,503.39 | | | | | | | | |
| AMP | A/E Services | 1430 | | 2,000.00 | 500.00 | 0.00 | 0.00 | | | | | | | | |
| TX065-0020P | Tree Trimming Service | 1450 | | 3,500.00 | 2,000.00 | 2,000.00 | 1,140.00 | | | | | | | | |
| SUNSET | Pest Control/Fumigation Services | 1460 | | 2,000.00 | 2,000.00 | 2,000.00 | 1,000.00 | | | | | | | | |
| TERRACE | Bathubs/Tile | 1460 | 2 | 6,000.00 | 1,700.00 | 1,700.00 | 1,700.00 | | | | | | | | |
| | Kitchen Cabinets replacement | 1460 | | 0.00 | 2,975.00 | 2,975.00 | 2,975.00 | | | | | | | | |
| | Floor tile | 1460 | | 0.00 | 1,608.00 | 1,608.00 | 1,608.00 | | | | | | | | |
| 20 UNITS | Carbon Monoxide Alarms | 1460 | 20 | 1,500.00 | 0.00 | 0.00 | 0.00 | | | | | | | | |
| | Refrigerators | 1465.1 | 2 | 1,000.00 | 1,000.00 | 1,000.00 | 399.00 | | | | | | | | |
| | Gas Ranges | 1465.1 | 2 | 1,098.80 | 1,098.80 | 1,098.80 | 538.00 | | | | | | | | |
| | TOTAL - SUNSET TERRACE | | | \$17,098.80 | \$12,881.80 | \$12,381.80 | \$9,360.00 | | | | | | | | |

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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: | | Housing Authority of the City of Harlingen | | Grant Type and Number: | | Capital Fund Program Grant No: TX059-P065-50108 | | CFPP (Yes/No): | | No | | Federal FFY of Grant: | | 2008 | | Status of Work | |
|---|---|--|---------------------|-------------------------|---------------------|---|-----------|-------------------------|--|----------------------|--|------------------------------|--|-----------------------------|--|-------------------|---------------------|
| Development Number Name/PHA-Wide Activities | | General Description of Major-Work Categories | | Development Account No. | | Quantity | | Original Estimated Cost | | Revised ¹ | | Funds Obligated ² | | Funds Expended ² | | Total Actual Cost | |
| AMP | | | | | | | | | | | | | | | | | |
| Fees and Costs: | | | | | | | | | | | | | | | | | |
| TX065-0030P | A/E Services | 1430 | 15,000.00 | 15,000.00 | 15,000.00 | 15,000.00 | 10,508.90 | | | | | | | | | | |
| LEMOYNE | Tree Trimming Service | 1450 | 15,000.00 | 18,340.00 | 18,340.00 | 18,340.00 | 18,340.00 | | | | | | | | | | |
| GARDENS | Exterior Door Replacement | 1460 | 7,500.00 | 6,980.00 | 6,980.00 | 0.00 | 0.00 | | | | | | | | | | |
| 200 UNITS | Pest Control/Fumigation Services | 1460 | 8,000.00 | 8,000.00 | 8,000.00 | 8,000.00 | 8,000.00 | | | | | | | | | | |
| | Roof repairs | 1460 | 5,000.00 | 43,850.00 | 37,176.33 | 37,176.33 | 37,176.33 | | | | | | | | | | |
| | Kitchen Cabinets/Renovation | 1460 | 20,000.00 | 20,000.00 | 0.00 | 0.00 | 0.00 | | | | | | | | | | |
| | Carbon Monoxide Alarms | 1460 | 15,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | | | | | | | | |
| | Refrigerators | 1465.1 | 20,500.00 | 20,500.00 | 20,500.00 | 20,500.00 | 9,990.00 | | | | | | | | | | |
| | Gas Ranges | 1465.1 | 6,000.00 | 6,000.00 | 6,000.00 | 6,000.00 | 4,035.00 | | | | | | | | | | |
| | Repair Interior/Exterior of Community Center (boys' and girls club) | 1470 | 70,000.00 | 95,000.00 | 95,000.00 | 95,000.00 | 87,609.95 | | | | | | | | | | |
| | to include the following: | | | | | | | | | | | | | | | | |
| | Replacement of exterior steel wall panels (siding), rusted ones only, replacement of rangehood with a commercial type I and ventilation system, including a FIRE suppression system (electrical work as needed, a total of three breakers installed (110's)). | | | | | | | | | | | | | | | | |
| | Installation of GFIs in the kitchen, total of three. | | | | | | | | | | | | | | | | |
| | Cleaning/ replacement of six lights on the roof, roof repair. | | | | | | | | | | | | | | | | |
| | Installation of emergency lights in the computer room, kitchen and bathrooms. | | | | | | | | | | | | | | | | |
| | TOTAL - LEMOYNE GARDENS | | \$182,000.00 | \$233,670.00 | \$200,016.33 | \$175,660.18 | | | | | | | | | | | |
| | TOTAL CAPITAL FUNDS GRANT FOR 2008 | | \$972,284.00 | \$972,284.00 | \$707,508.35 | \$582,185.42 | | | | | | | | | | | 60% Complete |
| | Total Physical Improvements | | \$571,098.80 | \$576,198.80 | \$324,167.66 | \$262,043.85 | | | | | | | | | | | |

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Attachment: tx065f01

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 Hartlingen**
 Grant Type and Number: **Capital Fund Program Grant No TX059-P065-50107**
 Date of CFFP: _____ Replacement Housing Factor Grant No: _____
 FFY of Grant: **2007**
 FFY of Grant Approval: **2007**

| Line No. | Description | Total Estimated Cost | | Total Actual Cost, 1 | | | |
|---------------------------------|--|----------------------|---------------------|--------------------------------------|---------------------|------|--|
| | | Original | Revised 2 | Obligated | Expended | | |
| 1 | Total non-Capital Funds | | | | | | |
| 2 | 1406 Operating Expenses (may not exceed 20% of line 20) 3 | 113,324.00 | 179,842.00 | 179,842.00 | 179,842.00 | | |
| 3 | 1408 Management Improvements | 106,832.00 | 106,832.00 | 106,832.00 | 50,333.86 | | |
| 4 | 1410 Administration (may not exceed 10% of line 20) | 84,876.00 | 89,876.00 | 89,876.00 | 89,876.00 | | |
| 5 | 1411 Audit | 0.00 | 0.00 | 0.00 | 0.00 | | |
| 6 | 1415 Liquidated Damages | 0.00 | 0.00 | 0.00 | 0.00 | | |
| 7 | 1430 Fees and Costs | 36,836.00 | 36,836.00 | 36,836.00 | 36,836.00 | | |
| 8 | 1440 Site Acquisition | 0.00 | 0.00 | 0.00 | 0.00 | | |
| 9 | 1450 Site Improvement | 65,800.00 | 60,515.00 | 27,229.99 | 6,013.80 | | |
| 10 | 1460 Dwelling Structures | 480,850.00 | 369,617.00 | 339,617.00 | 319,815.29 | | |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 25,000.00 | 25,000.00 | 25,000.00 | 24,869.03 | | |
| 12 | 1470 Non-dwelling Structures | 0.00 | 15,000.00 | 15,000.00 | 15,000.00 | | |
| 13 | 1475 Non-dwelling Equipment | 5,700.00 | 15,700.00 | 5,700.00 | 5,575.92 | | |
| 14 | 1485 Demolition | 0.00 | 0.00 | 0.00 | 0.00 | | |
| 15 | 1492 Moving to Work Demonstration | 0.00 | 0.00 | 0.00 | 0.00 | | |
| 16 | 1495.1 Relocation Costs | 0.00 | 0.00 | 0.00 | 0.00 | | |
| 17 | 1499 Development Activities 4 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | 0.00 | 0.00 | 0.00 | 0.00 | | |
| 18b | 9000 Collateralization or Debt Service paid Via System of Direct Payment | 0.00 | 0.00 | 0.00 | 0.00 | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | 0.00 | 0.00 | 0.00 | 0.00 | | |
| 20 | Amount of Annual Grant (sums of lines 2-19) | \$899,218.00 | \$899,218.00 | \$825,932.99 | \$728,261.90 | | |
| 21 | Amount of Line 20 Related to LBP Activities | 12,500.00 | 995.00 | 995.00 | 995.00 | | |
| 22 | Amount of Line 20 Related to Section 504 Compliance | 0.00 | 0.00 | 0.00 | 0.00 | | |
| 23 | Amount of Line 20 Related to Security - Soft Costs | 0.00 | 0.00 | 0.00 | 0.00 | | |
| 24 | Amount of Line 20 Related to Security - Hard Costs | 44,600.00 | 24,233.00 | 23,633.00 | 720.00 | | |
| 25 | Amount of Line 20 Related to Energy Conservation Measures | 0.00 | 0.00 | 0.00 | 0.00 | | |
| Signature of Executive Director | | Date | | Signature of Public Housing Director | | Date | |
| <i>Bob Canty</i> | | 01/04/10 | | | | | |

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

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

| PHFA Name: | Housing Authority of the City of Hartlingen | Grant Type and Number: Capital Fund Program Grant No TX059-P065-50107 | CFPP (Yes/ No): | No | Federal FTY 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 ¹ | Funds Obligated ² | Funds Expended ² |
| HA-Wide | Operations | 1406 | | \$113,324.00 | \$179,842.00 | \$179,842.00 | \$179,842.00 |
| HA-Wide | Management Improvements: (Limited to 20%) | 1408 | | 7,850.00 | 7,850.00 | 7,850.00 | 0.00 |
| | General Technical Assist/PHAS/CHWRA Impr | 1408 | | 8,420.00 | 8,420.00 | 8,420.00 | 2,588.00 |
| | Update Policies and Procedures/Consortia | 1408 | | 3,360.00 | 1,554.00 | 1,554.00 | 0.00 |
| | Computer Training | 1408 | | 1,920.00 | 1,556.00 | 1,556.00 | 0.00 |
| | Inspection Training | 1408 | | 2,400.00 | 4,570.00 | 4,570.00 | 4,570.00 |
| | HUD Rules and Regulations | 1408 | | 2,072.00 | 2,072.00 | 3,765.00 | 750.00 |
| | PHAS Training | 1408 | | 1,920.00 | 1,920.00 | 2,681.00 | 872.00 |
| | Maintenance Staff Training | 1408 | | 2,400.00 | 2,400.00 | 2,400.00 | 286.00 |
| | Financial Training | 1408 | | 2,880.00 | 2,880.00 | 1,167.00 | 1,167.00 |
| | Resident Council Training | 1408 | | 4,800.00 | 4,800.00 | 4,059.00 | 0.00 |
| | Update Computer Software | 1408 | | 22,500.00 | 22,500.00 | 22,500.00 | 22,500.00 |
| | Project Office Clerk | 1408 | | 22,000.00 | 22,000.00 | 22,000.00 | 12,617.15 |
| | Inventory Control Clerk | 1408 | | 7,800.00 | 7,800.00 | 7,800.00 | 0.00 |
| | Human Resources Coordinator (pro-rated salary) | 1408 | | 16,510.00 | 16,510.00 | 16,510.00 | 4,983.71 |
| | Benefits | 1408 | | \$106,832.00 | \$106,832.00 | \$106,832.00 | \$50,333.86 |
| | Total 1408 | | | | | | |
| HA-Wide | Administration (Limited to 10%) | 1410 | | 33,000.00 | 32,000.00 | 32,000.00 | 23,692.58 |
| | GFP Coordinator | 1410 | | 23,400.00 | 23,400.00 | 23,400.00 | 22,089.10 |
| | Clerk of the Works | 1410 | | 13,000.00 | 13,000.00 | 13,000.00 | 12,647.43 |
| | Pro-rated Salaries-ED | 1410 | | 9,237.00 | 15,237.00 | 15,237.00 | 25,207.89 |
| | Benefits (pro-rated) | 1410 | | 6,239.00 | 6,239.00 | 6,239.00 | 6,239.00 |
| | Sundries, supplies | 1410 | | \$84,876.00 | \$89,876.00 | \$89,876.00 | \$89,876.00 |
| | Total 1410 | | | | | | |
| HA-Wide | Fees and Costs: | | | | | | |
| | A/E Services | 1430 | | 20,000.00 | 21,285.12 | 21,285.12 | 21,285.12 |
| | Inspection Costs | 1430 | | 7,500.00 | 7,500.00 | 7,500.00 | 7,500.00 |
| | Printing Costs | 1430 | | 1,656.00 | 3,809.78 | 3,809.78 | 3,809.78 |
| | Consultant Fees Annual Plan | 1430 | | 7,680.00 | 4,241.10 | 4,241.10 | 4,241.10 |
| | Total 1430 | | | \$36,836.00 | \$36,836.00 | \$36,836.00 | \$36,836.00 |

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report

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

| PIHA Name: | Housing Authority of the City of Hartlingen | Grant Type and Number: Capital Fund Program Grant No TX059-P065-50107 | CFPP (Yes/ No): | No | Federal FFY of Grant: 2007 | | |
|---|---|--|-----------------|----------------------|-------------------------------|-------------------|------------------|
| Development Number/PIHA-Wide Activities | General Description of Major Work Categories | Replacement Housing Factor Grant No. | Quantity | Total Estimated Cost | Total Actual Cost | Status of Work | |
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 |
| HA - Wide | Dwelling Structures: | | | | | | |
| | Wall heaters | 1460 | 60 | 3,300.00 | 3,295.00 | 3,295.00 | 3,295.00 |
| | | | | \$3,300.00 | \$3,295.00 | \$3,295.00 | \$3,295.00 |
| | Total 1460 | | | | | | |
| HA - Wide | Dwelling Equipment: | | | | | | |
| | Ranges | 1465 | 20 | 10,000.00 | 9,340.27 | 9,340.27 | 9,309.30 |
| | Refrigerators | 1465 | 20 | 15,000.00 | 15,659.73 | 15,659.73 | 15,659.73 |
| | | | | \$25,000.00 | \$25,000.00 | \$25,000.00 | \$24,969.03 |
| | Total 1465 | | | | | | |
| HA - Wide | Non-Dwelling Equipment: | | | | | | |
| | Office/Maintenance Equipment, as needed | 1475 | | 1,000.00 | 3,276.72 | 3,276.72 | 3,276.72 |
| | Lawnmowers | 1475 | 4 | 3,200.00 | 608.34 | 608.34 | 608.34 |
| | Weedeaters | 1475 | 6 | 700.00 | 1,056.98 | 1,056.98 | 1,056.98 |
| | Electric drills | 1475 | 4 | 500.00 | 500.00 | 500.00 | 500.00 |
| | Screw drivers, cordless drills | 1475 | 4 ea | 300.00 | 257.96 | 257.96 | 133.88 |
| | Vehicles | 1475 | | 0.00 | 10,000.00 | 0.00 | 0.00 |
| | | | | 5,700.00 | 15,700.00 | 5,700.00 | 5,575.92 |
| | Total HA - Wide | | | \$375,868.00 | \$457,381.00 | \$447,381.00 | \$590,727.81 |
| TX065-001 | Sidewalk repair/replacement as needed | 1450 | | 44,000.00 | 44,000.00 | 13,314.99 | 6,013.80 |
| LOS VEGINOS | Outside water fountains | 1450 | 2 | 1,500.00 | 0.00 | 0.00 | 0.00 |
| 150 UNITS | Lead-Based Paint Abatement | 1460 | | 5,000.00 | 0.00 | 0.00 | 0.00 |
| | Bathroom upgrade/related plumbing work, toilets, bathtubs, etc. | 1460 | 60 | 90,000.00 | 82,060.06 | 82,060.06 | 82,060.06 |
| | Electrical upgrade as needed | 1460 | | 2,500.00 | 1,471.80 | 1,471.80 | 1,471.80 |
| | Reflooring units | 1460 | | 0.00 | 6,141.59 | 6,141.59 | 6,141.59 |
| | Smoke alarms | 1460 | 50 | 4,250.00 | 1,442.57 | 1,442.57 | 1,442.57 |
| | | | | 147,250.00 | 135,116.02 | 104,431.01 | 97,129.82 |
| | Total Los Vecinos | | | | | | |
| TX065-002 | Sidewalk repair/replacement as needed | 1450 | | 6,500.00 | 4,715.00 | 4,715.00 | 0.00 |
| BONITA PARK | Security Lights | 1450 | 120 | 9,600.00 | 8,600.00 | 8,000.00 | 0.00 |
| 120 UNITS | Benches for playground | 1450 | | 2,000.00 | 2,000.00 | 0.00 | 0.00 |
| | Lead-Based Paint Abatement | 1460 | | 5,000.00 | 0.00 | 0.00 | 0.00 |
| | Bathroom upgrade- Kitchen renovations | 1460 | | 90,000.00 | 55,828.76 | 55,828.76 | 55,828.76 |
| | Repairs to foundation/ceiling cracks | 1460 | | 12,000.00 | 13,785.00 | 13,785.00 | 13,785.00 |
| | Interior paint | 1460 | | 7,500.00 | 7,058.71 | 7,058.71 | 2,170.00 |
| | Total Bonita Park | | | 132,600.00 | 91,987.47 | 89,387.47 | 71,783.76 |

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report
 Page 3 of 4
 form HUD-50075.1 (4/2008)

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Attachment: tx065g01

Part I: Summary

PHFA Name: **Housing Authority of the City of Harlingen** Grant Type and Number: **Capital Fund Program Grant No. TX059-P065-50105** Replacement Housing Factor Grant No: **2**
 Date of CFFP: **2006** FFY of Grant: **2006**
 FFY of Grant Approval: **2006**

| Type of Grant | Original | Total Estimated Cost | | Obligated | Total Actual Cost 1 | |
|--|--|----------------------|--------------|--------------------------------------|---------------------|------|
| | | Revised 1 | Revised 2 | | Expended | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies | | | | | | |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 9/30/09 | | | | | | |
| <input type="checkbox"/> Revised Annual Statement/Revision Number 2 | | | | | | |
| <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending | | | | | | |
| Line No. | Summary by Development Account | Original | Revised 2 | Obligated | Expended | |
| 1 | Total non-Capital Funds | | | | | |
| 2 | 1406 Operating Expenses (may not exceed 20% of line 20) 3 | 189,419.00 | 189,419.00 | 189,419.00 | 189,419.00 | |
| 3 | 1408 Management Improvements | 95,886.00 | 95,321.00 | 95,321.00 | 93,595.60 | |
| 4 | 1410 Administration (may not exceed 10% of line 20) | 80,474.00 | 80,474.00 | 80,474.00 | 80,474.00 | |
| 5 | 1411 Audit | 0.00 | 0.00 | 0.00 | 0.00 | |
| 6 | 1415 Liquidated Damages | 0.00 | 0.00 | 0.00 | 0.00 | |
| 7 | 1430 Fees and Costs | 37,336.00 | 37,336.00 | 37,336.00 | 37,336.00 | |
| 8 | 1440 Site Acquisition | 0.00 | 0.00 | 0.00 | 0.00 | |
| 9 | 1450 Site Improvement | 125,061.00 | 128,076.00 | 128,076.00 | 128,076.00 | |
| 10 | 1460 Dwelling Structures | 390,219.00 | 307,769.00 | 307,769.00 | 306,809.80 | |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 22,200.00 | 62,200.00 | 62,200.00 | 62,161.54 | |
| 12 | 1470 Non-dwelling Structures | 0.00 | 0.00 | 0.00 | 0.00 | |
| 13 | 1475 Non-dwelling Equipment | 6,500.00 | 46,500.00 | 46,500.00 | 28,713.06 | |
| 14 | 1485 Demolition | 0.00 | 0.00 | 0.00 | 0.00 | |
| 15 | 1492 Moving to Work Demonstration | 0.00 | 0.00 | 0.00 | 0.00 | |
| 16 | 1495.1 Relocation Costs | 0.00 | 0.00 | 0.00 | 0.00 | |
| 17 | 1499 Development Activities 4 | 0.00 | 0.00 | 0.00 | 0.00 | |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | 0.00 | 0.00 | 0.00 | 0.00 | |
| 18b | 9000 Collateralization or Debt Service paid Via System of Direct Payment | 0.00 | 0.00 | 0.00 | 0.00 | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | 0.00 | 0.00 | 0.00 | 0.00 | |
| 20 | Amount of Annual Grant (sums of lines 2-19) | \$947,095.00 | \$947,095.00 | \$947,095.00 | \$926,585.00 | |
| 21 | Amount of Line 20 Related to LBP Activities | 0.00 | 0.00 | 0.00 | 0.00 | |
| 22 | Amount of Line 20 Related to Section 504 Compliance | 0.00 | 0.00 | 0.00 | 0.00 | |
| 23 | Amount of Line 20 Related to Security - Soft Costs | 0.00 | 0.00 | 0.00 | 0.00 | |
| 24 | Amount of Line 20 Related to Security - Hard Costs | 0.00 | 0.00 | 0.00 | 0.00 | |
| 25 | Amount of Line 20 Related to Energy Conservation Measures | 0.00 | 0.00 | 0.00 | 0.00 | |
| Signature of Executive Director | | Date | | Signature of Public Housing Director | | Date |
| <i>Blair Eastby</i> | | 01/04/10 | | | | |

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

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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: | | Housing Authority of the City of Harlingen | | Grant Type and Number: | | Capital Fund Program Grant No: TX059-P065-50105 | | CFPP (Yes/No): | | No | | Federal FFY of Grant: | | 2006 | |
|--------------------------|--|--|--|-------------------------|--|---|--|----------------------|--|-------------------|--|-----------------------|--|------------------|--|
| Development Number | | General Description of Major Work Categories | | Development Account No. | | Quantity | | Total Estimated Cost | | Total Actual Cost | | Status of Work | | | |
| Name/PHA-Wide Activities | | | | | | | | Original | | Revised 1 | | Funds Obligated 2 | | Funds Expended 2 | |
| HA-Wide | | Operations | | 1406 | | | | \$189,419.00 | | \$189,419.00 | | \$189,419.00 | | | |
| HA-Wide | | Management Improvements: (Limited to 20%) | | | | | | | | | | | | | |
| | | General Technical Assist/PHAS/QHWRA Impr. | | 1408 | | | | 7,850.00 | | 3,295.80 | | 3,295.80 | | 3,295.80 | |
| | | Update Policies and Procedures/Consortia | | 1408 | | | | 6,500.00 | | 897.00 | | 897.00 | | 897.00 | |
| | | Computer Training | | 1408 | | | | 3,360.00 | | 0.00 | | 0.00 | | 0.00 | |
| | | Inspection Training | | 1408 | | | | 1,920.00 | | 234.99 | | 234.99 | | 234.99 | |
| | | HUD Rules and Regulations | | 1408 | | | | 2,400.00 | | 0.00 | | 0.00 | | 0.00 | |
| | | Authority Policies and Procedures | | 1408 | | | | 1,920.00 | | 500.00 | | 500.00 | | 500.00 | |
| | | PHAS Training | | 1408 | | | | 2,072.00 | | 0.00 | | 0.00 | | 0.00 | |
| | | Maintenance Staff Training | | 1408 | | | | 1,920.00 | | 1,475.00 | | 1,475.00 | | 1,475.00 | |
| | | Financial Training | | 1408 | | | | 2,400.00 | | 3,515.00 | | 3,515.00 | | 3,515.00 | |
| | | Resident Council Training | | 1408 | | | | 2,880.00 | | 0.00 | | 0.00 | | 0.00 | |
| | | Update Computer Software | | 1408 | | | | 4,800.00 | | 29,065.05 | | 29,065.05 | | 29,065.05 | |
| | | Resident Initiatives Coordinator (resident) | | 1408 | | | | 11,354.00 | | 0.00 | | 0.00 | | 0.00 | |
| | | Inventory Control Clerk | | 1408 | | | | 7,000.00 | | 25,559.80 | | 25,559.80 | | 25,559.80 | |
| | | Human Resources Coordinator | | 1408 | | | | 23,000.00 | | 15,150.00 | | 15,150.00 | | 13,674.73 | |
| | | Benefits | | 1408 | | | | 16,510.00 | | 15,628.36 | | 15,628.36 | | 15,378.23 | |
| | | Total 1408 | | | | | | \$95,886.00 | | \$95,321.00 | | \$95,321.00 | | \$93,555.60 | |
| HA-Wide | | Administration (Limited to 10%) | | | | | | | | | | | | | |
| | | CFP Coordinator | | 1410 | | | | 35,000.00 | | 35,000.00 | | 24,175.46 | | 24,175.46 | |
| | | Clerk of the Works | | 1410 | | | | 22,111.00 | | 22,111.00 | | 18,348.88 | | 18,348.88 | |
| | | Priorated Salaries | | 1410 | | | | 7,898.00 | | 7,898.00 | | 10,284.02 | | 10,284.02 | |
| | | Benefits (pro-rated) | | 1410 | | | | 9,237.00 | | 9,237.00 | | 20,028.63 | | 20,028.63 | |
| | | Sundries, supplies | | 1410 | | | | 6,228.00 | | 6,228.00 | | 7,637.01 | | 7,637.01 | |
| | | Total 1410 | | | | | | \$80,474.00 | | \$80,474.00 | | \$80,474.00 | | \$80,474.00 | |
| HA-Wide | | Fees and Costs: | | | | | | | | | | | | | |
| | | A/E Services | | 1430 | | | | 20,000.00 | | 26,756.12 | | 26,756.12 | | 26,756.12 | |
| | | Inspection Costs | | 1430 | | | | 1,500.00 | | 0.00 | | 0.00 | | 0.00 | |
| | | Printing Costs | | 1430 | | | | 1,666.00 | | 5,679.24 | | 5,679.24 | | 5,679.24 | |
| | | Utility Allowance Review/Update | | 1430 | | | | 6,500.00 | | 1,753.00 | | 1,753.00 | | 1,753.00 | |
| | | Consultant Fees Annual Plan | | 1430 | | | | 7,650.00 | | 3,147.64 | | 3,147.64 | | 3,147.64 | |
| | | Total 1430 | | | | | | \$37,336.00 | | \$37,336.00 | | \$37,336.00 | | \$37,336.00 | |

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 Page 2 of 4
 2 To be completed for the Performance and Evaluation Report
 Form HUD-50075.1 (4/2008)

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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: Housing Authority of the City of Harlingen | | Grant Type and Number: Capital Fund Program Grant No. TX059-P065-50105 | | CFPP (Yes/No): 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 1 | Funds Obligated 2 | Funds Expended 2 | |
| HA - Wide | Dwelling Structures: | | | | | | | |
| | Water heaters | 1460 | | 0.00 | 7,500.00 | 7,500.00 | 7,500.00 | Moved from 2005 |
| | Wall heaters | 1460 | 60 | 3,300.00 | 3,300.00 | 3,300.00 | 3,300.00 | |
| | Total 1460 | | | \$3,300.00 | \$10,800.00 | \$10,800.00 | \$10,800.00 | |
| HA - Wide | Dwelling Equipment: | | | | | | | |
| | Ranges | 1465 | 40 | 10,000.00 | 9,103.05 | 9,103.05 | 9,064.59 | |
| | Refrigerators | 1465 | 40 | 12,200.00 | 53,096.95 | 53,096.95 | 53,096.95 | |
| | Total 1465 | | | \$22,200.00 | \$62,200.00 | \$62,200.00 | \$62,161.54 | |
| HA - Wide | Non-Dwelling Equipment: | | | | | | | |
| | Office/Maintenance Equipment, as needed | 1475 | | 1,000.00 | 24,914.52 | 24,914.52 | 24,914.52 | |
| | Lawnmowers | 1475 | 6 | 4,000.00 | 1,139.94 | 1,139.94 | 1,139.94 | |
| | Weedeaters | 1475 | 6 | 700.00 | 1,174.00 | 1,174.00 | 1,174.00 | |
| | Electric drills | 1475 | 4 | 500.00 | 0.00 | 0.00 | 0.00 | |
| | Screw drivers, cordless drills | 1475 | 4 ea | 300.00 | 205.65 | 205.65 | 205.65 | |
| | Vehicles | 1475 | 2 | 0.00 | 19,065.89 | 19,065.89 | 1,278.95 | moved from 2007 |
| | Total 1475 | | | 6,500.00 | 46,500.00 | 46,500.00 | 28,713.06 | |
| | Total HA - Wide | | | \$435,115.00 | \$522,050.00 | \$522,050.00 | \$502,499.20 | |
| TX065-001 | Sidewalk repair/replacement as needed | 1450 | | 96,461.00 | 96,461.00 | 96,461.00 | 96,461.00 | |
| LOS VECINOS | Bathroom upgrade/related plumbing work, toilets, bathtubs, etc. | 1460 | 140 | 36,351.00 | 41,860.89 | 41,860.89 | 41,860.89 | |
| 150 UNITS | Electrical upgrade as needed | 1460 | | 4,000.00 | 0.00 | 0.00 | 0.00 | |
| | Smoke alarms | 1460 | 50 | 4,250.00 | 0.00 | 0.00 | 0.00 | |
| | Reframing units | 1460 | 10 | 0.00 | 12,718.87 | 12,718.87 | 12,718.87 | |
| | Screen Door Replacement | 1460 | 25 | 0.00 | 2,523.00 | 2,523.00 | 2,523.00 | |
| | Total Los Vecinos | | | \$141,052.00 | \$153,563.76 | \$153,563.76 | \$153,563.76 | |
| TX065-002 | Sidewalk repair/replacement as needed | 1450 | | 5,000.00 | 5,817.14 | 5,817.14 | 5,817.14 | |
| BONITA PARK | Clotheslines | 1450 | 15 | 9,600.00 | 137.86 | 137.86 | 137.86 | |
| 120 UNITS | Fence | 1450 | | 2,000.00 | 0.00 | 0.00 | 0.00 | |
| | Bathroom upgrade | 1460 | | 58,000.00 | 54,844.46 | 54,844.46 | 54,844.46 | |
| | Interior paint | 1460 | | 10,000.00 | 8,677.40 | 8,677.40 | 8,677.40 | |
| | Repair water heater doors | 1460 | | 0.00 | 2,514.68 | 2,514.68 | 2,514.68 | |
| | Total Bonita Park | | | \$64,600.00 | \$71,991.54 | \$71,991.54 | \$71,991.54 | |

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement Page 3 of 4
 2 To be completed for the Performance and Evaluation Report form HUD-50075.1 (4/2008)

Attachment: tx065h01
Housing Authority of the City of Harlingen
Resident Advisory Board Consultation process – FYB 2010

- 1. Resident notification of appointment to the Advisory Board**
At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board.
The Tenant Association members already selected were considered for this placement instead.
- 2. Resident Advisory Board Selection**
Selection made from resident/participant response: **10/27/2009**
- 3. Meeting Organization**
Schedule date to meet with Resident Advisory Board for input to PHA Plan: **10/30/2009**
Notify Resident Advisory Board of scheduled meeting: **10/27/2009**
Hold Resident Advisory Board meeting: **10/30/2009**
- 4. Notification of Public Hearing**
Schedule date for Public Hearing and place ad: **September 18, 2009**
Notify Resident Advisory Board: **10/30/2009**
Hold Public Hearing meeting: **11/04/2009**
- 5. Documentation of resident recommendations and PHA's response to recommendations**

No comments or challenges received.