

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Pharr Housing Authority</u> PHA Code: <u>TX073</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/01/2010</u>												
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>204</u> Number of HCV units: <u>828</u>												
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1: N/A</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	PH	HCV	PHA 1: N/A		PHA 2:		PHA 3:	
PH	HCV												
PHA 1: N/A													
PHA 2:													
PHA 3:													
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.												
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  The mission of the Pharr Housing Authority is to provide decent, safe and sanitary housing to low income families. The Pharr Housing Authority shall allow qualified families the opportunity to obtain community wide housing by improving their living conditions through affordable rent payments. The Housing Authority will continue to serve as a stepping stone and will encourage the families to participate in the various programs (Affordable Housing Programs and Counseling Programs) that are designed to promote self-sufficiency. The mission of the Housing Authority is to assist as many qualified families as possible, by providing them the opportunity of improving their lifestyles and becoming self-sufficient.												

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.

The City of Pharr is located in the south part of Hidalgo County, along the intersection of U.S. Highway 281 and Expressway 83 since 1909. The City has consistently grown in size and population. The Board of Commissioners and staff selected six priority goals or results for the five years, which are as follows:

- 1.) Retain high quality employees, conduct evaluations and have scheduled training sessions on a continuous basis.
- 2.) Apply for vouchers as soon as NOFA is issued.
- 3.) Apply for all grants that the Housing Authority can qualify for.
- 4.) Apply for Tax Credits to build affordable housing to produce additional resources.
- 5.) Apply for bank loans to continue with our Homeownership Program.
- 6.) Apply for ROSS Program to help Low-Rent Elderly on Self-Sufficiency
- 7.) Evaluate Public Housing developments to determine redevelopment initiatives, including but not limited to possible demolition/disposition and redevelopment as mixed finance developments, and replace all units lost on a one-for-one basis.
- 8.) Continue to notify of procedures of Violence Against Women Act and assure they understand their rights under the act. ( See Attachment)

The long waiting list indicates that the area residents cannot afford housing in the local market. A 100 unit mixed finance development (Las Canteras) using low-income housing tax credits that includes the replacement of public housing units has been completed. An application for an allocation of 2007 housing tax credits was approved by the Texas Department of Housing and Community Affairs (TDHCA) for the redevelopment of Sunset Terrace as a mixed finance development and it has been completed. The development is fully occupied. An application for an allocation of 2008 housing tax credits was approved by the Texas Department of Housing and Community Affairs (TDHCA) for the redevelopment of Parkview Terrace as a new mixed finance development and its residents have been relocated and it is currently being demolished. We have made progress in meeting our goals to improve quality of life and promote self sufficiency by being able to:

1. Increase the number of residents graduating into the Homeownership Program.
2. Continue with the Homeownership Program's a.) Budgeting Classes  
b.) Credit Counseling
3. Increase the number of participants in the Family Self-Sufficiency program by motivation and counseling.
4. Continue to provide Family self-sufficiency program escrow accounts for those families which qualify.
5. Increase meaningful resident participation in the improvement of their developments and neighborhoods.
6. Continue to network with local agencies, school district and city.
7. Implement the community service/self-sufficiency policy. We are encouraging our residents to volunteer at the Housing Authority. We have residents volunteering in:
  - a. Beautification of areas
  - b. Providing and attending the G.E. D. & ESL Classes
  - c. Providing and attending Computer Classes
  - d. Providing citizenship classes
  - e. Helping out with fundraisers

See Attachment

6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p><b>See Attachment</b></p> <p>(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.</p> <p>The public may obtain copies of the 5 year and Annual PHA Plan at the Pharr Housing Authority Administration Office located at 104 W. Polk, in Pharr, TX 78577.</p>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p><b>See attachment</b></p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p> <p><b>See Attachments for 8.0-8.3</b></p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p><b>See Attachment</b></p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p><b>See Attachment</b></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p><b>See Attachment</b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p><b>See Attachment</b></p>

<b>11.0</b>	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(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.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

## Instructions form HUD-50075

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

### 1.0 PHA Information

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

### 2.0 Inventory

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

### 3.0 Submission Type

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

### 4.0 PHA Consortia

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

### 5.0 Five-Year Plan

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

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

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

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

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

#### PHA Plan Elements. (24 CFR 903.7)

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

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

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

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

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

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

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

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

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

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

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

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

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

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

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

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

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

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

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

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

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Section 5.2- Attachment: Goals & Objectives

**Violence Against Women Act**

Upon move-in residents are notified about procedures on (VAWA) and assure they understand their rights under the act.

The Housing Authority of the City of Pharr will refer any individual who falls into this category to Women Together. Women Together provides services in partnership with other locally based community supported public and private non-profit organizations to provide shelter and support services to families experiencing violence. Women Together offers victims of domestic violence services such as counseling, support groups, legal advocacy, community education and housing. They also offer emergency shelter, food and clothing, life skills development and long term housing programs. In addition, they also offer prevention services such as anger management classes and group sessions, some of which may be confidential. Some of the sessions that are provided are to help change abusive behavior. The vision of Women Together is to end violence so that individuals may live without fear, abuse or oppression.

1. Women Together offers activities and programs to child or adult victims of domestic violence, dating violence, sexual assault or stalking such as:
  - A.) 24 hour crisis hotline
  - B.) Crisis peer counseling
  - C.) Advocacy & accompaniment
  - D.) Counseling services
  - E.) Information on community resources
  - F.) Referrals to community agencies
  - G.) Support groups for domestic violence victims & sexual assault survivors
  - H.) Information on Crime Victims Compensation

In addition, they also have a Rape Crisis Center and a volunteer program.

The Pharr Housing Authority has also had presentations for our residents on domestic violence, battered women and sexual assault by presenters from Adult Protective Services, Buckner Children Services, Parents Helping Parents, Pharr Police Department, Crime Victims Program and MADD.

2. Women Together offers activities and programs that help child and adult victims of domestic violence, dating violence, sexual assault or stalking to obtain or maintain housing such as:
  - A.) Shelter provides:
    - Emergency 24 hour shelter
    - Food and Clothing
    - Women & Children's Support Groups
    - Children's Recreational activities
  - B.) Transitional Housing provides:
    - Long term housing program (12-18) months
    - Intensive Case Management Services

-Life Skills Development

3. Women Together offers activities and programs to prevent domestic violence, dating violence, sexual assault and stalking or to enhance victim safety in assisted families such as:
  - a. Batterers Intervention & Prevention Program
    - Evening groups for women offered in English & Spanish
    - Confidential group sessions to change abusive behavior (24 week program)
    - Anger management classes for youth & adults

The Pharr Housing Authority has also had presentations for our residents on prevention and intervention programs on domestic violence, battered women and sexual assault by presenters from Adult Protective Services, Buckner Children Services, Parents Helping Parents, Pharr Police Department, Crime Victims Program and MADD.

- Being a victim of domestic violence, dating violence, or stalking, is not a basis for denial of assistance or admission to public or assisted housing if the applicant otherwise qualifies for assistance or admission;
- Incidents or threats of abuse will not be construed as serious or repeated violations of the lease or other “good cause” for termination of the assistance, tenancy, or occupancy rights of a victim of abuse; and
- Criminal activity directly relating to abuse, engaged in by a member of a tenant’s household or any guest or other person under the tenant’s control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or immediate member of the tenant’s family is the victim or threatened victim of that abuse.

## Section 6, Part B: PHA Plan Elements

### Changes/Revisions:

We will have possible changes to 2008 through 2010 CFP to use part of the money for demolition of Parkview Terrace Development. In addition, we have plans to possibly do changes/revisions to the Personnel Policies since the current ones are outdated and have not been revised since February 27, 1994.

The Pharr Housing Authority also plans to adopt a disaster plan.

### Changes were made to the RAB members

1. Maria Gutierrez
2. Veronica Padilla
3. Marina Gonzalez
4. Bertha Salazar
5. Lidia Mireles

## Section 7.0 Demolition and/or Disposition

Villa de la Esperanza (TX-073-01), we removed and demolished 75 public housing units. Las Canteras apartments (TX073-11)/AMP 4, 100 unit mixed finance development with low income housing credits (LIHTC) that includes 40 replacement Public Housing units have been completed. The Pharr Housing Authority also has Mesquite Terrace (TX073-05)/AMP5 another 106 unit senior mixed finance development with low income housing credits (LIHTC) that includes 20 replacement Public Housing units was leased up in May 2009. In addition, we were approved a demolition/disposition application for Sunset Terrace development. Sunset Terrace-AMP6 consists of 100 units mixed finance development with low income housing credits (LIHTC) that includes 40 Public Housing units. We will be at a net loss of 75 units for Sunset Terrace. Sunset Terrace was completed and we housed the first families there in August 2009 and it is currently fully occupied.

In addition, Parkview Terrace disposition of about 8.65 acres were approved by HUD for a mixed finance development of 100 units. Parkview Terrace demolition/disposition began on May 13, 2010 and is currently under demolition. Also about 5.38 acres are pending final disposition approval by HUD and the Pharr Housing Authority will apply for disposition of this land for affordable housing.

Section 8.0-8.3 as applicable:



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program  
 OMB No. 2577-0226

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

Expires 4/30/2011

**Part I: Summary**

<b>PHA Name:</b>  <b>PHARR HOUSING AUTHORITY</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>TX073P501-10</b> Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:</b> <b>FFY of Grant Approval:</b>  <b>2010</b>
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: _____)</b>		
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>		

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	.00			
3	1408 Management Improvements	89,400.00			
4	1410 Administration	23,814.00			
5	1411 Audit	.00			
6	1415 Liquidated Damages	.00			
7	1430 Fees and Costs	15,000.00			
8	1440 Site Acquisition	.00			
9	1450 Site Improvement	.00			
10	1460 Dwelling Structures	148,784.00			
11	1465.1 Dwelling Equipment—Nonexpendable	.00			
12	1470 Nondwelling Structures	.00			
13	1475 Nondwelling Equipment	.00			
14	1485 Demolition	170,000.00			
15	1492 Moving to Work Demonstration	.00			
16	1495.1 Relocation Costs	.00			
17	1499 Development Activities <sup>4</sup>	.00			
18	1501 Collateralization or Debt Service	.00			
18a	9000 Collateralization or Debt Service paid Via System of Direct Payment	.00			
19	1502 Contingency (may not exceed 8% of lines 19)	.00			
20	Amount of Annual Grant: (sum of lines 2 – 19)	<b>446,998.00</b>			
21	Amount of line 21 Related to LBP Activities	.00			
22	Amount of line 21 Related to Section 504 compliance	.00			
23	Amount of line 21 Related to Security – Soft Costs	.00			
24	Amount of Line 21 Related to Security – Hard Costs	.00			
25	Amount of line 21 Related to Energy Conservation Measures	.00			

<b>Signature of Executive Director</b>	<b>Date</b>	<b>Signature of Public Housing Director</b>	<b>Date</b>
Fernando Lopez, Executive Director			

<sup>1</sup> To be completed for the Performance and Evaluation Report

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grant for operations.

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

<sup>4</sup> RHF funds shall be included here

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program  
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U.S. Department of Housing and Urban Development  
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Expires 4/30/2011

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FFY of Grant:			
PHARR HOUSING AUTHORITY		Capital Fund Program Grant No: TX073P501-10 CFFP (Yes / No): Replacement Housing Factor Grant No:			2010			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
TX073	<b>Management Improvement:</b>							
Agency Wide	PHA Administrative Plan	1408		6,868.00				
	Update computer systems	1408		10,000.00				
	Staff Travel & Training	1408		5,500.00				
	Homeownership Coordinator	1408		28,500.00				
	Economic Self-Sufficiency Coordinator	1408		24,700.00				
	Benefit	1408		13,832.00				
	<b>Total – 1408</b>			<b>89,400.00</b>				
	<b>Administration:</b>							
	Clerk of the Work	1410		18,900.00				
	Benefits	1410		4,914.00				
	<b>Total – 1410</b>			<b>23,814.00</b>				
	<b>Fees and Costs:</b>							
	A/E Fees	1430		15,000.00				
	<b>Total – 1430</b>			<b>38,968.00</b>				

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

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

**Part II: Supporting Pages**

<b>PHA Name:</b> <b>PHARR HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>TX073P501-10</b> CFFP (Yes / No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant:</b>  <b>2010</b>		
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>AMP # 1</b>	<b>Dwelling Structures:</b>							
Meadow Height	Replace Floor	1460	10 units	12,250.00				
	Replace Kitchen Cabinets	1460	10 units	25,000.00				
	Repair Ceiling and Painting	1460	10 units	7,500.00				
	Replace Interior Door w/Door Knobs	1460	10 units	1,250.00				
	Replace Storage and Water Heater Doors	1460	10 units	1,200.00				
	Replace Exhaust Fans	1460	10 units	1,250.00				
	Replace Window Screen	1460	10 units	2,800.00				
	Replace Soffits, Facia and Siding	1460	10 units	15,000.00				
	Replace Insulation	1460	10 units	8,142.00				
	<b>Total - 1460</b>			<b>74,392.00</b>				
<b>Las Milpas</b>	<b>Dwelling Structures:</b>							
	Replace Floor	1460	10 units	12,250.00				
	Replace Kitchen Cabinets	1460	10 units	25,000.00				
	Repair Ceiling and Painting	1460	10 units	7,500.00				
	Replace Interior Door w/Door	1460	10 units	1,250.00				

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 Fund Program, Capital Fund Program Replacement Housing Factor and  
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**Part III: Supporting Pages**

**PHA Name:**  
 PHARR HOUSING AUTHORITY

**Federal FFY of Grant:**  
 2010

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates <sup>1</sup>
TX073 Agency-Wide	9/1/2012	9/31/2013	
AMP # 3 Meadow Height/ Las Milpas	9/1/2012	9/31/2013	

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







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**Part I: Summary**

<b>PHA Name:</b> PHARR HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program Grant No: TX073P501-09 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:</b> <b>FFY of Grant Approval:</b>  2009
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Original Annual Statement       Reserve for Disasters/ Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 3/31/2010       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost 1
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	113,613.00	.00 .00
3	1408 Management Improvements	90,532.00	.00 .00
4	1410 Administration	23,814.00	.00 .00
5	1411 Audit	.00	.00 .00
6	1415 Liquidated Damages	.00	.00 .00
7	1430 Fees and Costs	38,968.00	.00 .00
8	1440 Site Acquisition	.00	.00 .00
9	1450 Site Improvement	.00	.00 .00
10	1460 Dwelling Structures	.00	.00 .00
11	1465.1 Dwelling Equipment—Nonexpendable	.00	.00 .00
12	1470 Nondwelling Structures	.00	.00 .00
13	1475 Nondwelling Equipment	.00	.00 .00
14	1485 Demolition	301,136.00	.00 .00
15	1492 Moving to Work Demonstration	.00	.00 .00
16	1495.1 Relocation Costs	.00	.00 .00
17	1499 Development Activities 4	.00	.00 .00
18	1501 Collateralization or Debt Service	.00	.00 .00
18a	9000 Collateralization or Debt Service paid Via System of Direct Payment	.00	.00 .00
19	1502 Contingency (may not exceed 8% of lines 19)	.00	.00 .00
20	Amount of Annual Grant: (sum of lines 2 – 19)	<b>568,063.00</b>	<b>0.00</b> <b>0.00</b>
21	Amount of line 21 Related to LBP Activities	.00	.00 .00
22	Amount of line 21 Related to Section 504 compliance	.00	.00 .00
23	Amount of line 21 Related to Security – Soft Costs	.00	.00 .00
24	Amount of Line 21 Related to Security – Hard Costs	.00	.00 .00
25	Amount of line 21 Related to Energy Conservation Measures	.00	.00 .00

Signature of Executive Director      Date      Signature of Public Housing Director      Date  
 Fernando Lopez,  
 Executive Director

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grant for operations.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>4</sup> RHF funds shall be included here

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

OMB No. 2577-0226

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

Expires 4/30/2011

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FFY of Grant:		
<b>PHARR HOUSING AUTHORITY</b>		Capital Fund Program Grant No: <b>TX073P501-09</b> CFFP (Yes / No): Replacement Housing Factor Grant No:				<b>2009</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
TX073	<b>Operation:</b>							
Agency Wide	May not exceed of 20% of total grand	1406		113,613.00		.00	.00	Pending
	<b>Total – 1406</b>			<b>113,613.00</b>		<b>113,613.00</b>	<b>113,613.00</b>	
	<b>Management Improvement:</b>							
	PHA Administrative Plan	1408		8,000.00		.00	.00	Pending
	Update computer systems	1408		10,000.00		.00	.00	Pending
	Staff Travel & Training	1408		5,500.00		.00	.00	Pending
	Homeownership Coordinator	1408		28,500.00		.00	.00	Pending
	Economic Self-Sufficiency Coordinator	1408		24,700.00		.00	.00	Pending
	Benefit	1408		13,832.00		.00	.00	Pending
	<b>Total – 1408</b>			<b>90,532.00</b>		<b>0.00</b>	<b>0.00</b>	
	<b>Administration:</b>							
	Clerk of the Work	1410		18,900.00		.00	.00	Pending
	Benefits	1410		4,914.00		.00	.00	Pending
	<b>Total – 1410</b>			<b>23,814.00</b>		<b>0.00</b>	<b>0.00</b>	
	<b>Fees and Costs:</b>							
	A/E Fees	1430		38,968.00		.00	.00	Pending
	<b>Total – 1430</b>			<b>38,968.00</b>		<b>0.00</b>	<b>0.00</b>	

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

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

**Part II: Supporting Pages**

<b>PHA Name:</b> <b>PHARR HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>TX073P501-09</b> CFFP (Yes / No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant:</b> <b>2009</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX073-001	<b>Demolition:</b>							
Parkview	Demolition 100 units on Parkview							
	Terrace Development (Phase II)	1485		301,136.00		.00	.00	Pending
	<b>Total - 1485</b>			<b>301,136.00</b>		<b>0.00</b>	<b>0.00</b>	

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  
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**Part III: Supporting Pages**

**PHA Name:**  
 PHARR HOUSING AUTHORITY

**Federal FFY of Grant:**  
 2009

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
TX073 Agency-Wide	9/1/2011	3/01/2010	9/31/2012	3/31/2010	Pending
TX073-001 Parkview Terrace	9/1/2011	3/01/2010	9/31/2012	3/31/2010	Pending

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

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing

Expires 4/30/2011

**Part I: Summary**

<b>PHA Name:</b> HOUSING AUTHORITY OF THE CITY OF PHARR	<b>Grant Type and Number</b> Capital Fund Program Grant No: TX59S073501-09 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:</b> <b>FFY of Grant Approval:</b> 2009
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Original Annual Statement       Reserve for Disasters/ Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 3/31/2010       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	.00	.00		
3	1408 Management Improvements	.00	.00		
4	1410 Administration	.00	.00		
5	1411 Audit	.00	.00		
6	1415 Liquidated Damages	.00	.00		
7	1430 Fees and Costs	.00	.00		
8	1440 Site Acquisition	.00	.00		
9	1450 Site Improvement	73,000.00	267,265.00		
10	1460 Dwelling Structures	301,510.00	264,406.00		
11	1465.1 Dwelling Equipment—Nonexpendable	265,000.00	227,839.00		
12	1470 Nondwelling Structures	120,000.00	.00		
13	1475 Nondwelling Equipment	.00	.00		
14	1485 Demolition	.00	.00		
15	1492 Moving to Work Demonstration	.00	.00		
16	1495.1 Relocation Costs	.00	.00		
17	1499 Development Activities <sup>4</sup>	.00	.00		
18	1501 Collateralization or Debt Service	.00	.00		
18a	9000 Collateralization or Debt Service paid Via System of Direct Payment	.00	.00		
19	1502 Contingency (may not exceed 8% of lines 19)	.00	.00		
20	Amount of Annual Grant: (sum of lines 2 – 19)	<b>759,510.00</b>	<b>759,510.00</b>		
21	Amount of line 21 Related to LBP Activities				
22	Amount of line 21 Related to Section 504 compliance				
23	Amount of line 21 Related to Security – Soft Costs				
24	Amount of Line 21 Related to Security – Hard Costs				
25	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director      Date      Signature of Public Housing Director      Date

<sup>1</sup> To be completed for the Performance and Evaluation Report

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grant for operations.

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

<sup>4</sup> RHF funds shall be included here

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 Capital Fund Financing Program

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

Expires 4/30/2011

**Part II: Supporting Pages**

PHA Name: HOUSING AUTHORITY OF THE CITY OF PHARR		Grant Type and Number Capital Fund Program Grant No: TX059S073501-09 CFFP (Yes / No): Replacement Housing Factor Grant No:				Federal FFY of Grant:  2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
Meadow Heights/	<b>Site Improvement:</b>							
Las Milpas	Replace Sidewalk & Driveway	1450		60,000.00	154,500.00			
AMP # 3	Replace Landscaping	1450		8,000.00	13,000.00			
	Provide Fence	1450		.00	99,765.00			
	Trim Trees	1450		5,000.00	.00			
	<b>Total – 1450</b>			<b>73,000.00</b>	<b>267,265.00</b>			
	<b>Dwelling Structures:</b>							
	Rehabilitation Units: Replace Soffit&Fasia							
	Replace Roof, Provide Insulation, Replace							
	Or Repair Walls, Replace Kitchen Cabinet							
	Kitchen Sink & Faucets, Replace Bathroom Cabinets, Bathtub, Toilet,							
	Lavatory, Faucets, Replace Vinyl Tile,							
	Replace Windows and Screen, Replace							
	Entry Doors with Locks, Replace Interior							
	Doors, Closet Doors, Painting Exterior and							
	Interior Units, Replace Screen Doors	1460		301,510.00	264,406.00			
	<b>Total – 1460</b>			<b>301,510.00</b>	<b>264,406.00</b>			
	<b>Dwelling Equipment:</b>							
	Provide A/C w/thermostat and ducts	1465		265,000.00	227,839.00			
	<b>Total – 1465.1</b>			<b>265,000.00</b>	<b>227,839.00</b>			

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  
Development  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program  
OMB No. 2577-0226

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

**Part II: Supporting Pages**

**PHA Name:**  
**HOUSING AUTHORITY OF THE CITY OF PHARR**

**Federal FFY of Grant:**  
**2009**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates <sup>1</sup>
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<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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

PHA Name: <b>PHARR HOUSING AUTHORITY</b>	Grant Type and Number Capital Fund Program Grant No: <b>TX059P073501-08</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2008</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 09/30/2009  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	111,032.00		111,032.00	111,032.00
3	1408 Management Improvements	89,532.00		72,222.17	72,222.17
4	1410 Administration	23,814.00		11,000.00	8,813.99
5	1411 Audit	.00		.00	.00
6	1415 Liquidated Damages	.00		.00	.00
7	1430 Fees and Costs	58,714.00		.00	.00
8	1440 Site Acquisition	.00		.00	.00
9	1450 Site Improvement	82,000.00		10,000.00	.00
10	1460 Dwelling Structures	121,600.00		52,500.00	49,353.05
11	1465.1 Dwelling Equipment—Nonexpendable	37,500.00		1,500.00	1,498.00
12	1470 Non-dwelling Structures	.00		.00	.00
13	1475 Non-dwelling Equipment	.00		.00	.00
14	1485 Demolition	.00		.00	.00
15	1490 Replacement Reserve	.00		.00	.00
16	1492 Moving to Work Demonstration	.00		.00	.00
17	1495.1 Relocation Costs	.00		.00	.00
18	1499 Development Activities	.00		.00	.00
19	1501 Collaterization or Debt Service	.00		.00	.00
20	1502 Contingency	30,968.00		.00	.00
21	<b>Amount of Annual Grant: (sum of lines 2 – 20)</b>	<b>555,160.00</b>		<b>197,032.00</b>	<b>69,822.72</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504				

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

<b>PHA Name:</b> <b>PHARR HOUSING AUTHORITY</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>TX059P073501-08</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2008</b>
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**Original Annual Statement**
 **Reserve for Disasters/ Emergencies**
 **Revised Annual Statement (revision no: )**  
 **Performance and Evaluation Report for Period Ending: 09/30/2009**
 **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: <b>PHARR HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: <b>TX059P073501-08</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2008</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX073	<b>Operation:</b>							
Agency-Wide	May not exceed of 20% of total grant	1406		111,032.00	111,032.00	111,032.00	.00	Pending
	<b>Total – 1406</b>			<b>111,032.00</b>	<b>111,032.00</b>	<b>111,032.00</b>	<b>0.00</b>	
	<b>Management Improvement:</b>							
	PHA Administration Plan	1408		7,000.00	7,000.00	7,000.00	7,000.00	Complete
	Update computer systems	1408		10,000.00	10,000.00	.00	.00	Pending
	Staff Travel & Training	1408		5,500.00	5,500.00	.00	.00	Pending
	Homeownership Coordinator	1408		28,500.00	28,500.00	27,800.00	27,800.00	On-going
	Economic Self-Sufficiency Coordinator	1408		24,700.00	24,700.00	23,900.00	23,900.00	On-going
	Benefits			13,832.00	13,832.00	13,522.17	13,522.17	On-going
	<b>Total – 1408</b>			<b>89,532.00</b>	<b>89,532.00</b>	<b>72,222.17</b>	<b>72,222.17</b>	
	<b>Administration:</b>							
	Clerk of the Work	1410		18,900.00	19,500.00	19,500.00	19,500.00	Complete
	Benefits	1410		4,914.00	5,520.20	5,520.20	5,520.20	Complete
	<b>Total – 1410</b>			<b>23,814.00</b>	<b>25,020.20</b>	<b>25,020.20</b>	<b>25,020.20</b>	
	<b>Fees and Costs:</b>							
	A/E Fees	1430		58,714.00	58,714.00	13,000.00	13,000.00	On-going
	<b>Total – 1430</b>			<b>58,714.00</b>	<b>58,714.00</b>	<b>13,000.00</b>	<b>13,000.00</b>	







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

PHA Name: <b>PHARR HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: <b>TX059P073501-08</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2008</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX073-003	<b>Site Improvement:</b>							
Meadow Heights	Repair or Replace sidewalks & Driveway	1450		60,000.00	60,000.00	42,730.80	42,730.80	On-going
	<b>Total – 1450</b>			<b>60,000.00</b>	<b>60,000.00</b>	<b>42,730.80</b>	<b>42,730.80</b>	
	<b>Dwelling Structures:</b>							
	Replace Shower Tubs w/faucets	1460	17 units	39,750.00	39,750.00	15,000.00	14,350.00	On-going
	Replace Toilets	1460	70 ea	12,250.00	12,250.00	5,000.00	4,950.00	On-going
	Replace Closet doors	1460	70 ea	7,000.00	7,000.00	1,000.00	1,000.00	On-going
	Replace kitchen Countertop	1460	20 ea	21,000.00	21,000.00	7,000.00	6,803.05	On-going
	Replace Entry Door Knobs	1460	140 ea	7,000.00	7,000.00	1,000.00	1,000.00	On-going
	<b>Total-1460</b>			<b>87,000.00</b>	<b>87,000.00</b>	<b>29,000.00</b>	<b>28,103.05</b>	
TX073-006	<b>Site Improvement:</b>							
Las Milpas	Repair Carport	1450		22,000.00	22,000.00	.00	.00	Pending
	<b>Total – 1450</b>			<b>22,000.00</b>	<b>22,000.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Dwelling Structures:</b>							
	Replace kitchen Countertop w/faucets	1460	20 ea	22,000.00	22,000.00	12,000.00	9,750.00	On-going
	Replace Lavatory Faucets	1460	20 ea	1,100.00	1,100.00	.00	.00	Pending
	Replace Closet Doors	1460	60 ea	6,000.00	6,000.00	6,000.00	6,000.00	Complete
	Replace Screen Doors (HD)	1460	20 ea	3,500.00	3,500.00	3,500.00	3,500.00	Complete
	Provide Deadbolt (front and rear)	1460	40 ea	2,000.00	2,000.00	2,000.00	2,000.00	Complete
	<b>Total – 1460</b>			<b>34,600.00</b>	<b>34,600.00</b>	<b>23,500.00</b>	<b>21,250.00</b>	



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

<b>PHA Name:</b> <b>PHARR HOUSING AUTHORITY</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: : <b>TX59R073501-10</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2010</b>
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**Original Annual Statement**  **Reserve for Disasters/ Emergencies**  **Revised Annual Statement (revision no: )**  
 **Performance and Evaluation Report for Period Ending:**  **Final Performance and Evaluation Report**

Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities		130,994.00		
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

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

<b>PHA Name:</b> <b>PHARR HOUSING AUTHORITY</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: : <b>TX59R073501-10</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2010</b>
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**Original Annual Statement**  **Reserve for Disasters/ Emergencies**  **Revised Annual Statement (revision no: )**  
 **Performance and Evaluation Report for Period Ending:**  **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>\$130,994.00</b>			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				



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

PHA Name: <b>PHARR HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: : <b>TX59R073501-10</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2010</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	





# Capital Fund Program Five-Year Action Plan

## SUMMARY

PHA Name <b>Pharr Housing Authority</b>				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: <b>2011</b> PHA FY: <b>2011</b>	Work Statement for Year 3 FFY Grant: <b>2012</b> PHA FY: <b>2012</b>	Work Statement for Year 4 FFY Grant: <b>2013</b> PHA FY: <b>2013</b>	Work Statement for Year 5 FFY Grant: <b>2014</b> PHA FY: <b>2014</b>
	Annual Statement				
FX073 Agency-wide		130,994.00	130,994.00	130,994.00	130,994.00
CFP Funds Listed for 5-year planning		<b>130,994.00</b>	<b>130,994.00</b>	<b>130,994.00</b>	<b>130,994.00</b>
Replacement Housing Factor Funds					

AL FUND PROGRAM FIVE-YEAR ACTION PLAN

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year: <u>2</u> FFY Grant: <b>2011</b> PHA FY: <b>2011</b>			Activities for Year: <u>3</u> FFY Grant: <b>2012</b> PHA FY: <b>2012</b>		
	Development Name/Number	Major Work Categories		Development Name/Number	Major Work Categories	Estimated Cost
SEE					X.	
ANNUAL Statement	TX073 Agency-Wide	1499	130,994.00	TX073 Agency-Wide	1499	130,994.00
<b>Total CFP Estimated Cost</b>			<b>\$130,994.00</b>			<b>\$130,994.00</b>

LOCAL FUND PROGRAM FIVE-YEAR ACTION PLAN

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year: <u>4</u> FFY Grant: <b>2013</b> PHA FY: <b>2013</b>			Activities for Year: <u>5</u> FFY Grant: <b>2014</b> PHA FY: <b>2014</b>		
	Development Name/Number	Major Work Categories		Development Name/Number	Major Work Categories	Estimated Cost
SEE					II.	
ANNUAL Statement	TX073 Agency-Wide	1499	130,994.00	TX073 Agency-Wide	1499	130,994.00
<b>Total CFP Estimated Cost</b>			<b>\$130,994.00</b>			<b>\$130,994.00</b>

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part I: Summary**

HA Name: <b>PHARR HOUSING AUTHORITY</b>	Grant Type and Number Capital Fund Program Grant No: : <b>TX59R073501-09</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2009</b>
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no:    )  
  Performance and Evaluation Report for Period Ending:    **3/31/2010**  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Total non-CFP Funds				
	1406 Operations				
	1408 Management Improvements				
	1410 Administration				
	1411 Audit				
	1415 Liquidated Damages				
	1430 Fees and Costs				
	1440 Site Acquisition				
	1450 Site Improvement				
0	1460 Dwelling Structures				
1	1465.1 Dwelling Equipment— Nonexpendable				
2	1470 Nondwelling Structures				
3	1475 Nondwelling Equipment				
4	1485 Demolition				
5	1490 Replacement Reserve				
6	1492 Moving to Work Demonstration				
7	1495.1 Relocation Costs				
8	1499 Development Activities	43,410.00		.00	.00
9	1501 Collaterization or Debt Service				
0	1502 Contingency				
1	Amount of Annual Grant: (sum of lines 2 – 20)	<b>43,410.00</b>		<b>.00</b>	<b>.00</b>









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

HA Name: <b>PHARR HOUSING AUTHORITY</b>	Grant Type and Number Capital Fund Program Grant No: : <b>TX59R073501-08</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2008</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **03/31/2010**  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Total non-CFP Funds				
	1406 Operations				
	1408 Management Improvements				
	1410 Administration				
	1411 Audit				
	1415 Liquidated Damages				
	1430 Fees and Costs				
	1440 Site Acquisition				
	1450 Site Improvement				
0	1460 Dwelling Structures				
1	1465.1 Dwelling Equipment— Nonexpendable				
2	1470 Nondwelling Structures				
3	1475 Nondwelling Equipment				
4	1485 Demolition				
5	1490 Replacement Reserve				
6	1492 Moving to Work Demonstration				
7	1495.1 Relocation Costs				
8	1499 Development Activities	44,863.00		.00	.00
9	1501 Collaterization or Debt Service				
0	1502 Contingency				
1	Amount of Annual Grant: (sum of lines 2 – 20)	<b>44,863.00</b>		<b>.00</b>	<b>.00</b>
2	Amount of line 21 Related to LBP Activities				

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

HA Name: <b>PHARR HOUSING AUTHORITY</b>	Grant Type and Number Capital Fund Program Grant No: : <b>TX59R073501-08</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2008</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **03/31/2010**  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
3	Amount of line 21 Related to Section 504 compliance				
4	Amount of line 21 Related to Security – Soft Costs				
5	Amount of Line 21 Related to Security – Hard Costs				
6	Amount of line 21 Related to Energy Conservation Measures				

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

HA Name: <b>PHARR HOUSING AUTHORITY</b>	Grant Type and Number Capital Fund Program Grant No: : <b>TX59R073501-08</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2008</b>
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Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX073	<b>Development Activities:</b>							
Agency-wide	Provision for replacement Units	1499		44,863.00		.00	.00	Pending







Section 9.1: Strategy for addressing Housing Needs:

The Pharr Housing Authority’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list by reducing turnover time for vacated public housing units, reduce time to renovate public housing units, seek replacement public housing units lost to the inventory through mixed finance development, employ effective maintenance and management policies to minimize the number of public housing units off line. In addition, the Pharr Housing Authority plans to 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. Also by maintaining or increasing Section 8 lease up rates by marketing the program to owners particularly these outside of areas of minority and poverty concentration. To maintain or increase Section 8 lease up rates by effectively screening Section 8 applicants to increase owner acceptance of program and to participate in the consolidated plan development process to ensure coordination with broader community strategies.

The Pharr Housing Authority plans to increase the number of affordable housing units by applying for additional Section 8 units should they become available, by leveraging affordable housing resources in the community through the creation of mixed finance housing and by pursuing housing resources other than public housing or Section 8 tenant-based assistance.

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> 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	352		
Extremely low income <=30% AMI	340	97%	
Very low income (>30% but <=50% AMI)	9	2%	
Low income (>50% but <80% AMI)	3	1%	
Families with children	332	95%	
Elderly families	20	5%	
Families with Disabilities	0	0%	
Race/ethnicity Hispanic	352	97%	
Race/ethnicity White	0	3%	
Race/ethnicity	0	0%	

<b>Housing Needs of Families on the Waiting List</b>			
Black			
Race/ethnicity Other	0	0%	
Characteristics by Bedroom Size (Public Housing Only)	N/A		
1BR	0		
2 BR	0		
3 BR	0		
4 BR	0		
5 BR	0		
5+ BR	0		
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
<b>HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 7 MONTHS</b>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> 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	108		
Extremely low income <=30% AMI	74	69%	
Very low income (>30% but <=50% AMI)	23	22%	
Low income (>50% but <80% AMI)	11	9%	
Families with children	90	84%	
Elderly families	18	16%	
Families with Disabilities	0	0%	

### Housing Needs of Families on the Waiting List

Race/ethnicity Hispanic	108	99%	
Race/ethnicity White	2	0%	
Race/ethnicity Black	0	0%	
Race/ethnicity Other	0	0	

Characteristics by Bedroom Size (Public Housing Only)			
Efficiency Unit	15	14%	
1BR	7	5%	
2 BR	19	18%	
3 BR	56	52%	
4 BR	11	11%	
5 BR	0	0	
5+ BR	0	0	

Is the waiting list closed (select one)?  No  Yes  
 It will only be open for July and August 2010. We will close after that.  
 If yes:

**HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 12 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

## Section 9.1: Strategy for addressing Housing Needs:

The Pharr Housing Authority's strategy for addressing housing needs of our families in the jurisdiction and on the waiting list for the upcoming year is to continue with the construction of our tax credit properties. We completed Mesquite Terrace, an elderly property that consists of 106 units of which 20 are Public Housing units and it is fully occupied. In addition; construction was also completed on our Sunset Terrace tax credit property that consists of 100 units, of which 40 are Public Housing units. We have also completed the relocation of our 100 families from our Parkview Terrace development. This tax credit property is currently in the demolition stage which started on May 13, 2010 and construction of the 100 units will commence after demolition. These properties once complete will provide new decent, safe and affordable housing for families in our jurisdiction. We will continue to look for funding to provide affordable housing for our families.

## Section 10 Additional Information:

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

The Pharr Housing Authority continues to strive each and every day in its progress to meet all our goals. We continue to recruit families from our Public Housing and Housing Choice Voucher program to increase the number of our residents in our family self sufficiency program. We continue to provide homeownership and credit counseling to our families. In addition, we provide family self-sufficiency escrow accounts to the families that qualify under that program.

The Pharr Housing Authority networks with local agencies, the school district and the City. The Pharr Housing Authority also encourages our residents to participate in services and classes that are provided to our residents such as attending computer classes, attending GED and ESL classes to help them become self sufficient.

We have also applied and been approved numerous tax credit/mixed finance properties. In applying for tax credits we are able to build decent, safe and affordable housing to produce additional resources for the Pharr Housing Authority. In applying and being approved for allocations of tax credits we have increased our number of vouchers in the Section 8 program as well.

The Pharr Housing Authority continues to retain high quality employees, conduct evaluations and have scheduled training sessions on a continual basis to be able to operate a successful agency.

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

Until definitions of "Substantial Deviation" or "Significant Amendment of Modification" are defined by HUD, the PHA will accept the definitions as set forth in PIH Notice 99-51 which includes the following actions:

- Changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items (items not included in the current Annual Statement or 5 Year Action Plan) or change in use of replacement reserve funds under Capital Fund; and
- Any change with regard to demolition or disposition (Parkview Terrace, for the future Meadow Heights, Villa las Milpas and Las Milpas Homes), designation, homeownership programs or conversion activities.
- Change of the new FMR

In addition, an exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such as changes will not be considered significant amendments by HUD.

