

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: <u>Housing Authority of the City of Harlingen</u> PHA Code: <u>TX065</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>04/2012</u>																																								
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>484</u> Number of HCV units: <u>733</u> VASH units: <u>50</u>																																								
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																																								
4.0	PHA Consortia <i>N/A</i> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																																								
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. <i>NO REVISION</i>																																								
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: <i>NO REVISION</i>																																								
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <i>NO REVISION</i>																																								
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <p style="text-align: center;">The following PHA Plan elements marked '<u>R</u>' have been revised since the last Annual Plan submission by the Housing Authority of the City of Harlingen. <u>N/R</u> denotes NO REVISION and <u>N/A</u> denotes NOT APPLICABLE</p> <table style="margin-left: auto; margin-right: auto;"> <tr><td><u> R</u></td><td>903.7(1)</td><td>Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures</td></tr> <tr><td><u> R</u></td><td>903.7(2)</td><td>Financial Resources</td></tr> <tr><td><u> R</u></td><td>903.7(3)</td><td>Rent Determination</td></tr> <tr><td><u> R</u></td><td>903.7(4)</td><td>Operation and Management</td></tr> <tr><td><u> N/R</u></td><td>903.7(5)</td><td>Grievance Procedures</td></tr> <tr><td><u> N/R</u></td><td>903.7(6)</td><td>Designated Housing for Elderly and Disabled Families</td></tr> <tr><td><u> R</u></td><td>903.7(7)</td><td>Community Service and Self-Sufficiency</td></tr> <tr><td><u> N/R</u></td><td>903.7(8)</td><td>Safety and Crime Prevention</td></tr> <tr><td><u> N/R</u></td><td>903.7(9)</td><td>Pets</td></tr> <tr><td><u> N/R</u></td><td>903.7(10)</td><td>Civil Rights Certification</td></tr> <tr><td><u> R</u></td><td>903.7(11)</td><td>Fiscal Year Audit</td></tr> <tr><td><u> N/R</u></td><td>903.7(12)</td><td>Asset Management</td></tr> <tr><td><u> N/R</u></td><td>903.7(13)</td><td>Violence Against Women Act (VAWA)</td></tr> </table>		<u> R</u>	903.7(1)	Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures	<u> R</u>	903.7(2)	Financial Resources	<u> R</u>	903.7(3)	Rent Determination	<u> R</u>	903.7(4)	Operation and Management	<u> N/R</u>	903.7(5)	Grievance Procedures	<u> N/R</u>	903.7(6)	Designated Housing for Elderly and Disabled Families	<u> R</u>	903.7(7)	Community Service and Self-Sufficiency	<u> N/R</u>	903.7(8)	Safety and Crime Prevention	<u> N/R</u>	903.7(9)	Pets	<u> N/R</u>	903.7(10)	Civil Rights Certification	<u> R</u>	903.7(11)	Fiscal Year Audit	<u> N/R</u>	903.7(12)	Asset Management	<u> N/R</u>	903.7(13)	Violence Against Women Act (VAWA)
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6.0 (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 2012 Annual Plan:

- Main Office:
Housing Authority of the City of Harlingen
219 East Jackson Street
Harlingen, TX 78550

- All development AMP sites:
AMP 010 – Los Vecinos
702 South M Street
Harlingen, TX 78550

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

AMP 030 – Le Moyne Gardens
3221 N. 25th Street
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

6.0 PHA Plan Elements

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

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 of the City of Harlingen 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

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies

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.

(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

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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 Housing Authority of the City of Harlingen 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

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.

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

(6) Occupancy

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

(7) 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 have general occupancy public housing developments covered by the deconcentration rule. None of the covered developments have average incomes that fall above or below the Established Income Range.

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 – For domestic violence victims, the Section 8 Department attempts 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's waiting list for the Section 8 tenant-based assistance is not merged with any other program waiting list:

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

(3) Search Time *REVISION*

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 (120 days for HUD VASH) from the date of issuance, unless the family has submitted a Request for 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 advise 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 additional amount of time. In no event shall the time be extended beyond the maximum time limit allowed by Federal regulations.

The PHA 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.

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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
 - 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 **REVISION**

The Housing Authority of the City of Harlingen was awarded fifty (50) HUD-VASH vouchers July 1, 2010, by the Housing and Urban Development (HUD). The funding awarded to the Housing Authority of the City of Harlingen was for the amount of \$128,385 for a period of 12 months.

The agency implemented the program based on all regulations of 24 CFR Part 982 with exceptions to follow as established by HUD.

6.0 903.7(2) Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2012 grants)		
a) Public Housing Operating Fund	1,985,211.00	
b) Public Housing Capital Fund	715,181.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,580,308.00	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
VASH	99,066.00	Section 8 supportive services
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2009 Capital funds program	55,925.79	Public housing capital improvements
2010 Capital funds program	535,455.63	Public housing capital improvements
2010 RHF Capital funds program	145,883.00	Public housing capital improvements
2011 Capital funds program	715,181.00	Public housing capital improvements
2011 RHF Capital funds program	125,353.00	Public housing capital improvements
3. Public Housing Dwelling Rental Income	492,686.00	Public housing operations
4. Other income (list below)		
Non-dwelling charges	12,318.00	Public housing operations
Investment Income	2,000.00	Public housing operations
5. Non-federal sources (list below)		
Total resources	\$8,464,568.42	

903.7 (3) Rent Determination Policies *REVISIONS*

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.

1. 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 the 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 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).
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, 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.

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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.

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.

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.

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 annual 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 calendar 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 *REVISION*

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
- Funding

(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, 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).

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

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- 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.

903.7(4) Operation and Management *REVISIONS*

(1) PHA Management Structure *REVISIONS*

- 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.

Administrative Assistant

Director of Operations – assist 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
- Temporary positions if any

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:

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- Clerk/Receptionist (1)
- Intake Coordinators (2)
- Section 8 Inspector (1)
- Temporary positions in the Section 8 Department

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

- Accountant Assistant
- Inventory Clerk/Accountant 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 (3)
- Maintenance Aide B (5)

b. HUD Programs Under PHA Management *REVISIONS*

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	368	122
Section 8 Vouchers	714	72
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)		
VASH	0	0
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 Policy

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- Transfer and Transfer Waiting List Policy
- De-Concentration and Income Targeting Policy
- Community Service Policy
- EIV Security Policy
- Records Retention Policy
- Financial Policies
- Fraud Policy
- Conduct Standards Policy
- Code of Ethics Policy
- Drug Free Workplace Policy
- Resident Initiatives Policy
- Natural and National Disaster Policy/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 ***NO REVISION***

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

903.7(6) Designated Housing for Elderly and Disabled Families **NO REVISION**

The PHA has not designated or applied for approval to designate or 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 **REVISIONS**

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 PHA 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 discretionary policies to enhance the economic and social self-sufficiency of assisted families.

b. Economic and Social self-sufficiency programs **REVISION**

The PHA does coordinate, promote or provide services or programs for residents and participants.

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/PHA main office/other provider name)	Eligibility (public housing or Section 8 participants or both)
Neighborhood in Need of Services (NINOS) Head Start	125	Head Start Program Criteria	6 PHA units (HUD exempt)	BOTH

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 Policy

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.

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, and then informs them of the consequences for non-compliance, i.e., grounds for eviction.

Community Service Implementation Report: REVISION

- Number of tenants required to perform community service: 202
- Number of tenants performing community service: 198
- Number of tenants granted exemptions: 1,029
- Number of tenants in non-compliance: 4
- Number of tenants terminated/evicted due to non-compliance: -0-

903.7(8) Safety and Crime Prevention *NO REVISION*

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 Le Moyne Gardens has the most active neighborhood watch program in effect and thus is most affected.

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

6.0

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 Le Moyne Gardens has the most active neighborhood watch program in effect and this 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 Officer and Security Company provide crime statistic reports and crime prevention tips to the residence in attendance.
2. Developments that are most affected:
 - All developments, however Le Moyne Gardens has the most active neighborhood watch program in effect and this is most affected.

903.7(9) Pets ***NO REVISION***

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.

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).

6.0

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.**

903.7(10) Civil Rights Certification ***NO REVISION***

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.

6.0

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 disparate 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.

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 most recent fiscal audit was submitted to HUD. There were no findings as a result of that audit.

6.0 903.7(12) Asset Management ***NO REVISION***

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) ***NO REVISION***

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 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.

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. **NO REVISION***

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 may be engaging in mixed-finance development activities for public housing in the Plan year.

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

b. Demolition and/or Disposition

The PHA may plan to conduct 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

1. Public Housing

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

2. 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.

e. Project-based Vouchers

Our agency is not currently operating nor intends to operate a Section 8 Project Based Voucher Program.

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
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"> ▪ 2012 Capital Fund Program Annual Estimate - attachment tx065a01 ▪ 2011 Performance and Evaluation Report - attachment tx065c01 ▪ 2011 RHF Performance and Evaluation Report – attachment tx065d01 ▪ 2010 Performance and Evaluation Report - attachment tx065e01 ▪ 2010 RHF Performance and Evaluation Report – attachment tx065f01 ▪ 2009 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 2012 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	<p>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”.</p> <p><i>NOT APPLICABLE – PHA IS HIGH PERFORMER</i></p>
9.1	<p>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.</p> <p><i>NOT APPLICABLE – PHA IS HIGH PERFORMER</i></p>

10.0 Additional Information. Describe the following, as well as any additional information HUD has requested. *PHA IS HIGH PERFORMER*

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

11.0	<p>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.</p> <p>(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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <ul style="list-style-type: none"> ▪ Certifications (a) – (e) above, provided as attachment tx065i01 <p>(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.</p> <ul style="list-style-type: none"> ▪ Provided as attachment tx065h01 <p>(g) Challenged Elements – NO CHALLENGED ELEMENTS</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <ul style="list-style-type: none"> ▪ Provided as attachments tx065a01, tx065c01, tx065d01, tx065e01, tx065f01 and tx065g01. <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <ul style="list-style-type: none"> ▪ Provided as attachment tx065b01
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Attachment: tx065a01

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

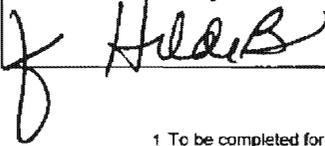
U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Harlingen		Grant Type and Number: Capital Fund Program No: TX59P065501-12 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2012 FFY of Grant Approval: 2012
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) ³	130,000.00			
3	1408 Management Improvements	97,500.00			
4	1410 Administration	71,500.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	30,581.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	68,400.00			
10	1460 Dwelling Structures	254,700.00			
11	1465.1 Dwelling Equipment-Nonexpendable	42,500.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	20,000.00			
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			

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
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Part I: Summary					
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<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
No.		Original	Revised 2	Obligated	Expended
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)	\$715,181.00			
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	75,000.00			
24	Amount of Line 20 Related to Security - Hard Costs	0.00			
25	Amount of Line 20 Related to Energy Conservation Measures	0.00			
Signature of Executive Director		Date		Signature of Public Housing Director	
		12-22-11			

- 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 No: TX59P065501-12 Replacement Housing Factor Grant No: Date of CFFP:				CFFP (Yes/No) No		Federal FFY of Grant: 2012
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	
					Obligated ²	Expended ²		
HA-Wide	Operations	1406		\$130,000.00				
	Management Improvements: (Limited to 20%)							
	General Technical Assist/PHAS/QHWRA Impr.	1408		2,000.00				
	Update Policies and Procedures/Consortia	1408		3,500.00				
	PH Management Training	1408		2,000.00				
	Inspection Training	1408		2,000.00				
	Maintenance Staff Training	1408		2,000.00				
	Financial Training	1408		2,000.00				
	Security Services	1408		75,000.00				
	Office supplies	1408		9,000.00				
	Total Management Improvements			\$97,500.00				
	Administration (Limited to 10% Management Fee)	1410		\$71,500.00				
	TOTAL - HA-WIDE			\$299,000.00				
AMP	A/E Services	1430		9,000.00				
TX065000010	Printing Costs	1430		500.00				
Los Vecinos	Tree Trimming Service	1450		6,000.00				
150 units	Pest Control/Fumigation Services	1460		6,000.00				
	Bathroom upgrade/kitchen renovations	1460	15	50,000.00				
	Exterior - Brick / rotted wood repair / paint	1460	10	43,000.00				
	Refrigerators	1465.1	25	7,000.00				
	Gas Ranges	1465.1	20	6,000.00				
	Maintenance equipment	1475		3,500.00				
	TOTAL - LOS VECINOS			\$131,000.00				

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
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Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Harlingen		Grant Type and Number: Capital Fund Program No: TX59P065501-12 Replacement Housing Factor Grant No: Date of CFFP:				CFFP (Yes/No) No		Federal FFY of Grant: 2012
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		8,000.00				
TX065000020	Printing Costs	1430		500.00				
Bonita Park	Tree Trimming Service	1450		6,000.00				
120 units	Sidewalks	1450		50,000.00				
	Pest Control/Fumigation Services	1460		6,000.00				
	Bathroom Renovations	1460	12	38,700.00				
	Wall heaters	1460	15	3,000.00				
	Refrigerators	1465.1	21	7,000.00				
	Gas Ranges	1465.1	18	6,000.00				
	Maintenance Equipment/Drills	1475		3,000.00				
	TOTAL - BONITA PARK			\$128,200.00				
AMP	A/E Services	1430		1,000.00				
TX065000020	Printing Costs	1430		100.00				
Sunset Terrace	Tree Trimming Service	1450		400.00				
20 units	Pest Control/Fumigation Services	1460		500.00				
	Window screen replacements	1460	10	2,000.00				
	Refrigerators	1465.1	2	500.00				
	Gas Ranges	1465.1	2	500.00				
	Playground equipment phase II	1475		10,000.00				
	TOTAL - SUNSET TERRACE			\$15,000.00				

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

Attachment: tx065b01

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part I: Summary						
PHA Name/Number		Locality (City/County& State)			<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
Housing Authority of the City of Harlingen TX065		Harlingen/Cameron County/Texas				
A.	Development Number and Name	Work Statement for Year 1 FFY_2012____	Work Statement for Year 2 FFY_2013____	Work Statement for Year 3 FFY_2014____	Work Statement for Year 4 FFY_2015____	Work Statement for Year 5 FFY_2016____
	HA-Wide					
B.	Physical Improvements	Annual Statement	-	-	-	-
	Subtotal		421,681.00	421,681.00	421,681.00	421,681.00
C.	Management Improvements		97,000.00	97,000.00	97,000.00	97,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		-	-	-	-
E.	Administration		71,500.00	71,500.00	71,500.00	71,500.00
F.	Other		0.00	0.00	0.00	0.00
G.	Operations		125,000.00	125,000.00	125,000.00	125,000.00
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		\$715,181.00	\$715,181.00	\$715,181.00	\$715,181.00
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		\$715,181.00	\$715,181.00	\$715,181.00	\$715,181.00

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>2012</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 Service		8,000.00	A/E Services		500.00
	Planning Costs		800.00	Printing Costs		500.00
	Tree Trimming Service		6,000.00	Exterior door replacement	10	5,000.00
	Pest Control/Fumigation Services	150	6,000.00	Pest Control/Fumigation Services	20	800.00
	Bathroom/Kitchen Renovations	10	40,000.00	Screen door replacements	10	7,000.00
	Re-do wood flooring	5	30,000.00	Bathrooms/Kitchen Renovations		4000.00
	Exterior brick repair / rotted wood repair / paint	5	25,000.00	Refrigerators	2	1,000.00
	Refrigerators	17	7,781.00	Gas Ranges	2	500.00
	Gas Ranges	17	6,500.00	Maintenance/office equipment		500.00
	Wall heater/ water heaters		2,500.00			
	TOTAL LOS VECINOS		\$132,581.00	TOTAL SUNSET TERRACE		\$19,800.00
	AMP - TX065000020			AMP - TX065000030		
	BONITA PARK			LeMOYNE GARDENS		
	A/E Services		8,000.00	A/E Services		8,500.00
	Printing Costs		800.00	Printing Costs		800.00
	Sidewalk repair/ removal and replacement		40,000.00	Tree Trimming Services		6,500.00
	Screen doors	10	13,000.00	Replace screen doors	70	35,000.00
	Pest Control/Fumigation Services		6,500.00	Pest Control/Fumigation Services		6,500.00
	Bathroom repairs	5	25,000.00	Slab/ foundation repairs	2	30,000.00
	Reflooring of units	10	7,000.00	Replace fascias and soffits as needed	50	25,000.00
	Foundation Repairs	1	15,000.00	Replacement of washer faucets	20	5,600.00
	Refrigerators	17	7,500.00	Refrigerators	20	8,100.00
	Gas Ranges	20	6,500.00	Gas Ranges	25	6,500.00
	Maintenance/ office Equipment		2,500.00	Maintenance/ office Equipment		2,500.00
	Wall heaters / water heaters	10	2,500.00			
	TOTAL BONITA PARK		\$134,300.00	TOTAL LEMOYNE GARDENS		\$135,000.00
		Subtotal	\$266,881.00		Subtotal	\$154,800.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2012</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		8,000.00	A/E Services		300.00
	Printing Costs		891.00	Printing Costs		190.00
	Tree Trimming Services		5,000.00	Tree Trimming Services		500.00
	Pest Control/Fumigation Services		6,000.00	Pest Control/Fumigation Services		1,000.00
	Front fence replacement / rod iron and brick	4	17,500.00	Fluorescent light replacement	20	5,500.00
	Playground equipment		45,000.00	Re-Flooring Units	2	3,000.00
	Covered Area for Bus		18,000.00	Retexture of units - interior	2	3,200.00
	Clotheslines as needed		2,000.00	Refrigerators	6	500.00
	Refrigerators / rangehoods	15	7,500.00	Gas Ranges	10	500.00
	Gas Ranges	20	6,000.00	Maintenance Equipment		500.00
	Remodel /repair office - learning center		10,000.00			
	Maintenance /Office Equipment		3,000.00			
	TOTAL LOS VECINOS		\$128,891.00	TOTAL SUNSET TERRACE		\$15,190.00
	AMP - TX065000020			AMP - TX065000030		
	BONITA PARK			LeMOYNE GARDENS		
	A/E Services		8,000.00	A/E Services		8,000.00
	Printing Costs		800.00	Printing Costs		800.00
	Tree Trimming/landscaping Services		5,000.00	Tree Trimming Services		5,000.00
	Pest Control/Fumigation Services		6,000.00	Pest Control/Fumigation Services		6,500.00
	Covered Area for Bus Stop		25,000.00	Office kitchen remodeling		5,000.00
	Exterior Brick Repair - Stucco installation	10	63,000.00	Retexture of units - interior	25	72,000.00
	Electrical Repairs as Needed	50	2,500.00	Re-Flooring Units	15	20,000.00
	Removal of pantries		8,000.00	Sidewalks / Grinding		4,000.00
	Refrigerators / rangehoods	20	8,000.00	Refrigerators	18	8,000.00
	Gas Ranges	20	6,000.00	Gas Ranges	13	6,500.00
	Maintenance / office Equipment		3,000.00	Rangehoods	120	2,000.00
	Clotheslines	7	1,500.00	Maintenance / office Equipment		3,000.00
	TOTAL BONITA PARK		\$136,800.00	TOTAL LEMOYNE GARDENS		\$140,800.00
		Subtotal	\$265,691.00		Subtotal	\$155,990.00

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>2012</u>	Work Statement for Year <u>2015</u> FFY <u>2015</u>			Work Statement for Year <u>2015</u> FFY <u>2015</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		8,000.00	A/E Services		500.00
	Printing Costs		500.00	Printing Costs		300.00
	Tree Trimming Services		5,000.00	Tree Trimming Services		500.00
	Pest Control/Fumigation Services		6,000.00	Pest Control/Fumigation Services		800.00
	Replace Exterior Exhaust Vents	100	20,000.00	Playground remodeling		15,000.00
	Bathroom/Kitchen Renovations	13	60,000.00	clotheslines		1,000.00
	Remodel / shop		15,000.00	water heater closet repairs	2	1,500.00
	Clotheslines	20	2,500.00	Refrigerators / water heaters	2	800.00
	Refrigerators	22	7,500.00	Gas Ranges	1	500.00
	Gas Ranges	21	6,000.00	Maintenance /office Equipment		500.00
	Maintenance/ office Equipment		2,500.00			
	TOTAL LOS VECINOS		\$133,000.00	TOTAL SUNSET TERRACE		\$21,400.00
	AMP - TX065000020			AMP - TX065000030		
	BONITA PARK			LeMOYNE GARDENS		
	A/E Services		8,000.00	A/E Services		8,000.00
	Printing Costs		800.00	Printing Costs		800.00
	Tree Trimming Services		6,000.00	Tree Trimming Services		6,000.00
	Pest Control/Fumigation Services		6,000.00	Pest Control/Fumigation Services		6,500.00
	Security lights	50	8,000.00	Playground equipment		50,000.00
	Doors /frames replacements	50	25,000.00	Plumbing Replacement	10	15,000.00
	Exterior paint / install gutters	20	30,000.00	windows and frames / screens	20	15,000.00
	Electrical Upgrade	10	20,000.00	Retexture of units - interior	5	15,000.00
	Refrigerators / water heaters	20	7,000.00	Water heaters/ wall heaters	95	2,000.00
	Gas Ranges	20	6,000.00	Refrigerators	25	7,500.00
	Office/Learning Center renovations		10,000.00	Gas Ranges	27	6,000.00
	Maintenance/office Equipment		3,000.00	Maintenance / office Equipment		2,000.00
	TOTAL BONITA PARK		\$129,800.00	Commercial Trash Cans	3	3,681.00
				TOTAL LEMOYNE GARDENS		\$137,481.00
		Subtotal	\$262,800.00	Subtotal		\$158,881.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year <u>2016</u> FFY <u>2016</u>			Work Statement for Year <u>2016</u> FFY <u>2016</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		8,000.00	A/E Services		500.00
	Printing Costs		800.00	Printing Costs		500.00
	Tree Trimming Services/landscaping		6,000.00	Pest Control/Fumigation Services		800.00
	Pest Control/Fumigation Services		6,000.00	Roof repairs		5,000.00
	Install Gutters	35	20,000.00	Retexturing of units / interior paint	2	6,000.00
	Roof		30,000.00	Replacement of copper waterlines ceiling	3	4,000.00
	Playground Equipment / basketball court		35,000.00	Foundation slab Repairs	1	3,000.00
	Electrical Upgrade -shop/office		10,000.00	Refrigerators /wall heaters	1	500.00
	Refrigerators	21	7,500.00	Gas Ranges	1	500.00
	Gas Ranges	26	6,000.00	Maintenance / office Equipment		500.00
	Maintenance / office Equipment		2,000.00	Clothelines	5	1,000.00
	TOTAL LOS VECINOS		\$131,300.00	TOTAL SUNSET TERRACE		\$22,300.00
	AMP - TX065000020			AMP - TX065000030		
	BONITA PARK			LeMOYNE GARDENS		
	A/E Services		8,000.00	A/E Services		8,000.00
	Printing Costs		800.00	Printing Costs		800.00
	Tree Trimming Services / landscaping		6,000.00	Tree Trimming Services/ landscaping		6,000.00
	Pest Control/Fumigation Services		6,000.00	Pest Control/Fumigation Services		6,500.00
	Call for aid replacements	20	8,481.00	New pavilions -park area		50,000.00
	Roof repairs		35,000.00	Security lighting		5,000.00
	Shop renovations / add carport		13,500.00	Painting of units - exterior	5	13,000.00
	Exterior door replacement / frames	21	30,000.00	Electrical upgrade	10	14,000.00
	Retexturing of units / interior paint	23	7,000.00	Window / window screen replacement	40	18,000.00
	Refrigerators	50	7,500.00	Refrigerators	14	7,500.00
	Gas Ranges	6	6,500.00	Gas Ranges	22	6,500.00
	Maintenance / office Equipment		2,000.00	Maintenance / office Equipment		2,000.00
	TOTAL BONITA PARK		\$130,781.00	TOTAL LEMOYNE GARDENS		\$137,300.00
		Subtotal	\$262,081.00		Subtotal	\$159,600.00

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>2012</u> See Annual Statement	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
	TX 065 - HA Wide		TX 065 - HA Wide	
	Operations (Limited to 20%)	125,000.00	Operations (Limited to 20%)	125,000.00
	Total Operations	\$125,000.00	Total Operations	\$125,000.00
	Management Improvements: (Limited to 20%)		Management Improvements: (Limited to 20%)	
	General Technical Assist/PHAS/QHWRA Impr.	2,000.00	General Technical Assist/PHAS/QHWRA Impr.	2,000.00
	Consultant Fees/Annual Plan	3,000.00	Consultant Fees/Annual Plan	3,000.00
	PHAS Training	2,000.00	PHAS Training	2,000.00
	Inspection Training	1,500.00	Inspection Training	1,500.00
	Maintenance Staff Training	2,500.00	Maintenance Staff Training	2,500.00
	Financial Training	2,000.00	Financial Training	2,000.00
	Security Services	75,000.00	Security Services	75,000.00
	Office Supplies	9,000.00	Office Supplies	9,000.00
	Total Management Improvements	\$97,000.00	Total Management Improvements	\$97,000.00
	Administration: (Limited to 10%)	71,500.00	Administration: (Limited to 10%)	71,500.00
	Total Administration	\$71,500.00	Total Administration	\$71,500.00
	TOTAL HA-WIDE	\$293,500.00	TOTAL HA-WIDE	\$293,500.00

Attachment: tx065c01

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 I: Summary					
PHA Name: Housing Authority of the City of Harlingen		Grant Type and Number: Capital Fund Program No: TX59P065501-11 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2011 FFY of Grant Approval: 2011
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/11		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	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	125,000.00		0.00	0.00
3	1408 Management Improvements	107,000.00		0.00	0.00
4	1410 Administration	71,500.00		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	28,581.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	86,400.00		0.00	0.00
10	1460 Dwelling Structures	226,000.00		0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	41,500.00		0.00	0.00
12	1470 Nondwelling Structures	10,000.00		0.00	0.00
13	1475 Nondwelling Equipment	19,200.00		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

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 I: Summary					
PHA Name: Housing Authority of the City of Harlingen		Grant Type and Number: Capital Fund Program No: TX59P065501-11 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2011 FFY of Grant Approval: 2011
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/11		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	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)	\$715,181.00		\$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	82,000.00		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 <i>J. Hildes</i> Blas Contreras		Date <i>12/20/11</i>		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.

Part II: Supporting Pages							
PHA Name: Housing Authority of the City of Harlingen		Grant Type and Number: Capital Fund Program No TX59P065501-11 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____				Federal FFY of Grant: 2011	
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
					Obligated ²	Expended ²	
HA-Wide	Operations	1406		\$125,000.00	\$0.00	\$0.00	
	Management Improvements: (Limited to 20%)						
	General Technical Assist/PHAS/QHWRA Impr.	1408		2,500.00	0.00	0.00	
	Update Policies and Procedures/Consortia	1408		3,500.00	0.00	0.00	
	PH Management Training	1408		2,500.00	0.00	0.00	
	Inspection Training	1408		2,500.00	0.00	0.00	
	Maintenance Staff Training	1408		2,500.00	0.00	0.00	
	Financial Training	1408		2,500.00	0.00	0.00	
	Security Services	1408		82,000.00	0.00	0.00	
	Office supplies	1408		9,000.00	0.00	0.00	
	Total Management Improvements			\$107,000.00	\$0.00	\$0.00	
	Administration (Limited to 10% Management Fee)	1410		\$71,500.00	\$0.00	\$0.00	
	TOTAL - HA-WIDE			\$303,500.00	\$0.00	\$0.00	
AMP	A/E Services	1430		6,000.00	0.00	0.00	
TX065000010	Printing Costs	1430		500.00	0.00	0.00	
Los Vecinos	Tree Trimming Service	1450		6,000.00	0.00	0.00	
150 units	Stucco fence bordering main street	1450		13,000.00	0.00	0.00	
	Cement slab by shop for trailer	1450		15,000.00	0.00	0.00	
	Pest Control/Fumigation Services	1460		6,000.00	0.00	0.00	
	Bathroom upgrade/kitchen renovations	1460	15	38,000.00	0.00	0.00	
	Exterior - Brick / rotted wood repair / paint	1460	10	20,000.00	0.00	0.00	
	Refrigerators	1465.1	25	7,000.00	0.00	0.00	
	Gas Ranges	1465.1	20	5,500.00	0.00	0.00	
	Install central air and heat / office	1470		10,000.00	0.00	0.00	
	Purchase of small trailer	1475		4,500.00	0.00	0.00	
	TOTAL - LOS VECINOS			\$131,500.00	\$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

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Harlingen		Grant Type and Number: Capital Fund Program No TX59P065501-11 Replacement Housing Factor Grant No: Date of CFFP:				Federal FFY of Grant: 2011		
				CFFP (Yes/No) No				
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		9,000.00		0.00	0.00	
TX065000020	Printing Costs	1430		500.00		0.00	0.00	
Bonita Park	Tree Trimming Service	1450		6,000.00		0.00	0.00	
120 units	Sidewalks	1450		40,000.00		0.00	0.00	
	Pest Control/Fumigation Services	1460		6,000.00		0.00	0.00	
	Bathroom Renovations	1460	12	35,000.00		0.00	0.00	
	Reflooring of units	1460	10	10,000.00		0.00	0.00	
	Wall heaters	1460	15	3,000.00		0.00	0.00	
	Refrigerators	1465.1	21	7,000.00		0.00	0.00	
	Gas Ranges	1465.1	18	5,500.00		0.00	0.00	
	Maintenance Equipment/Drills	1475		2,200.00		0.00	0.00	
	TOTAL - BONITA PARK			\$124,200.00		\$0.00	\$0.00	
AMP	A/E Services	1430		1,000.00		0.00	0.00	
TX065000020	Printing Costs	1430		100.00		0.00	0.00	
Sunset Terrace	Tree Trimming Service	1450		400.00		0.00	0.00	
20 units	Pest Control/Fumigation Services	1460		500.00		0.00	0.00	
	Window screen replacements	1460	10	2,000.00		0.00	0.00	
	Refrigerators	1465.1	2	500.00		0.00	0.00	
	Gas Ranges	1465.1	2	500.00		0.00	0.00	
	Playground equipment	1475		10,000.00		0.00	0.00	
	TOTAL - SUNSET TERRACE			\$15,000.00		\$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

Attachment: tx065d01

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

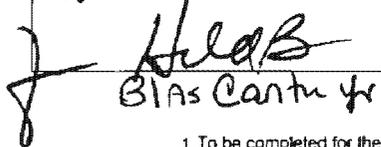
U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Harlingen		Grant Type and Number: Capital Fund Program No: Replacement Housing Factor Grant No: TX59R065501-11 Date of CFFP:		FFY of Grant: 2011 FFY of Grant Approval: 2011	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/11		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	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	0.00		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	0.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	0.00		0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling 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	125,353.00		0.00	0.00

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 I: Summary		PHA Name: Housing Authority of the City of Harlingen		Grant Type and Number: Capital Fund Program No: Replacement Housing Factor Grant No: TX59R065501-11 Date of CFFP:		FFY of Grant: 2011 FFY of Grant Approval: 2011	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/11							
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹			
		Original	Revised ²	Obligated	Expended		
18a	1501 Collateralization or Debt Service Paid by the PHA	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)	\$125,353.00		\$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		Date		Signature of Public Housing Director		Date	
		12/20/11					

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.
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Attachment: tx065e01

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

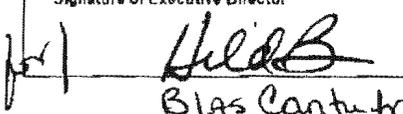
U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Housing Authority of the City of Harlingen		Grant Type and Number: Capital Fund Program No: TX59P065501-10 Replacement Housing Factor Grant No Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/11		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	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	150,000.00		75,500.00	0.00	
3	1408 Management Improvements	107,500.00		88,040.78	36,046.36	
4	1410 Administration	83,465.00		83,465.00	49,000.00	
5	1411 Audit	0.00		0.00	0.00	
6	1415 Liquidated Damages	0.00		0.00	0.00	
7	1430 Fees and Costs	40,623.00		20,165.80	20,113.54	
8	1440 Site Acquisition	0.00		0.00	0.00	
9	1450 Site Improvement	42,000.00		3,874.42	3,874.42	
10	1460 Dwelling Structures	345,967.00		135,000.00	0.00	
11	1465.1 Dwelling Equipment-Nonexpendable	43,600.00		43,600.00	43,600.00	
12	1470 Nondwelling Structures	9,000.00		0.00	0.00	
13	1475 Nondwelling Equipment	12,500.00		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	

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 I: Summary					
PHA Name: Housing Authority of the City of Harlingen		Grant Type and Number: Capital Fund Program No: TX59P065501-10 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval: 2010	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/11 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	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)	\$834,655.00		\$449,646.00	\$152,634.32
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	82,000.00		82,000.00	30,005.58
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		Date		Signature of Public Housing Director	
 Blas Cantu		12/20/11			

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.

Part II: Supporting Pages							
PHA Name: Housing Authority of the City of Harlingen		Grant Type and Number: Capital Fund Program No: TX59P065501-10				Federal FFY of Grant: 2010	
		Replacement Housing Factor Grant No:		CFFP (Yes/No) No			
		Date of CFFP:					
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
					Obligated z	Expended z	
HA-Wide	Operations	1406		\$150,000.00	\$75,500.00	\$0.00	
	Management Improvements: (Limited to 20%)						
	General Technical Assist/PHAS/QHWRA Impr.	1408		2,500.00	0.00	0.00	
	Update Policies and Procedures/Consortia	1408		4,000.00	0.00	0.00	
	PHAS Training	1408		2,500.00	0.00	0.00	
	Inspection Training	1408		2,500.00	0.00	0.00	
	Maintenance Staff Training	1408		2,500.00	0.00	0.00	
	Financial Training	1408		2,500.00	1,000.00	1,000.00	
	Security Services	1408		82,000.00	82,000.00	30,005.58	
	Office supplies	1408		9,000.00	5,040.78	5,040.78	
	Total Management Improvements			\$107,500.00	\$88,040.78	\$36,046.36	
	Administration (Limited to 10% Management Fee)	1410		\$83,465.00	\$83,465.00	\$49,000.00	
	TOTAL - HA-WIDE			\$340,965.00	\$247,005.78	\$85,046.36	
AMP	A/E Services	1430		9,352.42	2,323.54	2,323.54	
TX065000010	Printing Costs	1430		1,423.00	0.00	0.00	
Los Vecinos	Tree Trimming Service	1450		7,000.00	931.23	931.23	
150 units	Pest Control/Fumigation Services	1460		7,500.00	0.00	0.00	
	Bathroom upgrade/kitchen renovations	1460	15	70,000.00	35,000.00	0.00	
	Reflooring Units	1460	8	8,000.00	0.00	0.00	
	Replace cut off valves	1460	150	24,000.00	0.00	0.00	
	Refrigerators	1465.1	25	9,408.00	9,408.00	9,408.00	
	Gas Ranges	1465.1	20	6,344.42	6,344.42	6,344.42	
	Install central air and heat / office	1470		9,000.00	0.00	0.00	
	Maintenance Equipment	1475		4,000.00	0.00	0.00	
	TOTAL - LOS VECINOS			\$156,027.84	\$54,007.19	\$19,007.19	

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

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Harlingen			Grant Type and Number: Capital Fund Program No: TX59P065501-10				Federal FFY of Grant: 2010	
			Replacement Housing Factor Grant No:		CFFP (Yes/No)		No	
			Date of CFFP:					
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		9,000.00		1,300.59	1,300.59	
TX065000020	Printing Costs	1430		1,500.00		0.00	0.00	
Bonita Park	Tree Trimming Service	1450		6,500.00		1,480.18	1,480.18	
120 units	Playground / resurface basketball court	1450		20,000.00		0.00	0.00	
	Pest Control/Fumigation Services	1460		7,500.00		0.00	0.00	
	Bathroom/Kitchen Renovations	1460	15	85,000.00		35,000.00	0.00	
	Install Storage Sheds	1460		0.00		0.00	0.00	
	Replace cut off valves	1460	120	0.00		0.00	0.00	
	Refrigerators	1465.1	21	6,172.00		6,172.00	6,172.00	
	Gas Ranges	1465.1	18	5,541.79		5,541.79	5,541.79	
	Maintenance Equipment/Drills	1475		4,000.00		0.00	0.00	
	TOTAL - BONITA PARK			\$145,213.79		\$49,494.56	\$14,494.56	
AMP	A/E Services	1430		500.00		0.00	0.00	
TX065000020	Printing Costs	1430		100.00		0.00	0.00	
Sunset Terrace	Tree Trimming Service	1450		1,000.00		0.00	0.00	
20 units	Pest Control/Fumigation Services	1460		1,000.00		0.00	0.00	
	Replace cut off valves	1460	20	5,500.00		0.00	0.00	
	Retexture of units- interior	1460	2	4,000.00		0.00	0.00	
	Reflooring of units	1460	3	3,000.00		0.00	0.00	
	Water heaters	1460	1	467.00		0.00	0.00	
	Refrigerators	1465.1	2	800.00		800.00	800.00	
	Gas Ranges	1465.1	2	800.00		800.00	800.00	
	TOTAL - SUNSET TERRACE			\$17,167.00		\$1,600.00	\$1,600.00	

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

Attachment: tx065f01

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 I: Summary						
PHA Name: Housing Authority of the City of Harlingen		Grant Type and Number: Capital Fund Program No: Replacement Housing Factor Grant No: TX59R065501-10 Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/11		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	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	0.00		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	0.00		0.00	0.00	
8	1440 Site Acquisition	0.00		0.00	0.00	
9	1450 Site Improvement	0.00		0.00	0.00	
10	1460 Dwelling Structures	0.00		0.00	0.00	
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00	
12	1470 Nondwelling Structures	0.00		0.00	0.00	
13	1475 Nondwelling 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	145,883.00		0.00	0.00	

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 I: Summary						
PHA Name: Housing Authority of the City of Harlingen		Grant Type and Number: Capital Fund Program No: Replacement Housing Factor Grant No: TX59R065501-10 Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/11		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1		
		Original	Revised 2	Obligated	Expended	
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00		0.00	0.00	
18b	9000 Collateralization or Debt Service paid Via System of Direct	0.00		0.00	0.00	
	Payment	-		-	-	
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)	\$145,883.00		\$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		Date		Signature of Public Housing Director		
<i>J. Hildes</i>		12/20/11				
<i>Blas Cantu Jr.</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.

Attachment: tx065g01

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

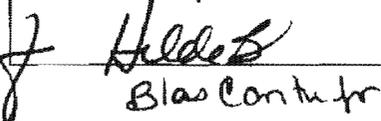
U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of Harlingen		Grant Type and Number: Capital Fund Program No. TX59P065501-09 Replacement Housing Factor Grant No: Date of CFFP			FFY of Grant: 2009 FFY of Grant Approval: 2009
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/11		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	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	197,647.00	197,647.00	197,647.00	197,647.00
3	1408 Management Improvements	115,000.00	115,000.00	110,207.52	110,207.52
4	1410 Administration	98,823.00	98,823.00	98,823.00	98,823.00
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	40,300.00	40,300.00	40,300.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	30,500.00	30,500.00	25,926.25	25,926.25
10	1460 Dwelling Structures	353,500.00	353,500.00	326,576.36	317,882.31
11	1465.1 Dwelling Equipment-Nonexpendable	50,500.00	50,500.00	50,500.00	50,500.00
12	1470 Nondwelling Structures	5,500.00	5,500.00	0.00	0.00
13	1475 Nondwelling Equipment	96,467.00	96,467.00	93,399.04	91,025.13
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

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 I: Summary		PHA Name: Housing Authority of the City of Harlingen		Grant Type and Number: Capital Fund Program No: TX59P065501-09		FFY of Grant: 2009 FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)		<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/11		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1			
		Original	Revised 2	Obligated	Expended		
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	0.00	0.00	0.00	0.00		
	Payment	-	-	-	-		
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	\$988,237.00	\$943,379.17	\$932,311.21		
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	93,075.65	93,075.65	93,075.65		
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		Date		Signature of Public Housing Director		Date	
		12/20/11					

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.

Part II: Supporting Pages								
PHA Name Housing Authority of the City of Harlingen		Grant Type and Number: Capital Fund Program No. TX59P065501-09 Replacement Housing Factor Grant No. _____ CFFP (Yes/No) No Date of CFFP: _____					Federal FFY of Grant: 2009	
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
						Obligated 2	Expended 2	
HA-Wide	Operations	1406		197,647.00	197,647.00	197,647.00	197,647.00	
	Management Improvements: (Limited to 20%)							
	General Technical Assist/PHAS/QHWRA Impr.	1408		3,000.00	2,786.95	1,826.00	1,826.00	
	Update Policies and Procedures/Consortia	1408		6,000.00	2,523.95	2,523.95	2,523.95	
	PHAS Training	1408		3,000.00	1,227.02	795.49	795.49	
	Inspection Training	1408		3,000.00	2,000.00	0.00	0.00	
	Maintenance Staff Training	1408		3,000.00	1,500.00	800.00	800.00	
	Financial Training	1408		2,500.00	1,500.00	800.00	800.00	
	Security Services	1408		85,000.00	93,075.65	93,075.65	93,075.65	
	Office supplies	1408		9,500.00	10,386.43	10,386.43	10,386.43	
	Total Management Improvements			\$115,000.00	\$115,000.00	\$110,207.52	\$110,207.52	
	Administration (Limited to 10% Management Fee)	1410		98,823.00	98,823.00	98,823.00	98,823.00	
	TOTAL - HA-WIDE			\$411,470.00	\$411,470.00	\$406,677.52	\$406,677.52	
AMP	A/E Services	1430		10,000.00	9,209.65	9,209.65	9,209.65	
TX065000010	Printing Costs	1430		1,000.00	1,000.00	1,000.00	1,000.00	
Los Vecinos	Tree Trimming Service	1450		8,000.00	5,123.74	549.99	549.99	
	Security Lighting	1450		5,000.00	0.00	0.00	0.00	
150 units	Pest Control/Fumigation Services	1460		7,000.00	5,000.00	0.00	0.00	
	Bathroom upgrade/kitchen renovations	1460		75,000.00	73,340.20	73,340.20	73,340.20	
	Reflooring Units	1460		5,000.00	10,404.40	10,404.40	10,404.40	
	Water Heaters	1460		5,000.00	3,473.90	3,473.90	3,473.90	
	Refrigerators	1465.1		10,000.00	10,000.00	10,000.00	10,000.00	
	Gas Ranges	1465.1		6,000.00	6,000.00	6,000.00	6,000.00	
	Maintenance Equipment	1475		4,500.00	3,500.36	3,500.36	2,269.59	
	Office Equipment/Learning Center	1475		10,000.00	8,962.73	8,108.51	6,965.37	
	Purchase new truck	1475	1	20,000.00	19,323.19	19,323.19	19,323.19	
	TOTAL - LOS VECINOS			\$166,500.00	\$155,338.17	\$144,910.20	\$142,536.29	
	Page Total			\$577,970.00	\$566,808.17	\$551,587.72	\$549,213.81	

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 No: TX59P065501-09 Replacement Housing Factor Grant No: Date of CFFP:				Federal FFY of Grant: 2009		
		CFFP (Yes/No) No						
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		13,000.00	9,221.91	9,221.91	9,221.91	
TX065000020	Printing Costs	1430		1,000.00	1,000.00	1,000.00	1,000.00	
Bonita Park	Tree Trimming Service	1450		7,500.00	1,631.87	1,631.87	1,631.87	
120 units	Sidewalks	1450		0.00	7,394.40	7,394.40	7,394.40	
	Pest Control/Fumigation Services	1460		7,000.00	5,000.00	0.00	0.00	
	Bathroom/Kitchen Renovations	1460		45,000.00	95,700.06	95,700.06	95,700.06	
	Storage Sheds	1460		75,000.00	6,010.00	6,010.00	6,010.00	
	Re-Texture Interior Walls	1460		6,000.00	20,700.00	20,700.00	20,700.00	
	Water Heaters	1460		2,500.00	3,123.97	3,123.97	3,123.97	
	Refrigerators	1465.1		9,000.00	9,000.00	9,000.00	9,000.00	
	Gas Ranges	1465.1		5,500.00	5,500.00	5,500.00	5,500.00	
	Office equipment / Learning Center	1475		5,849.55	7,405.66	6,905.65	6,905.65	
	Maintenance Equipment/Drills	1475		4,150.45	4,370.44	3,870.45	3,870.45	
	TOTAL - BONITA PARK			\$181,500.00	\$176,058.31	\$170,058.31	\$170,058.31	
AMP	A/E Services	1430		1,000.00	0.00	0.00	0.00	
TX065000020	Printing Costs	1430		300.00	300.00	300.00	300.00	
Sunset Terrace	Tree Trimming Service	1450		1,000.00	0.00	0.00	0.00	
20 units	Pest Control/Fumigation Services	1460		1,000.00	500.00	0.00	0.00	
	Replace washer faucets	1460		6,000.00	8,694.05	8,694.05	0.00	
	Repairs to foundation/ceiling cracks	1460		4,000.00	0.00	0.00	0.00	
	Re-flooring of units	1460		4,000.00	0.00	0.00	0.00	
	Water heaters	1460		500.00	694.78	694.78	694.78	
	Refrigerators	1465.1	2	1,000.00	1,000.00	1,000.00	1,000.00	
	Gas Ranges	1465.1	2	1,000.00	1,000.00	1,000.00	1,000.00	
	Office equipment / Learning Center	1475		467.00	467.00	467.00	467.00	
	Purchase new truck	1475	1	20,000.00	19,772.07	19,415.20	19,415.20	
	TOTAL - SUNSET TERRACE			\$40,267.00	\$32,427.90	\$31,571.03	\$22,876.98	
	Page Total			\$221,767.00	\$208,486.21	\$201,629.34	\$192,935.29	

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

Attachment: tx065h01
Housing Authority of the City of Harlingen
Resident Advisory Board Consultation Process and Comments – FYB 2012

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
September 23, 2011

2. Resident Advisory Board Selection

Selection made from resident/participant response **October 3, 2011**

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan
October 24, 2011

Notify Resident Advisory Board of scheduled meeting **October 24, 2011**

Hold Resident Advisory Board meeting **October 31, 2011**

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad **September 23, 2011**

Notify Resident Advisory Board **September 23, 2011**

Hold Public Hearing meeting **November 8, 2011**

5. Documentation of resident recommendations and PHA's response to recommendations

There was only one comment: Wants mulch for playground equipment.

Attachment: tx065i01
Housing Authority of the City of Harlingen
Certifications for FYB 2012 Annual PHA Plan

**Form HUD-50077: PHA Certifications of Compliance with PHA Plans
and Related Regulations**

Form SF-LLL: Disclosure of Lobbying Activities

Form HUD-50077-CR: Civil Rights Certification

Form HUD-50070: Certification for a Drug-Free Workplace

**Form HUD-50071: Certification of Payments to Influence Federal
Transactions**

**Form HUD-50077-SL: Certification by State or Local Office of PHA
Consistency with the Consolidated Plan**

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011
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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 4-01-12, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of the City of Harlingen

TX-059-065/TX065

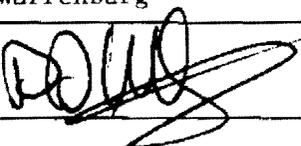
PHA Name

PHA Number/HIA Code

5-Year PHA Plan for Fiscal Years 20__ - 20__

Annual PHA Plan for Fiscal Years 20¹² - 20¹³

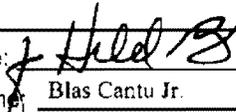
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C.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

Name of Authorized Official	Title
Brad Warrenburg	Board Chairperson
Signature	Date
	12-22-2011

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input checked="checked" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input checked="checked" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="checked" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="checked" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Blas Cantu Jr.</u> Title: <u>Executive Director, Housing Authority of the City of Harlingen</u> Telephone No.: <u>(956) 423-2521</u> Date: <u>12/21/2011</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Civil Rights Certification

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

Civil Rights Certification**Annual Certification and Board Resolution**

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

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

Housing Authority of the City of Harlingen

TX-059-065 / TX-065

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official	Brad Warrenburg
Title	Board of Commissioners, Chairperson
Signature	
Date	12/22/2011

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Harlingen

Program/Activity Receiving Federal Grant Funding

Public Housing, Capital Funds, and Section 8 Housing Choice Voucher Programs

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

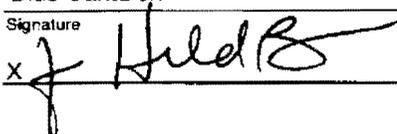
2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each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

Los Vecinos, TX-065-0010P, 702 South "M" Street, Harlingen TX 78552
 Bonita Park, TX-065-0020P, 601 South Rangerville Rd., Harlingen TX 78552
 Sunset Terrace, TX-065-0020P, 1401 North Sunset Drive, Harlingen TX 78550
 Le Moyne Gardens, TX-065-0030P, 3221 N. 25th Street, Harlingen TX 78550
 Administrative Office, 3221 North 25th Street, Harlingen TX 78550

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

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
 (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Blas Cantu Jr.	Title Executive Director
Signature 	Date 12/21/2011

**Certification of Payments
to Influence Federal Transactions**

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

OMB Approval No. 2577-0157 (Exp. 01/31/2014)

Applicant Name

Housing Authority of the City of Harlingen

Program/Activity Receiving Federal Grant Funding

Public Housing, Capital Fund, and Section 8 Choice Voucher Program

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

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

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

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

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

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

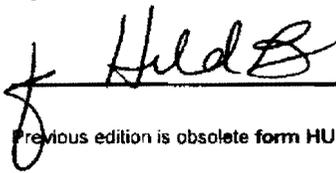
Name of Authorized Official

Blas Cantu Jr.

Title

Executive Director

Signature



Date (mm/dd/yyyy)

12/22/2011

Previous edition is obsolete form HUD 50071 (3/98)

ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

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

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

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

I, CHRIS BOSWELL the MAYOR certify that the Five Year and
Annual PHA Plan of the HARLINGEN HOUSING is consistent with the Consolidated Plan of
CITY OF HARLINGEN prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official