

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>McAllen Housing Authority</u> PHA Code: <u>TX028</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>07/01/2015</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>138</u> Number of HCV units: <u>1,259</u> <u>Public Housing TX028000001 Vine Terrace 49 units</u> <u>Public Housing TX028000007 Retama Village I 64 units</u> <u>Public Housing TX028000008 Retama Village II 25 Units</u>					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia Not Applicable <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: Our mission is to ensure safe, decent and affordable housing, create opportunities for residents' self-sufficiency and economic independence and assure fiscal integrity by all program participants.					

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

GOALS AND OBJECTIVES 5-YEAR PLAN 2015- 2019

1- PHA Goal: Expanding the supply of assisted housing:

- Apply for additional tenant based vouchers when available.
- Submit NOPFA applications for funding and/or program changes that permit the expansion of housing as available.
- Reduce Public Housing vacancies by maintaining proper unit capital improvement needs subsequently reducing unit turnaround time. While keeping an active waiting list for quick unit assignment.
- Leverage private or other public funds to create additional affordable housing units.
- Work with community partners to expand services and upward mobility opportunities for targeted families.

2- PHA Goal: Improve the quality of assisted housing:

- Maintain high level of performance with programs as measured by HUD . (i.e SEMAP, PHAS & REAC)
- Maintain a high level of customer satisfaction by training staff in customer relations.
- Assure that unit maintenance and capital needs are addressed timely.
- Submit demolition and disposition of obsolete units and/or developments.
- Provide replacement units for disposed or demolished units as funding sources permit.

3- PHA Goal: Increase assisted housing choices:

- Conduct landlord outreach to expand the availability of units for the tenant based Section 8 program.
- Educate Section 8 participants in the mobility of their voucher assistance and the benefits of locating in higher income and opportunity areas.
- Educate Section 8 participants in the ability to utilize their voucher toward homeownership.
- Utilize the opportunity to assign Tenant Based vouchers to Project Based Voucher for the purpose of expanding safe, decent and affordable housing.
- Maintain a understanding of changing regulation and opportunities to change programs for the expansion of the affordable housing units and submit application for such opportunities as the agency chooses.

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

- Increase of the number of program participants who employed by partnering with community organizations who offer education, training and job skills.
- Expand the resource of available community partners who offer self-sufficiency opportunities.
- Expand the resource of available community partners who can educate participants in the benefits of financial and asset management.

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

- Undertake affirmative measures to ensure access to assisted housing is available to families regardless of race, color, religion, national origin, sex, family status and disabilities.
- Encourage community investors and developers to construct housing with accessibility for families with disabilities.

6- PHA Goal- Provide an improved living environment:

- Offer a diverse opportunity of services for families such as self-sufficiency, education and training.
- For elderly population provide for social entertainment activities and health awareness opportunities.
- Maintain measures of de-concentration by promoting mixed income developments and bringing higher income households within lower income developments.

PROGRESS REPORT FOR THE PREVIOUS 5-PLAN 2010-2014

5.2

5.2	<p>7- PHA Progress: Expanding the supply of assisted housing:</p> <ul style="list-style-type: none"> • Apply for additional tenant based vouchers when available. October 2012, PHA received 80 Tenant Protection vouchers &150 Relocation Vouchers for the demo/diso application of Retama Village I & II. • Submit NOPFA applications for funding and/or program changes that permit the expansion of housing as available/a • Reduce Public Housing vacancies by maintaining proper unit capital improvement needs subsequently reducing unit turnaround time. While keeping an active waiting list for quick unit assignment. PHA REAC Physical Inspection score of 99 demonstrates a satisfactory performance in maintaining units and assets. • Leverage private or other public funds to create additional affordable housing units. Successful application to TDHCA Tax Credit program for the development of Retama Village I & II. • Work with community partners to expand services and upward mobility opportunities for targeted families. Successfully working with McAllen School District and area partners for educational (GED) courses and self-sufficiency programs. <p>8- PHA Progress: Improve the quality of assisted housing:</p> <ul style="list-style-type: none"> • Maintain high level of performance with programs as measured by HUD . (i.e SEMAP, PHAS & REAC) High-Performer • Maintain a high level of customer satisfaction by training staff in customer relations. Satisfactory outcome (minimal complaints) and continued education for staff. • Assure that unit maintenance and capital needs are addressed timely. Work Order turnaround within 24 hrs. and HUD 99 REAC Physical Site Inspection Score • Submit demolition and disposition of obsolete units and/or developments. N/A • Provide replacement units for disposed or demolished units as funding sources permit. Submitted a Land Acquisition Proposal to area field office for the development of Public Housing Units. <p>9- PHA Progress: Increase assisted housing choices:</p> <ul style="list-style-type: none"> • Conduct landlord outreach to expand the availability of units for the tenant based Section 8 program. Section 8 department maintains open communication for landlords and potential landlords. • Educate Section 8 participants in the mobility of their voucher assistance and the benefits of locating in higher income and opportunity areas. Section entry briefings and recertification introduce and reinforce mobility opportunities. • Educate Section 8 participants in the ability to utilize their voucher toward homeownership. Successful outcome by partnering with Affordable Homes of South Texas families have been utilizing voucher for homeownership. • Utilize the opportunity to assign Tenant Based vouchers to Project Based Voucher for the purpose of expanding safe, decent and affordable housing. n/a • Maintain an understanding of changing regulation and opportunities to change programs for the expansion of the affordable housing units and submit application for such opportunities as the agency chooses. n/a <p>10- PHA Progress- Promote self-sufficiency and asset development of assisted households:</p> <ul style="list-style-type: none"> • Increase of the number of program participants who employed by partnering with community organizations who offer education, training and job skills. 25 families are currently enrolled in our Family Self-Sufficiency program. • Expand the resource of available community partners who offer self-sufficiency opportunities. Working with local Workforce agency to promote job opportunities • Expand the resource of available community partners who can educate participants in the benefits of financial and asset management. <p>11- PHA Progress- Ensure equal opportunity and affirmatively further fair housing:</p> <ul style="list-style-type: none"> • Undertake affirmative measures to ensure access to assisted housing is available to families regardless of race, color, religion, national origin, sex, family status and disabilities. Successful application (no Complaints filed) • Encourage community investors and developers to construct housing with accessibility for families with disabilities. Successful outreach to developers. <p>12- PHA Progress- Provide an improved living environment:</p> <ul style="list-style-type: none"> • Offer a diverse opportunity of services for families such as self-sufficiency, education and training. Successful with education and training opportunities within the new Family Development Center. Monthly scheduled GED and Training sessions are conducted. • For elderly population provide for social entertainment activities and health awareness opportunities. • Maintain measures of de-concentration by promoting mixed income developments and bringing higher income households within lower income developments. Successful with the scheduling of Social Activities for elderly and partnering with medical service providers for health education fairs.
-----	---

PHA Plan Update

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

PHA Plan Update

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

- **Utility Allowance Schedule for Calendar Year 2015**
- **Payment Standard for Calendar 2015**

(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.

PHA Plan Elements (924 CFR 903.7) – All documents listed below are located at the administrative offices of the McAllen Housing Authority at 2301 Jasmine Ave, McAllen, Texas.

1. The Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP); the Section 8 Admin Plan which includes participant Eligibility for both programs; the Tenant Selection and Assignment Plan (TSAP) and the Waiting List Procedure.
2. The Capital Fund Grant Program Annual Statement / Performance and Evaluation Reports for any active grant year. Most recent board-approved operating budget for the public housing program
3. The Public Housing rent determination policies, including the method for setting public housing flat rents and schedule of flat rents are included in the PHA A&O Policy. The Housing Choice Voucher rent determination and payment standards are included in Section 8 Administrative Plan.
4. The Public Housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation.
5. The Public Housing grievance procedures are included in the PHA A&O Policy and Section 8 informal review and hearing procedures are included in Section 8 Administrative Plan.
6. There are no public housing developments which the PHA owns or operates that are Designated Housing for Elderly and Disabled Families. The PHA participates in a Voucher Base development for elderly/disabled/handicapped with 36 vouchers from its current allocation.
7. The Public Housing Community Service Policy/Programs for families in public housing developments are included in PHA A&O Policy.
8. The PHA contracts and provides security services with off-duty police officers at its developments for safety and crime prevention measures of the public housing residents. Officers document incidents for reporting and tracking purposes. PHA follows up with family counseling and lease enforcement as necessary. Officers also have arresting authority if incident requires such action.
9. The Policy on Ownership of Pets in Public Housing Family Developments is included in the PHA A&O Policy.
10. The documents reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.
11. The results of the most recent fiscal year audit conducted by the PHA under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings are available upon request.
12. The PHA opted out of Asset Management.
13. The PHA has an MOU in place with Women Together/Mujeres Unidas that address matters involved with issues of domestic violence. The PHA has also set aside, depending upon funding, availability of vouchers for family unification and/or housing assistance to victims of domestic violence who have met the services program of Women Together and require housing to complete their program of work towards independence. The PHA adheres to VAWA processes in its assessment of incidents involving domestic disputes in assisted housing.

5.2

PHA Plan Update

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

The following PHA Plan elements marked 'R' have been revised since the last Annual Plan submission by the McAllen Housing Authority. 'NR' notes no revision and 'NA' denotes not applicable,

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

NR 903.7 (2) Financial Resources

NR 903.7 (3) Rent Determination

NR 903.7 (4) Operation and Management

NR 903.7 (5) Grievance Procedures

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

NR 903.7 (7) Community Service and Self-Sufficiency

NR 903.7 (8) Safety and Crime Prevention

NR 903.7 (9) Pets

NR 903.7(10) Civil Rights Certification

NR 903.7(11) Fiscal Year Audit

NR 903.7(12) Asset Management

NR 903.7(13) Violence Against Women Act (VAWA)

6.0

- (b) Identify the specific location(s) where the public may obtain copies of the Annual and 5-Year Plan.

The following are the specific locations where the public may obtain copies of the 2015 Annual and 2015-2019 Five Year Plan:

- Administrative Office- 2301 Jasmine Avenue, McAllen, Texas 78501

Plan Elements

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

A. Public Housing

Public Housing policies that govern resident or tenant eligibility, selection and admission, unit assignment, procedures to maintaining waiting list for admissions to public housing and site-based waiting lists:

Eligibility-

The McAllen Housing Authority (PHA) verifies eligibility for admission to public housing when:

- Families are number (1) on the waiting list. Within 24 hours of the tenant advisement to vacate is received, eligibility for the next family is processed.

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

- Criminal or Drug related activity
- Rental history
- Housekeeping
- Eviction of Public Housing or Section 8 HCV Program for Drug or Criminal Activity

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

- Local law enforcement agencies
- State Law enforcement agencies
- FBI Criminal Records

Selection and Assignment-

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

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 median area income.

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

- Emergencies
- Over-Housed
- Under-Housed
- Medical Justification
- Administrative reasons determined by the PHA
- Domestic Violence
- Incentive Transfers-Modernized units can be filled with existing PH families provided they are in good standing with the PHA
- Deconcentration Transfers- to correct or avoid concentration of economically and deprived families within sites or between sites.

The PHA utilizes the following admission preferences:

- #1- Date & Time
- #2-Type of development and unit available
- #3-Working Families
- #4-FSS Families

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

Unit Assignment-

Applicants are ordinarily given two (2) vacant choices before they fall to the bottom of the waiting list. They are given new date and time based on the date of unit rejection. This policy is consistent across all waiting list types.

Maintaining Waiting List-

The PHA maintains a community-wide waiting list. Interested persons may apply for admission to public housing at the main administrative office located at 2301 Jasmine Avenue. McAllen, Tx. 78501 .

Occupancy-

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

- The PHA Resident Lease
- The PHA Admission and Continued Occupancy Policy
- PHA briefing seminars and seminar material

Residents must notify the PHA of changes in family composition at the time the change occurs and at the annual Reexamination.

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 are as follows:

The PHA does have general occupancy public housing developments covered by the deconcentration rule and none of the covered developments have average income that fall above or below the Established Income Range.

B. Section 8 Home Choice Voucher Program

Section 8 HCV policies that govern participant eligibility, selection for assistance and procedures for maintaining waiting list.

Eligibility-

The PHA conducts screening to the extent of:

- Criminal or Drug related activity only to the extent required by law or regulation.
- Past Fraudulent History related to any Federal Housing Program

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

- Local Law enforcement agencies
- State law enforcement agencies
- FBI Criminal Records

Waiting List Organization-

The PHA waiting list for the Section 8 Home Choice Voucher tenant-based assistance is merged with the other program waiting list.

Interested persons may apply for admission to Section 8 HCV program assistance at:

- PHA main administrative office; 2301 Jasmine Street, McAllen, Texas 78501

Search Time-

PHA does give extensions on the standard 60-day search period for a unit under the following circumstances:

- Hard to house

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 HCV program to families at or below 30% of the median area income.

The PHA employs the following priority preferences:

- 1 Elderly/Handicapped in a Program Year not to exceed 20%
- 2 Families in Public Housing
- 3 Involuntary Displacement (Natural Disaster)
- 4 Households that contribute to meeting income requirements.
- 5 Project Based Voucher
- 6 FSS Participation

Among applicants on the waiting list with equal preferences status applicants are selected based on Time & Date of application.

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

Special Purpose Section 8 Assistance Programs-

The policies governing eligibility, selection and admissions to any special purpose Section 8 program administered by the PHA are contained in the following documents or other referencing material:

- The Section 8 HCV Administrative Plan
- Briefing sessions and materials.

6.0

903.7 (2) Financial Resources

Financial Resources Planned Sources and Uses		
Source	Amount	Use
2015 Public Housing Operating Fund	\$474,722	PHA Management/Operations
2015 Public Housing Capital Fund	\$328,524	Unit/Development Capital Improvements & Operations
2015 Section 8 HCV awards		
HAP	\$5,200,000	Tenant Based Rental Assistance
Administration	\$540,000	Operation/Administration of Program
2015 Resident Opportunity and Self-Sufficiency ROSS/FSS	\$44,625	Operation/Administration of Program
2013 Capital Fund Grant (unobligated)	\$80,307	Public Housing Capital Improvements
2014 Capital Fund Grant (unobligated)	\$150,000	Public Housing Capital Improvements
2009 Replacement Housing Factor Funds	\$227,860	Public Housing Replacement Units
2010 Replacement Housing Factor Funds	\$213,589	Public Housing Replacement Units
2011 Replacement Housing Factor Funds	\$178,769	Public Housing Replacement Units
2012 Replacement Housing Factor Funds	\$213,276	Public Housing Replacement Units
2013 Replacement Housing Factor Funds	\$207,905	Public Housing Replacement Units
Public Housing Dwelling Rental	\$90,000	PHA Management/Operations
Community Center Rental Revenue	\$14,500	Public Housing Supportive Services
Tax Credit Development Revenue	\$15,000	Public Housing Supportive Services
Total Resources	\$7,979,907	

903.7 93) Rent Determination Policies

Public Housing

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:

- Under certain circumstances, the family may request a waiver in writing and the PHA may grant request for up to 90-days.

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

The PHA does not plan to charge rents at fixed amount or percentage less than 30% of adjusted income.

d. Discretionary deductions and/or exclusion policies

The PHA does not plan to employ any discretionary (optional) deductions and/or exclusion policies.

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 changes result in an adjustment to rent as follows:

- Any Time the family experiences an income increase or decrease
- Changes in family composition

6.0

- g. Individual Savings accounts (ISA's)
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 the rent increase in the next year.

Flat Rent-

The PHA used the following sources of information in setting the market-based flat rent to establish comparability and assurance that flat rent is set to no less than 80% of area FMR.

- The Section 8 rent reasonableness study of comparable housing.

Section 8 HCV Tenant-Based Assistance

Payment Standards-

The PHA's payment standard is:

- At or above 90% but below 100% of FMR
- 1 Bedroom units 110% of FMR

Minimum rent-

The PHA's minimum, rent is \$50.00.

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

- Waiting period for eligibility for federal, state or local financial assistance
- Change in family income due to separation, divorce or abandonment
- Loss of employment
- Family would be evicted as a result of imposing minimum rent
- Death in Family
- Other hardships as determined by the PHA such as but not limited to no-receipt of alimony/child support etc.

903.7 (4) Operation and Management

6.0

PHA Management Structure-

- a. A brief description of the management structure and organization of the PHA
The Executive Director directs the day-to-day management and operation of the Housing Authority with the assistance of the Deputy Director, The following are the department manager positions:
- Public Housing Manager
 - Housing Choice Voucher Program Manager
 - Facility Manager
 - Accounting Manager
 - Social Services Manager

- b. HUD programs under PHA Management

- Public Housing – 138 units
- Section 8 HCV Program- 1259

- 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 HCV programs:

Public Housing Management

- Admissions and Continued Occupancy Policy (ACOP)
- Maintenance Work Plan
- Pet Policy
- Transfer Policy
- Grievance Policy
- Community Service Policy
- VAWA Policy
- Schedule of Charges

Section 8 HCV Management

- Administrative Plan

903.7 (5) Grievance Procedures

a. Public Housing

The PHA has not established any written grievance procedures in addition to federal requirements found at 24 CFR Part 96, 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; 2301 Jasmine Street, McAllen Tx. 78501

b. Section 8 HCV Tenant-Based Assistance

The PHA has not established informal review and informal hearing procedures for applicants to the Section 8 HCV Tenant-Based Assistance program in addition to federal requirements at 24 CFR 982.

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

- PHA main administrative office; 2301 Jasmine Street, McAllen Tx. 78501

903.7 (6) Designated Housing for Elderly and Disabled Families

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 or will not apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year.

903.7 (7) Community Service and Self-Sufficiency

a. PHA Coordination with the Welfare Agency (TANF)

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 Housing Act of 1937)

Other coordination effort between the PHA and TANF agency include:

- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program when available
- Joint administration of other demonstration programs as they materialize.

b. Services and programs offered to residents and participants by the PHA are as follows:

Self-Sufficiency-

The PHA will employ discretionary policies to enhance the economic and social self-sufficiency of assisted families in the following areas:

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 HCV admissions policies
- Preferences in admission to Section 8 HCV for certain public housing families
- Preference/eligibility for public homeownership option participation
- Preference/eligibility for Section 8 HCV homeownership participation

Economic and Social self-sufficiency programs-

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

Service Description	Estimate Number	Allocation Type	Access Site	Eligible Participants
English Language	10	PH/Sec. 8 HCV	Family Development Center	PH/Sec 8 HCV
Financial Planning	25	PH/Sec. 8 HCV	Family Development Center	PH/Sec. 8 HCV
Homeownerhsip	25	PH/Sec. 8 HCV	Family Development Center	PH/Sec. 8 HCV

6.0

	Scholarship Program	10	PH/Sec. 8 HCV	Family Development Center	PH/Sec. 8 HCV
	Annual Health Fair	100	PH/Sec. 8 HCV	Family Development Center	PH/Sec. 8 HCV
	Summer Lunch Program	50	PH/Sec. 8 HCV	Family Development Center	PH/Sec. 8 HCV
	Nutrition Classes for Elderly	50	PH/Sec. 8 HCV	Family Development Center	PH/Sec. 8 HCV
	GED	10	PH/Sec. 8 HCV	Family Development Center	PH/Sec. 8 HCV
	M.I.S.D. Parent Involvement Program	10	PH/Sec. 8 HCV	Family Development Center	PH/Sec. 8 HCV

Family Self-Sufficiency programs-

Program	Required Participants	Actual Participants (03/31/2015)
Public Housing	25	25
Section 8 HCV	25	25

Welfare Benefit Reductions-

The PHA is complying with 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:

- Adopting appropriate changes to the PHA's public housing rent determination policies and training staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying the public and residents of new policy as it is adopted
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies.

Community Service Requirements-

Pursuant to section 12(c) of U.S. Housing Act of 1937, the PHA will comply with requirements of community service by identifying the number of tenant 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.

- Number of tenants required to perform community service 34
- Number of tenants performing community service 25
- Number of tenants granted exemptions 374
- Number of tenants in non-compliance 9
- Number of tenants terminated/evicted due to non-compliance 1

6.0 903.7 (8) Safety and Crime Prevention

The PHA's plan for safety and crime prevention to ensure the safety of the public housing residents is addressed as follows:

Need for measures to ensure safety of public housing residents-

Description of the need for measures to ensure the safety of public housing residents:

- High incidence of violent and/or drug related crime in some or all of the PHA's developments
- High incidence of violent and/ or drug related crime in areas surrounding PHA's developments
- Resident fearful for their safety and/or the safety of their family members
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violence and/or drug related activity

Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:

- Safety and security survey of residents
- Analysis of crime statistics over time for crime committed "in and around" public housing developments
- Analysis of cost trends over time for the repair of vandalism and removal of graffiti
- Resident reports

6.0	<ul style="list-style-type: none"> • PHA employee Reports • Police Reports • Fire Department Reports • Demonstrable, quantifiable success with previous or ongoing anti-crime & anti-drug programs <p>Developments that are most affected</p> <ul style="list-style-type: none"> • All Development and PHA properties <p>Crime and Drug Prevention activities the PHA has undertaken or plans to undertake.</p> <p>List of crime prevention activities:</p> <ul style="list-style-type: none"> • Contracting with outside and/or resident organization for the provision of crime and/or drug prevention activities • Crime Prevention through environmental design • Activities targeted to at-risk youth, adults or seniors • Volunteer resident patrol/block watchers program • Notices of safety measures are distributed • Off-duty Police Officers are hired to patrol all PHA properties <p>Developments that are most affected:</p> <ul style="list-style-type: none"> • All Developments and PHA properties <p>Coordination between PHA and Police.</p> <p>Description of the coordination between the PHA and the appropriate police precinct for carrying out crime prevention measures and activities:</p> <ul style="list-style-type: none"> • Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan • Police provide crime data to housing authority staff for analysis and action • Police have established a physical presence on housing authority developments and properties • Police regularly testify in and otherwise support eviction cases • Police regularly meet with PHA management and residents • Agreement between PHA and local law enforcement agency for provision of above baseline law enforcement services. <p>Developments that are most affected:</p> <ul style="list-style-type: none"> • All Developments and PHA properties <p>903.7 (9) Pets</p> <p>Description of Pet Policy-</p> <p>All residents are permitted to own and keep common domesticated household pets. Common household pet means a domesticated cat, dog, bird, gerbil, and hamster. Guinea pig, and fish in aquariums. Reptiles of any kind, as well as mice and rats are prohibited. Small turtles or lizards in a terrarium are permitted. These definitions do not include any wild animal, bird of prey, dangerous fish, snakes, spiders or other insects, or any farm animal.</p> <p>Each household shall have only one (1) pet (except fish or birds). The limit for bird is two (2).</p> <p>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.</p> <p>Pet owner must agree to abide by the PHA's Pet Ownership Rules. Pet owners shall license their pets (if required by state law or local ordinances) yearly with the City of McAllen or as required. The pet owner must show the PHA proof of rabies and distemper booster inoculations and licensing annually.</p> <p>Pet owner must not violate any state or local health or humane laws. Pet must be spayed or neutered at the cost of the owner. A veterinarian shall verify the spaying and neutering has been accomplished. All cats shall be declawed and proof of compliance shall be furnished to management.</p> <p>Pet must be maintained on leash and kept under control when taken outside the unit.</p> <p>No resident shall keep, raise, train, breed or maintain any pet of any kind at any location, either inside or outside the dwelling unit, for any commercial purpose.</p>
-----	--

6.0	<p>No resident shall keep a vicious or intimidating pet on premises (i.e. Pit bulls, or any other vicious or intimidating breed). Any animal identified as dangerous or vicious by state law or local ordinances will be prohibited.</p> <p>No pet owner shall permit his or her pet to disturb, interfere or diminish the peaceful enjoyment of the pet owner's neighbors or other residents.</p> <p>Each pet owner shall pay a non-refundable pet fee of \$200.00 and a refundable pet deposit of \$50.00. A refundable pet deposit of \$50.00 will be assessed for caged animals such as; birds, gerbils, hamsters, guinea pigs or turtles and is intended to cover costs directly attributable to the pet's presence. The non-refundable pet fee is intended to cover the reasonable operating costs to the development directly attributed to a pet or pets in the unit (i.e. fumigation of a unit). Elderly/Handicapped will pay a \$200.00 refundable pet fee and no deposit will be charged for caged animals.</p> <p>Animals that are used to assist the disabled (pertaining to ownership of service animals) are excluded from the size, weight, type and non-refundable fee requirements; however, they will be required to assure that the proper licensing, inoculations, leash restraints, etc. in accordance with the State and Local ordinances are observed. Residents needing a service animal must provide documentation and/or verification for this need and that the animal is considered to be a service animal from a recognized and proper authority.</p> <p>Please see complete pet ownership rules in the Pet Policy provided by the PHA.</p> <p>903.7 (10) Civil Rights Certification</p> <p>The PHA has examined its programs and proposed 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.</p> <p>The PHA has taken the following specific actions to Affirmative Further Fair Housing in its public housing and Section 8 HCV programs.</p> <p>The PHA will not, on grounds of race, color, creed, sex, religion, age, disability, national origin or familial status:</p> <ul style="list-style-type: none"> • Deny a person or family admission to housing assistance programs • 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 the housing program • 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 others • Deny a person the opportunity to participate in a planning or advisory group that is an integral part of housing programs <p>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 assertion of civil rights.</p> <p>HUD Fair Housing Posters are posted at the PHA main administrative office and at each development office.</p> <p>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.</p> <p>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.</p> <p>The PHA prominently displays a fair housing poster at each office where applications are taken and at each management office.</p> <p>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 utilize the housing programs and related services.</p> <p>The PHA will identify and eliminate situations and/or practices that create barriers to equal housing opportunities for all.</p> <p>The PHA reviews its policies and procedures, at least annually, to assure compliance with civil rights requirements</p>
-----	--

	<p>903.7 (11) Fiscal Year Audit</p> <p>The PHA is required to have an audit conducted under section 5(h) (2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437 c(h)).</p> <p>The most recent fiscal audit was submitted to HUD. There were no findings as a result of the audit.</p> <p>903.7 (12) Asset Management Not Applicable</p> <p>903.7 (13) Violence Against Women Act (VAWA)</p> <p>The PHA adheres to VAWA processes in its assessment of incidents involving domestic disputes in assisted housing. The current Admissions and Continued Occupancy policy (ACOP) and the Section 8 HCV Administrative Plan include VAWA processes.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>(a) McAllen Housing Authority continues to solicit properties in anticipation of undertaking another mixed finance development to increase inventory for families in need of housing and/or to replace the 61 public housing units that were demolished in prior years' demolition activity. Financing for these developments will be any of following individually or in combination as required; Capital Fund Financing Program, Replacement Housing Factor Funding, Public Housing Operating Funds, Local, State, Federal and Private funding sources.</p> <p>(b) Conversion of an existing 49 unit single family Public Housing development into a homeownership opportunity for existing public housing residents remains under consideration. This consideration will utilize any of the following programs individually or in combination as required; Disposition application to sell property to an eligible agency to manage as a Homeownership opportunity, conversion of property to a project based voucher program as rental for extremely to low income families with an opportunity for homeownership or a Public Housing conversion to homeownership as may be permitted by HUD regulation.</p> <p>(c) Homeownership – The McAllen Housing Authority continues to market its Voucher Homeownership program that affords voucher participants the opportunity to purchase their own home. The program has assisted forty-three (43) families since its inception in July 2004. Of the forty-three families assisted, nineteen have “graduated” towards no longer needing voucher assistance. Family Self-Sufficiency (FSS) Program is also in place to assist families from a rental environment into homeownership. Funding was awarded for 25 voucher participants and PHA will continue to solicit funding for family transitioning into homeownership with this program.</p> <p>(d) Project Based Vouchers- The McAllen Housing Authority may elect to project base a portion of its Tenant Based vouchers as permitted by federal regulation and/or may submit applications via NOFA or other awards as they may become available. Such action will be for promoting and development of safe, decent and affordable housing for eligible families. The Housing Authority will continue to review Project Based Voucher options for its Public Housing Developments as per any new or existing Federal program may permit. (i.e. Rental Demonstration Program (RAD), Public Housing Conversion)</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. Please 50075.1, 50075.2 & P&E Reports attached.</p> <ul style="list-style-type: none"> • Capital Fund Program Annual Statement for 2015 • Performance and Evaluation Report as of 12/31/2014for TX59P02850112 • Performance and Evaluation Report as of 12/31/2014for TX59P02850113 • Performance and Evaluation Report as of 12/31/2014for TX59R02850110 • Performance and Evaluation Report as of 12/31/2014for TX59R02850111 • Performance and Evaluation Report as of 12/31/2014for TX59R02850112 • Performance and Evaluation Report as of 12/31/2014for TX59R02850113 • Performance and Evaluation Report as of 12/31/2014for TX59R02850114

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>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>The Capital Fund Financing Program (CFFP) is being considered in anticipation of financing improvements for the following activities:</p> <ul style="list-style-type: none"> • Renovation and/or new construction improvements for the Administration Building of the McAllen Housing Authority • The use of this funding on property acquisition and/or public donated land for new construction of a new development to replace public housing units previously demolished for prior mixed finance developments • The use of this funding to acquirer existing multi-family apartment complexes to replace public housing units previously demolished for prior mixed finance developments.
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.</p> <p>City of McAllen Community Development Block Grant Action Plan FY 2014-2015</p> <p>Highlights identifying obstacles to meeting underserved families:</p> <ul style="list-style-type: none"> • McAllen is located in one of the fastest growing regions in the country, and its population threatens to outstrip the existing capacity of local housing and community development organizations. With ongoing cutbacks to public services, individuals and families will be hard pressed to meet their needs for affordable housing and other community development assistance. • McAllen percentage of households living in poverty was 26.7%; this figure is still higher than the State (17.4), based on 2008-2012 Census assessment. • As a result of the City's lower income levels, few extremely low and low-income residents can afford a median priced home, or the rent for a market rate two-bedroom apartment. A family of four earning 50 percent of the area median income could only afford to pay \$627 a month for an apartment. However, the fair market rent for a two-bedroom apartment in McAllen-Edinburg-Mission MSA was \$655 a month for 2014 (HUDuser.gov) • Much of the region continues to struggle with near double digit unemployment. The April 18, 2014 data for non-seasonal adjusted unemployment rate for the McAllen-Edinburg-Mission MSA was 9.9% (Bureau of Labor Statistics) • A major contributor to the region's high unemployment and poverty rates is its low educational attainment levels. According to the 2008-2012 Census assessment, 73.9 percent of residents of McAllen have at least a high school diploma, compared to 80.8 % statewide. However, the percent of McAllen's residents who have a bachelor's degree or higher are comparable with the state level, 27% and 26% respectively. <p>In order to overcome the identified obstacles, the City of McAllen has designated social services, housing and infrastructure, public facilities and economic developments activities as "High" priorities. As such HUD-awarded funds will be utilized to further these types of activities for the benefit of low-and moderate income persons.</p>

Housing Needs of Families on the Waiting List			
9.0	Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub jurisdiction:		
	AS 03/31/2015	# of families	% of total families
	Waiting list total	129	
	Extremely low income <=30% AMI	68	53%
	Very low income (>30% but <=50% AMI)	38	30%
	Low income (>50% but <80% AMI)	13	10%
	Families with children	125	96%
	Elderly families	34	26%
	Families with Disabilities	21	16%
	White	126	97%
	Black/African American	3	.02%
	Hispanic	126	97%
	Characteristics by Bedroom Size (Public Housing Only)	Section 8 WL	
	1BR		
	2 BR		
	3 BR		
	4 BR		
	5 BR		
5+ BR			
Is the waiting list closed (select one) <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: Section 8 HCV only HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 3 MONTHS Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List				
9.0	Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub jurisdiction:			
	As of 03/31/2015	# of families	% of total families	Annual Turnover
	Waiting list total	142		100
	Extremely low income <=30% AMI	94	66%	
	Very low income (>30% but <=50% AMI)	38	26%	
	Low income (>50% but <80% AMI)	10	.07%	
	Families with children	92	64%	
	Elderly families	5	.03%	
	Families with Disabilities	3	.02%	
	White	139	97%	
	Black/ African American	3	.02%	
	Hispanic	139	97%	
	Characteristics by Bedroom Size (Public Housing Only)	Section 8 WL		
	1BR			
	2 BR			
	3 BR			
	4 BR			
5 BR				
5+ BR				
Is the waiting list closed (select one) <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: Section 8 HCV only HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 3 MONTHS Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes				

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.</p> <p>The McAllen Housing Authority will continue to work with partners such as the City of McAllen, McAllen CDBG, City Police Dept., City Fire Dept., McAllen School District, Niño's Head Start, local business, media, developers and partners to expand the housing needs of extremely, low and moderate income families. Gaining community support for our programs through education and outreach will be key to expanding the services we provide.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>5-Year Plan (2010-2014) Mission and Goals Accomplishments</p> <ul style="list-style-type: none"> • Continue to manage the existing public housing development known as Vine Terrace; • Continue to support 79 public housing units in two LIHTC developments with operating subsidy; • Continue to administer the Voucher Program allocation of 1,259 vouchers which includes 80 tenant protection vouchers added effective October 1, 2013; • Continue to administer the Voucher Homeownership Program; 43 families assisted with this program • Continue management arrangements with McAllen Housing Facility Corporation to manage 70 unit elderly development known as Sunset Gardens; • Continue management arrangements with McAllen Housing Facility Corporation to manage 77 unit family development known as Orchid Place Apartment; • Acquired via conveyance of property from the City of McAllen an existing building, completed rehabilitation and is now utilized to accommodate resident services programs of the PHA, structure known as the Family Development Center; • Continue to administer in a fiscally responsible and prudent manner, with no audit findings, the Low Rent, Housing Choice Voucher and Capital Fund Program; • Continue to fulfill the reporting program requirements as directed by HUD for PHAS, SEMAP, FASS, VMS, etc. • Continue to manage and administer the 36 unit Project Based elderly development known as Villa At Beaumont with McAllen Housing Facility Corporation • Continue efforts of land acquisition activity for replacement of demolished public housing units or to build new units; including acquisition of existing multi-family developments to increase housing inventory • Continue to explore funding venues including CFFP, LIHTC, Bond Issues, RHF, Operating Subsidy and regular financing to construct 61 new public housing units to replace previously demolished units not in inventory <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Significant Amendment:</p> <ul style="list-style-type: none"> ▪ Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund Program Annual Statement; ▪ Any change being submitted to HUD that requires a separate notification to residents, such as changes in the Hope VI, Public Housing Conversion, Demolition/Disposition, Designated Housing or Public Housing Homeownership programs; and ▪ Any change in policy or operation that is inconsistent with the applicable Consolidated Plan. <p>Substantial Deviation/Modification</p> <ul style="list-style-type: none"> ▪ Any change to the Mission Statement; ▪ 50% deletion from or addition to the goals and objectives as a whole; and ▪ 50% or more decrease in the quantifiable measurement of any individual goal or objective.

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> <ul style="list-style-type: none"> (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) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
------	---

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

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

Part I: Summary					
PHA Name: TX028		Grant Type and Number Capital Fund Program Grant No: TX59P02850115 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2015 FFY of Grant Approval: 2015
Housing Authority of the City of McAllen					
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve 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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	306,524			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	22,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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 I: Summary					
PHA Name: TX028 Housing Authority of the City of McAllen	Grant Type and Number Capital Fund Program Grant No: TX59P02850115 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2015 FFY of Grant Approval: 2015			
Type of Grant <input checked="checked" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve 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	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				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	328,524			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Mr. Arnold Padilla Date 03/11/2015		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.

[illegible]

² To be completed for the Performance and Evaluation Report.

[illegible]

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

Part I: Summary					
PHA Name/Number TX028		Locality (City/County & State) McAllen , Hidalgo County, Texas		<input checked="" type="checkbox"/> Original 5-Year Plan	Revision No:
Housing Authority of the City of McAllen					
A.	Development Number and Name	Work Statement for Year 1 FFY 2016	Work Statement for Year 2 FFY 2017	Work Statement for Year 3 FFY 2018	Work Statement for Year 4 FFY 2019
		FFY _____			
B.	Physical Improvements Subtotal	Annual Statement			
C.	Management Improvements				
D.	PHA-Wide Non-dwelling Structures and Equipment				
E.	Administration				
F.	Other				
G.	Operations	328,524	328,524	328,524	328,524
H.	Demolition				
I.	Development				
J.	Capital Fund Financing – Debt Service				
K.	Total CFP Funds				
L.	Total Non-CFP Funds				
M.	Grand Total				

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

[illegible]

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

[illegible]

[illegible]

[illegible]

Work Statement for Year 1 FFY	Work Statement for Year FFY		Work Statement for Year: FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	See Annual Statement			
	TX028000001,TX028000007,TX028000008 (per QHWRA eligibility; Management Needs Work will be funded through Low-Rent Operations)	65,000	TX028000001,TX028000007,TX028000008 (per QHWRA eligibility; Management Needs Work will be funded through Low-Rent Operations)	65,000
Subtotal of Estimated Cost		\$65,000	Subtotal of Estimated Cost \$65,000	

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 277-0226
Expires 06/30/2017

Part 1: Summary

PHA Name: Housing Authority of the City of McAllen TX028		Grant Type and Number: Capital Fund Program No: Replacement Housing Factor Grant No: TX59R02850109		Federal FY of Grant: 2009	
Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 03/31/2015		Reserved for Disasters/Emergencies Revised Annual Statement/Revision Number _____ Final Performance and Evaluation Report for Program Year Ending _____			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	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	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	227,860.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$227,860.00		\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00		0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	0.00
Signature of Executive Director Arnold Padilla		Date	4/7/2015	Page <u>1</u> of <u>2</u> FORM HUD-50071.1 (07/2011)	

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 277-0226
Expires 06/30/2017

PHA Name:	Housing Authority of the City of McAllen TX028	Grant Type and Number:	Capital Fund Program No:	TX59R02850109	Federal FY of Grant:	2009
			Replacement Housing Factor Grant No:			

[illegible]

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 277-0226
Expires 06/30/2017

Part 1: Summary

PHA Name: Housing Authority of the City of McAllen TX028		Grant Type and Number: Capital Fund Program No: Replacement Housing Factor Grant No: TX59R02850110		Federal FY of Grant: 2010	
Original Annual Statement X Performance and Evaluation Report for Program Year Ending 03/31/2015		Reserved for Disasters/Emergencies Revised Annual Statement/Revision Number _____ Final Performance and Evaluation Report for Program Year Ending _____			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	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	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	213,589.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$213,589.00		\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00		0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	0.00
Signature of Executive Director Arnold Padilla		Date	4/7/2015	Page <u>1</u> of <u>2</u> FORM HUD-50071.1 (07/2011)	

Annual Statement/Performance and Evaluation Report	U.S. Department of Housing and Urban Development
Capital Fund Program, Capital Fund Program Replacement Housing Factor and	Office of Public and Indian Housing
Capital Fund Financing Program	OMB No. 277-0226
	Expires 06/30/2017

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 277-0226
Expires 06/30/2017

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

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Housing Authority of the City of McAllen TX028	Capital Fund Program No: TX59R02850110	2010
	Replacement Housing Factor Grant No:	

[illegible]

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

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

OMB No. 277-0226

Expires 06/30/2017

Part 1: Summary

PHA Name: Housing Authority of the City of McAllen TX028		Grant Type and Number: Capital Fund Program No: Replacement Housing Factor Grant No: TX59R02850111		Federal FY of Grant: 2011	
Original Annual Statement Reserved for Disasters/Emergencies X Performance and Evaluation Report for Program Year Ending 03/31/2015		Revised Annual Statement/Revision Number _____ Final Performance and Evaluation Report for Program Year Ending _____			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	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	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	178,769.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$178,769.00		\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00		0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	0.00

Signature of Executive Director Arnold Padilla

Date 4/7/2015

Page 1 of 2

FORM HUD-50071.1 (07/2011)

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

Expires 06/30/2017

Part II: Implementation Schedule

[illegible]

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

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

OMB No. 277-0226

Expires 06/30/2017

Part 1: Summary

PHA Name: Housing Authority of the City of McAllen TX028		Grant Type and Number: Capital Fund Program No: Replacement Housing Factor Grant No: TX59R02850112		Federal FY of Grant: 2012	
Original Annual Statement Reserved for Disasters/Emergencies X Performance and Evaluation Report for Program Year Ending 03/31/2015		Revised Annual Statement/Revision Number _____ Final Performance and Evaluation Report for Program Year Ending _____			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	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	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	213,276.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$213,276.00		\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00		0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	0.00

Signature of Executive Director Arnold Padilla

Date 4/7/2015

Page 1 of 2

FORM HUD-50071.1 (07/2011)

Annual Statement/Performance and Evaluation Report	U.S. Department of Housing and Urban Development
Capital Fund Program, Capital Fund Program Replacement Housing Factor and	Office of Public and Indian Housing
Capital Fund Financing Program	OMB No. 277-0226
	Expires 06/30/2017

Annual Statement/Performance and Evaluation Report	U.S. Department of Housing and Urban Development
Capital Fund Program, Capital Fund Program Replacement Housing Factor and	Office of Public and Indian Housing
Capital Fund Financing Program	OMB No. 277-0226
	Expires 06/30/2017

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

[illegible]

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 277-0226
Expires 06/30/2017

Part 1: Summary

PHA Name: <div style="text-align: center;">Housing Authority of the City of McAllen TX028</div>		Grant Type and Number: Capital Fund Program No: Replacement Housing Factor Grant No: TX59R02850113		Federal FY of Grant: <div style="text-align: center;">2013</div>	
Original Annual Statement X Performance and Evaluation Report for Program Year Ending 03/31/2015		Reserved for Disasters/Emergencies Revised Annual Statement/Revision Number _____ Final Performance and Evaluation Report for Program Year Ending _____			
Line No.	Summary by Development Account	Total Estimated Cost	Revised	Total Actual Cost	Obligated
		Original			Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	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	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	207,905.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$207,905.00		\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00		0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	0.00

Signature of Executive Director Arnold Padilla

Date

4/7/2015

Page 1 of 2

FORM HUD-50071.1 (07/2011)

Annual Statement/Performance and Evaluation Report	U.S. Department of Housing and Urban Development
Capital Fund Program, Capital Fund Program Replacement Housing Factor and	Office of Public and Indian Housing
Capital Fund Financing Program	OMB No. 277-0226
	Expires 06/30/2017

Office of Public and Indian Housing

Expires 06/30/2017

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

PHA Name:	Grant Type and Number:	Federal FY of Grant:
Housing Authority of the City of McAllen TX028	Capital Fund Program No: TX59R02850113	2013
	Replacement Housing Factor Grant No:	

[illegible]

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 277-0226
Expires 06/30/2017

Part 1: Summary

PHA Name: Housing Authority of the City of McAllen TX028		Grant Type and Number: Capital Fund Program No: TX59P02850113 Replacement Housing Factor Grant No:		Federal FY of Grant: 2013	
Original Annual Statement X Performance and Evaluation Report for Program Year Ending 03/31/2015		Reserved for Disasters/Emergencies Revised Annual Statement/Revision Number Final Performance and Evaluation Report for Program Year Ending _____			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	10,000.00		10,000.00	10,000.00
3	1408 Management Improvements	14,400.00		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	8,396.00		0.00	0.00
10	1460 Dwelling Structures	47,511.00		0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00
12	1470 Non- dwelling Structures	0.00		0.00	0.00
13	1475 Non- dwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$80,307.00		\$10,000.00	\$10,000.00
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00		0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	0.00
Signature of Executive Director Arnold Padilla		Date <u>4/7/2014</u>		Page <u>1</u> of <u>3</u> FORM HUD-50071.1 (07/2011)	

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 277-0226
 Expires 06/30/2017

Part II: Supporting Pages

PHA Name: Housing Authority of the City of McAllen TX028		Grant Type and Number: Capital Fund Program No: TX59P02850113 Replacement Housing Factor Grant No:						Federal FY of Grant: 2013
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	1406		10,000.00		10,000.00	10,000.00	Complete
	Total 1406			10,000.00		10,000.00	10,000.00	
HA Wide	Management Improvements:	1408		14,400.00		0.00	0.00	Pending
	Total 1408			14,400.00		0.00	0.00	
	Site Improvements	1450						
Admin. Bldg.	Landscaping Improvements			8,396.00		0.00	0.00	Pending
	Total 1450			8,396.00		0.00	0.00	
	Dwelling Structures:	1460						
	Tile Replacement			22,511.00		0.00	0.00	Pending
Vine Terrace	Bathroom Improvements			25,000.00		0.00	0.00	Pending
	Total 1460			47,511.00		0.00	0.00	
	This Page Total			80,307.00		10,000.00	10,000.00	
Signature of Executive Director Arnold Padilla		Date		Page __ 2 __ of __ 3 __				FORM HUD-50071.1 (07/2011)

Annual Statement/Performance and Evaluation Report	U.S. Department of Housing and Urban Development
Capital Fund Program, Capital Fund Program Replacement Housing Factor and	Office of Public and Indian Housing
Capital Fund Financing Program	OMB No. 277-0226
	Expires 06/30/2017

Expires 06/30/2017

PHA Name:	Housing Authority of the City San Benito	Grant Type and Number:		Federal FY of Grant:	
		Capital Fund Program No:	#REF!		#REF!
		Replacement Housing Factor Grant No:			

#REF!

Replacement Housing Factor Grant No:

[illegible]

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 277-0226
 Expires 06/30/2017

Part 1: Summary

PHA Name: Housing Authority of the City of McAllen TX028		Grant Type and Number: Capital Fund Program No: TX59P02850114 Replacement Housing Factor Grant No:		Federal FY of Grant: 2014	
Original Annual Statement X Performance and Evaluation Report for Program Year Ending 03/31/2015		Reserved for Disasters/Emergencies Revised Annual Statement/Revision Number Final Performance and Evaluation Report for Program Year Ending _____			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	209,778.00		209,778.00	209,778.00
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	75,000.00		0.00	0.00
9	1450 Site Improvement	50,000.00		0.00	0.00
10	1460 Dwelling Structures	25,000.00		0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00
12	1470 Non- dwelling Structures	0.00		0.00	0.00
13	1475 Non- dwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$359,778.00		\$209,778.00	\$209,778.00
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00		0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	0.00
Signature of Executive Director Arnold Padilla		Date	4/7/2014	Page 1 of 3	
				FORM HUD-50071.1 (07/2011)	

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 277-0226
 Expires 06/30/2017

Part II: Supporting Pages

PHA Name: Housing Authority of the City of McAllen TX028		Grant Type and Number: Capital Fund Program No: TX59P02850114 Replacement Housing Factor Grant No:						Federal FY of Grant: 2014
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	1406		209,778.00		209,778.00	209,778.00	Complete
	Total 1406			209,778.00		209,778.00	209,778.00	
HA Wide	Management Improvements:	1408		0.00		0.00	0.00	Pending
	Total 1408			0.00		0.00	0.00	
	Site Improvements	1450						
HA Wide	Community Center Parking Improvements			12,500.00		0.00	0.00	Pending
HA Wide	Landscaping			25,000.00				
HA Wide	Perimeter Security Light Improvements			12,500.00				
	Total 1450			50,000.00		0.00	0.00	
	Dwelling Structures:	1460						
HA Wide	Exterior Lighting Improvements			12,500.00		0.00	0.00	Pending
Vine Terrace	Utility Room Electrical Improvements			12,500.00		0.00	0.00	Pending
	Total 1460			25,000.00		0.00	0.00	
	Site Acquisition							
	Site Acquisition			75,000.00		0.00	0.00	Pending
	Total 1440			75,000.00		0.00	0.00	
	This Page Total			359,778.00		209,778.00	209,778.00	

Signature of Executive Director Arnold Padilla

Date

Page __2__ of __3__

FORM HUD-50071.1 (07/2011)

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 277-0226
Expires 06/30/2017

Part III: Implementation Schedule for Capital Fund Financing Program

[illegible]

Civil Rights Certification

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

Civil Rights Certification

Annual Certification and Board Resolution

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

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

McAllen Housing Authority

TX028

PHA Name

PHA Number/HA Code

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

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: U.S. Dept. of Housing and Urban Development			7. Federal Program Name/Description: CFDA Number, if applicable: 14.872		
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): N/A			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A		
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: _____ Print Name: Arnold Padilla Title: Executive Director Telephone No.: 956 686 3951 Date: 03/07/2015		
Federal Use Only:					Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**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
OMB# 2577-0226
Expires 08/30/2011

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

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

Signed / Dated by Appropriate State or Local Official

PHA Certifications of Compliance with PHA Plans and Related Regulations

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

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, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

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

McAllen Housing Authority
PHA Name

TX028
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

Annual PHA Plan for Fiscal Years 20 - 20

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

Name of Authorized Official	Title
Aurelio Leo Lara	Chairman, Board of Commissioners
Signature	Date
	03/14/2015

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

McAllen Housing Authority

Program/Activity Receiving Federal Grant Funding

HUD Capital Fund Program

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

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

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

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

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

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

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

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

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

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

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

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

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the 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.)

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

Vine Terrace, 2220 N. 27th Street, McAllen, Texas 78501

Retama Village, 900 N. 26th Street, McAllen, Texas 78501

Retama Village II, 26th Street, McAllen, Texas 78501

Cesar Chavez Learning Center, 1200 N. 25th street, McAllen, Texas 78501

Family Development Center, 2501 Maple Avenue, McAllen, Texas, 78501

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

Arnold Padilla

Title

Executive Director

Signature

Date

X

03/07/2015

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. 01/31/2017)

Applicant Name

McAllen Housing Authority

Program/Activity Receiving Federal Grant Funding

HUD Capital Fund Program

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

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

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

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

Arnold Padilla

Title

Executive Director

Signature

Date (mm/dd/yyyy)

03/7/2015