Streamlined Annual PHA Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
(High Performer PHAs)		

**Purpose.** 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, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

**Applicability.** Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA <u>do not</u> need to submit this form.

### Definitions.

- (1) High-Performer PHA A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a higher performer on <u>both</u> of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) *Small PHA* A PHA that is not designated as PHAS or SEMAP troubled or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) *Housing Choice Voucher (HCV) Only PHA* A PHA that administers more the 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) *Standard PHA* A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) *Troubled PHA* A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent
- (6) **Qualified PHA** A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

 

 A
 PHA Information.

 A.1
 PHA Name: Housing Authority of the City of Harlingen PHA Type: ☐ High Performer
 PHA Code: TX065

 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2022
 04/2022

 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning above)
 Number of Public Housing (PH) Units: 498

 Number of Housing Choice Voucher (HCVs): 733
 Number of VASH Vouchers: 87

 Foster Youth to Independence (FYI) Vouchers: 2
 Homeownership: 2

 Total Combined Units/Vouchers: 1,322
 PHA Submission Type: ☐ Annual Submission ☐ Revised Annual Submission

A.1	<ul> <li>Availability of Information. In addition to the items life elements listed below readily available to the public. A location(s) where the proposed PHA Plan, PHA Plan El public hearing and proposed PHA Plan are available for the PHA must provide information on how the public minformation of the PHA policies contained in the standar streamlined submissions. At a minimum, PHAs must provide ach resident council a copy of the encouraged to provide each resident council a copy of the Annual PHA Plan:</li> <li>Main Office Housing Authority of the City of Harlinge 210 East Lackage Streagt</li> </ul>	PHA must identify the specific ements, and all information relevant to the rinspection by the public. Additionally, hay reasonably obtain additional and Annual Plan but excluded from their ost PHA Plans, including updates, at each entral office of the PHA. PHAs are bir official website. PHAs are also heir PHA Plans. blic may obtain copies of the 2022
	<ul> <li>219 East Jackson Street Harlingen, TX 78550</li> <li><u>All development AMP sites:</u> AMP 010 – Los Vecinos 702 South M Street Harlingen, TX 78550</li> <li>AMP 020 – Bonita Park/Sunset Terrace 601 S. Rangerville Road</li> </ul>	
	<ul> <li>Harlingen, TX 78552</li> <li>AMP 030 – Le Moyne Gardens 3221 N. 25<sup>th</sup> Street Harlingen, TX 78550</li> <li>Harlingen Public Library 410 76<sup>th</sup> Drive Harlingen, TX 78550</li> <li>City of Harlingen Community Development Department 502 E. Tyler Harlingen, TX 78550</li> </ul>	Hours of Operation: Mon-Thurs: 10AM – 9PM Fri-Sun: 1PM – 5PM Hours of Operation: Mon-Fri: 8AM – 5PM

1		PHA Consort	ia: (Chec	k box if submitting	g a joint PHA Plan an	nd comple	ete table be	elow)
		Participating PHAs	PHA Code	Program(s) in the Consortia	Programs Not in the Consortia	No. of U Each P		
						PH	HCV	
		Lead HA:						
	_							
5	Pla	an Elements						
	Re	evision of Exist	ing PHA	Plan Elements.				
	Y	<ul> <li>Deconcen</li> <li>Financial</li> <li>Rent Dete</li> <li>Homeowr</li> <li>Safety and</li> <li>Pet Policy</li> <li>Substantia</li> <li>Significan</li> </ul>	tration an Resource ermination hership Pr d Crime F 7. 1 Deviation t Amendr	nd Other Policies th s. n. rograms. Prevention. on. nent/Modification	tegy for Addressing l at Govern Eligibility describe the revision	7, Selectio	on, and Ad	
	St	atement of H	Iousing	Needs and Stra	tegy for Address	sing Ho	using Ne	eds
	<u>St</u>	atement of Hou	ising Nee	eds:				
	W	aiting List for 1	Public H	ousing:				
	То	otal: 84						
		ctremely Low In						
		ery Low Income						
	_	w Income: 4-5		200/				
		milies with chi		-38%				
		derly families: . Imilies with Dis		18_210/				
		hite: 41-49%	avuutes:	10-21/0				

B.1 Black/African American: 1-1% Hispanic: 42-50%

> Bedrooms: 1 BR: 79-94% 2 BR: 2-2% 3 BR: 3-4% 4 BR: 0-0%

The waiting list is not closed.

Waiting List for Section 8

Total: 403 Extremely Low Income: 343-85% Very Low Income: 41-10% Low Income: 19-5% Families with children: 281-70% Elderly families: 59-15% Families with Disabilities: 63-16% White: 197-49% Black/African American: 8-2% Hispanic: 197-49%

The waiting is not closed.

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions

Public Housing

**Deconcentration and Income Mixing:** 

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

The PHA does have general occupancy public housing developments covered by the deconcentration rule.

None of the covered developments have an average income that falls above or below the Established Income Range.

	cial Resources: Sources and Uses	
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2022 grants)		
a) Public Housing Operating Fund	2,215,719.00	
b) Public Housing Capital Fund	1,230,982.50	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8	5,262,274.00	
Tenant-Based Assistance		
f) Resident Opportunity and Self-		
Sufficiency Grants		
g) Community Development Block		
Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants		
(unobligated funds only) (list below)		
2018 CFP	20,904.70	
2019 CFP	438,606.40	
2020 CFP	839,722.00	
2021 CFP		
3. Public Housing Dwelling Rental	819,602.00	
Income		
<b>4. Other income</b> (list below)		
Misc. Revenue	53,572.00	
Non-dwelling Rents	7,000.00	
5. Non-federal sources (list below)		
Total resources	\$10,888,382.60	

(c) The PHA must submit its Deconcentration Policy for Field Office Review (*See attachment tx065b01*).

<b>B.2</b>	New Activities.
	(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?
	<ul> <li>Y N</li> <li>N</li> <li>N</li> <li>N</li> <li>Hope VI or Choice Neighborhoods.</li> <li>Mixed Finance Modernization or Development.</li> <li>Demolition and/or Disposition.</li> <li>Conversion of Public Housing to Tenant-Based Assistance.</li> <li>Conversion of Public Housing to Project-Based Assistance under RAD.</li> <li>Project-Based Vouchers.</li> <li>Units with Approved Vacancies for Modernization.</li> <li>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</li> </ul>
	(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA. <i>N/A</i>
<b>B.3</b>	Progress Report.
	Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.
	PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING
	<ul> <li>The PHA established the following objectives to strive in meeting goal #1:</li> <li>Apply for additional rental vouchers as needed when funding availability announced</li> <li>Reduce public housing vacancies</li> <li>Leverage private or other public funds to create additional housing opportunities</li> <li>Acquire or build units or developments</li> <li>Possible RAD conversion</li> </ul>
	<b>Progress Statement:</b> In efforts to strive in meeting goal #1, the Harlingen Housing Authority was granted 25 vouchers in July 2010 to work in connection with the Department of Veterans Affairs. These vouchers are specifically to help house the homeless veterans. In August of 2011 another 25 vouchers were granted for the VASH program. In September 2014, the Harlingen Housing Authority applied for additional VASH vouchers and was granted 15. In April 2015, the Harlingen Housing Authority received 12 VASH vouchers. In

**B.3** June 2016, the Harlingen Housing Authority was granted 5 VASH vouchers. In September 2020, the HHA applied for 5 more VASH vouchers. Now we have a total of 87 VASH vouchers. The Harlingen Housing Authority was granted Foster Youth Initiative vouchers in August 2020 and currently have 2 Foster Youth Initiative vouchers. Our Public Housing Program vacancies continue to be at 3% or less. In July 2013, the Harlingen Housing Authority acquired 4 apartments at 1810 and 1814 Aragon Drive. In May 2016, the Harlingen Housing Authority acquired 4 new apartments at 505 Arroyo Vista Court to add to our Low Rent Public Housing program inventory. These units were purchased with Replacement Housing Factor Funds (RHF). The Housing Authority continues to monitor the opportunity to apply for any additional vouchers for the Housing Choice Voucher Program (HCV). At this time the Harlingen Housing Authority is researching additional housing opportunities and possible RAD conversion.

# PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

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

- Improve public housing management (PHAS score)
- Improve voucher management (SEMAP score)
- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions (e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing
- Provide replacement public housing
- Provide replacement vouchers
- Possible RAD conversion and tax credit application
- Apply for grants that will improve the quality of assisted housing

**Progress Statement:** In efforts to strive in meeting goal #2, the Harlingen Housing Authority continues to have full Public Housing Management office staff including maintenance staff on site for all housing communities to increase customer satisfaction. Also, Public Housing Management continues to attend the clients that we serve in every possible way such as providing an online payment system, an online application system and a payment/correspondence drop box. The Public Housing and HCV/Section 8 programs are high performers and will continue to strive to maintain the High performer status. We continue to conduct a Fall Resource Fair annually to offer clients services from over 50 community agencies that participate. The Fair is held at Le Moyne Gardens. The Fall Resource Fair was not held in 2021 due to the Pandemic. A Back-to-School Resource Fair was held in August 2021 to help the children prepare for going back to school. Renovations completed with capital funds grants are as follows:

• Los Vecinos completed plumbing repairs in 13 apartments and learning center, kitchen cabinet replacement in 1 apartment, new flooring in 1 apartment, dryer connection in 1 apartment, landscaping at learning center, and replacement of water heater doors for 54 apartments

B.3	• Bonita Park completed installation of security cameras, complete apartment remodel of 2 apartments, new flooring of 3 apartments, restroom remodel of 1 apartment, window replacement at office, water heater closet replacements for 6 apartments, and partial remodel of 1 apartment
	• Le Moyne Gardens completed office fence replacement at office, roof repairs in 1
	apartment, complete apartment remodel of 2 apartments, electrical repairs in office,
	kitchen cabinet replacement in 1 apartment, and water heater closet repairs in 50
	units.
	• Sunset Terrace completed foundation repairs of 20 apartments, pressure washing of all buildings and complete apartment remodel of 2 apartments.
	The HCV program is conducting UPCS-V inspections as a pilot program. A landlord and
	Home Ownership Conference is held annually in efforts to improve customer satisfaction.
	The Harlingen Housing Authority is considering RAD conversion and applying for tax credits
	for the Public Housing Program. We continue to research and apply for available grants to
	improve the quality of assisted housing. Due to the Corona Virus Pandemic, events and
	conferences may have been cancelled.
	PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES
	The PHA established the following objectives to strive in meeting goal #3
	<ul> <li>Provide voucher mobility counseling</li> </ul>
	<ul> <li>Conduct outreach efforts to potential voucher landlords</li> </ul>
	<ul> <li>Increase voucher payment standards</li> </ul>
	<ul> <li>Implement voucher homeownership program</li> </ul>
	<ul> <li>Implement public housing or other homeownership programs</li> </ul>
	<ul> <li>Implement public housing site-based waiting lists</li> </ul>
	convert prome no asing to vouenent optional
	<ul> <li>Possible RAD conversion</li> </ul>
	<ul> <li>Provide a landlord listing to voucher holders and allow landlords to post vacancies in</li> </ul>
	our lobby area
	<b><u>Progress Statement:</u></b> In efforts to strive in meeting goal #3, The Harlingen Housing
	Authority continues to provide voucher mobility counseling within the community. We also
	continue our outreach efforts to partner with new landlords in order to provide more options
	in the rental pool in all parts of the city. The Housing Authority continues to host its
	Annual Housing Choice Voucher Program Landlord and Resident Conference. This
	Conference is held to invite all landlords and potential interested landlords in efforts to
	improve the selection and quality of rental units available in the city. The following topics
	are reviewed at the conference: inspections, landlord and tenant obligations, how to fix
	minor repairs, and home ownership. The Department of Veterans Affairs also presents on
	the VASH program and their partnership with the Harlingen Housing Authority. Effective
	August 2017, the Harlingen Housing Authority adopted the Home Ownership policy. We
	have partnered with the Harlingen Community Development, the City of Harlingen, the
	Brownsville Community Development Corporation, Habitat for Humanity and local banks

**B.3** in order to implement the Home Ownership program. Two voucher recipients completed the process of buying a home through the Home Ownership Program. In August 2020 the HCV program was granted Foster Youth initiative vouchers. We currently have two Foster Youth initiative vouchers. Payment standards are at 110% in order to assure rentals in our community. The HCV program continues to have a landlord listing available and posts vacancies in the resource area at the administrative office.

### PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

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

- Implement educational opportunities for residents and their children
- Provide a Resident Events Coordinator and Youth Coordinator for resident programs and assistance
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: working families
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
- Implement public housing security improvements
- Possible additional developments or buildings for particular resident groups (elderly, persons with disabilities and possibly veterans)
- Possible RAD conversion
- Maintain the in-house police officer program at all sites
- Connect all families with high-speed internet
- Offer web-based tenant and staff meetings

**Progress Statement:** In efforts to strive in meeting goal #4, we continue to hold a partnership with the NINOS Head Start Program to offer early childhood education at Bonita Park and at Le Moyne Gardens. This program holds classes for infants and children ages three and four years. We hold ESL (English as a Second Language) classes free of charge at the Le Moyne Gardens Learning Center in partnership with the Brownsville Independent School District (BISD). The Resident Events Coordinator continues to hold wellness fairs for our residents quarterly at all sites. The Harlingen Housing Authority also holds a partnership with the State of Texas to offer tenants a cessation program and cessation products free of charge. The Harlingen Housing Authority continues to provide Security services at all our communities for the safety and wellness of our residents. Los Vecinos, Bonita Park, Sunset Terrace and Le Moyne Gardens have installed camera surveillance systems in certain areas of the properties. We continue to have a Police Officer Program at Los Vecinos, Bonita Park, Sunset Terrace and Le Moyne Gardens. Five police officers are housed and are required to complete 20 hours of Community service at their designated community. We have approximately 50% of working families living in our public housing communities. We have equipped all apartments with coax internet cables and are working on connecting all families with internet through Spectrum in partnership with CONNECTHOMEUSA. Spectrum High speed internet is offered at the low cost of \$15.00 a month to all residents. The option to conduct web-based meetings to assure that families and staff are staying safe. Due to the Corona Virus Pandemic, events and conferences may have been cancelled.

### B.3 PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

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

- Increase the number and percentage of employed persons in assisted families: We refer the non-working family members to the Texas Workforce Center. We also offer the EID incentives if eligible, for people to seek employment.
- Provide or attract supportive services to improve assistance recipients' employability
- The PHA partners with local social service agencies in order to promote self-sufficiency.
- Provide tutoring and enrichment programs to students residing in Public Housing through a partnership formed between the Housing Authority and the Harlingen Consolidated Independent School District.
- Possible RAD conversion

**Progress Statement:** In efforts to strive in meeting goal #5, the Harlingen Housing Authority continues to partner with local agencies that provide guidance and resources to lead our program participants in the path to become self-sufficient such as: Loaves & Fishes, the Texas Workforce Commission, Texas State Technical College, U.S. Dept of Veterans Affairs, Habitat for Humanity, BISD and HCISD. We continue to partner with the Family Crisis Center who provides supportive services to assist victims of domestic violence move out of abusive situations and begin a new life for their safety. The Housing Authority continues to provide clients a resource list that lists agencies that can assist with different needs from rental assistance to food pantries, and Utility payment assistance. The Harlingen Housing Authority has partnered with the Harlingen Community Development Corporation to provide down payment assistance and closing cost assistance to low to moderate income families. The Housing Authority has assisted 2 families with the purchase of their home through the HCV Home Ownership Program. The Housing Authority holds home ownership program orientations and offers the clients a list of different banks and home loan options. The Department of Veteran affairs and Family Endeavors support our Veteran Affairs Supportive Housing (VASH) voucher program. The Housing Authority continues to provide tutoring and enrichment programs to students residing in Public Housing through a partnership formed between the Housing Authority and HCISD. The Youth Coordinator and the Resident Events Coordinator along with the tenant associations from each community continue to welcome programs such as BRE (Book Rich Environment); Read across America; The Little Free Library; Vegetable Gardens, Scholarship and FAFSA application assistance as well as ESL classes held by BISD. The Harlingen Housing Authority also plans to implement a nutritional program to provide meals for the children at our learning centers. The Housing Authority works with several local social service agencies that provide free medical health counseling, health screenings to better promote healthier living. We are active members of the Homeless Coalition and meet monthly in efforts to end homelessness. We partnered with ConnectHomeUSA, T-Mobile, and Spectrum to provide internet services to residents at a low rate to end the digital divide. We have equipped every apartment with coax internet cables. We have reached our goal to have 70% of our families with internet services by 2021. We currently have 50% working families living in Public Housing. Our goal is to have 75% working families in our communities. We offer organic gardening at Los

**B.3** Vecinos and Le Moyne Gardens. The residents plan and grow their own organic fruits and vegetables. Due to the Corona Virus Pandemic, events and conferences may have been cancelled.

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

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

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

Progress Statement: In efforts to strive in meeting goal #6, the Harlingen Housing Authority undertakes affirmative measures to ensure that all families and individuals are assisted equally regardless of race, sex, sexual orientation, age, national origin, and disability, status as a disabled, veteran or veteran of the Vietnam Era, military status, genetic information, or any other legally protected class or status. The Housing Authority continues to review its policies and procedures annually with staff to assure that compliance with the civil rights requirements is attained. The Housing Authority continues to make sure that its employees, especially those who are involved in the admissions process are familiar with discrimination and nondiscrimination requirements. We undertake affirmative measures to provide suitable living environments for our participating families regardless of race, sex, sexual orientation, age, national origin, and disability, status as a disabled, veteran or veteran of the Vietnam Era, military status, genetic information, or any other legally protected class or status. This is ongoing and we continue to modernize the units as funding allows. We also continue to provide Security at all sites and maintain a great relationship with the Harlingen police department. The Housing Authority takes affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. We also refer these families to agencies that may provide them with better opportunities and resources. Reasonable accommodations are reviewed and granted as requested (if applicable).

# STRATEGIC GOALS:

- 1. Motivate and empower families to improve their quality of life and achieve self-sufficiency
- 2. Encourage our youth to reach their highest potential as productive, caring and responsible citizens
- 3. Preserve and improve existing affordable housing resources
- 4. Expand affordable housing opportunities throughout our community
- 5. Invest in our employees and establish a track record of integrity, accountability and strong customer service.

Progress Statement: Ongoing

<b>B.4</b>	<b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) in EPIC and the date that it was approved.
	See Capital Fund 5 Year Action Plan in EPIC approved by HUD on <u>///</u>
<b>B.</b> 5	Most Recent Fiscal Year Audit.
	(a) Were there any findings in the most recent FY Audit?
	$\begin{array}{c c} Y & N \\ \hline \end{array} \end{array}$
	(b) If yes, please describe: <i>N/A</i>
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments.
	(a) Did the RAB(s) provide comments to the PHA Plan?
	(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. <i>(See attachment tx065a01)</i>
C.2	Certification by State or Local Officials.
	Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.
	Form 50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations - Including PHA Plan Elements that Have Changed must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4	<b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.
	(a) Did the public challenge any elements of the Plan?
	If yes, include Challenged Elements. <i>N/A</i>
D	Affirmatively Easthering Easthering (AEEI)
<b>D</b> .	Affirmatively Furthering Fair Housing (AFFH).
D. D.1	Affirmatively Furthering Fair Housing (AFFH).         Affirmatively Furthering Fair Housing (AFFH).