**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, 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-ST is to be completed annually by STANDARD PHAs or TROUBLED PHAs. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not 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 high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment 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 at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
3. **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 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 exceed 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.

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### A. PHA Information.

**A.1**

**PHA Name:** Edinburg Housing Authority  
**PHA Code:** TX062  
**Type:** Standard PHA  
**Fiscal Year Beginning:** 04/2021  
**PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above):**  
- **Number of Public Housing (PH) Units:** 325  
- **Number of Housing Choice Vouchers (HCVs):** 1072  
- **Total Combined Units/Vouchers:** 1397  
**PHA Plan Submission Type:** Annual Submission  

**Availability of Information.** PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

- **Check box if submitting a Joint PHA Plan and complete table below.**

<table>
<thead>
<tr>
<th>Participating PHAs</th>
<th>PHA Code</th>
<th>Program(s) in the Consortia</th>
<th>Program(s) not in the Consortia</th>
<th>No. of Units in Each Program</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lead PHA:</strong></td>
<td></td>
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</tbody>
</table>

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Page 1 of 5  
form HUD-50075-ST (12/2014)
### B. Annual Plan Elements

#### B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

<table>
<thead>
<tr>
<th>Element</th>
<th>Y</th>
<th>N</th>
</tr>
</thead>
<tbody>
<tr>
<td>Statement of Housing Needs and Strategy for Addressing Housing Needs</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td>Financial Resources.</td>
<td></td>
<td>☑</td>
</tr>
<tr>
<td>Rent Determination.</td>
<td>☑</td>
<td></td>
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<tr>
<td>Operation and Management.</td>
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<td>☑</td>
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<tr>
<td>Grievance Procedures.</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td>Homeownership Programs.</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td>Community Service and Self-Sufficiency Programs.</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td>Safety and Crime Prevention.</td>
<td></td>
<td>☑</td>
</tr>
<tr>
<td>Pet Policy.</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td>Asset Management.</td>
<td></td>
<td>☑</td>
</tr>
<tr>
<td>Substantial Deviation.</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td>Significant Amendment/Modification</td>
<td>☑</td>
<td></td>
</tr>
</tbody>
</table>

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Operations and Management has had a change in schedule of hours. Low Rent and Section 8 hours of operation to the public is from 8:00 to 5:00 and Maintenance is working a rotation to include Saturday's 8 to 5 to service emergency work orders occurring for any Saturday call received from the residents.

(c) The PHA must submit its Deconcentration Policy for Field Office review. (electronic attachment)

#### B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

<table>
<thead>
<tr>
<th>Activity</th>
<th>Y</th>
<th>N</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hope VI or Choice Neighborhoods.</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td>Mixed Finance Modernization or Development.</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td>Demolition and/or Disposition.</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td>Designated Housing for Elderly and/or Disabled Families.</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td>Conversion of Public Housing to Tenant-Based Assistance.</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td>Conversion of Public Housing to Project-Based Assistance under RAD.</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td>Occupancy by Over-Income Families.</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td>Occupancy by Police Officers.</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td>Non-Smoking Policies.</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td>Project-Based Vouchers.</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td>Units with Approved Vacancies for Modernization.</td>
<td>☑</td>
<td></td>
</tr>
<tr>
<td>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</td>
<td>☑</td>
<td></td>
</tr>
</tbody>
</table>

(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 Plan.

**Choice Neighborhoods.**

EHA if the opportunity becomes available will coordinate with the City and other applicable public and private entities applying for Choice Neighborhood grant for Edinburg.

**Mixed Finance Modernization or Development.**

The EHA has completed Liberty Village construction for public housing mixed finance development that was financed with an already awarded allocation of housing tax credits. EHA will avail itself of the opportunities to do additional mixed finance developments if the opportunity avails.

The EHA will build a maximum of 72 units of new public housing to replace units lost from sale of Albores Courts. The construction will be on Amp 20 property La Posada.

**Demolition and/or Disposition.**

The EHA has been approved for disposition of Albores Courts in its property of 100 Public Housing Units. EHA will evaluate its other public housing properties to determine whether it is feasible for any public housing development for demolition/disposition. Property sale is expected before close of calendar year 2020.
Designated Housing for Elderly and/or Disabled Families
The EHA will consider offering additional Elderly and/or Disabled Families public housing units for existing or new construction units.

Conversion of Public Housing to Project-Based Assistance under RAD
The EHA will avail itself of any opportunity to convert public housing to RAD.

Occupancy by Police Officers
The EHA has in the past and plans to offer a PH unit when possible and if appropriate to help deter possible crime.

Non-Smoking Policies.
The EHA has adopted a non-smoking policy on all properties (curb to curb) and will be amended if new properties are added.

Project Based Voucher
EHA will apply and approve if there is a need for Project Based Vouchers when available and if the EHA is eligible.

Units with Approved Vacancies for Modernization
The EHA is requesting approval of Vacancies for Modernization at the time the tenant vacates when the units requires additional rehabilitation.

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).
The EHA may apply for CFP and other grants that are available for the purpose of improving the agency (or building additional units) in any of these areas where funds may be available.

B.3 Civil Rights Certification.

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.

B.4 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y □ N □

(b) If yes, please describe:

B.5 Progress Report.

Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5 Year and Annual Plan.

EHA’s Mission:
The mission of the EHA whose purpose is to:
Provide safe, decent, sanitary, and quality affordable housing opportunities for families of low income.
Provide opportunities for self-sufficiency for families residing in public housing or participating in the HCV program.
Create partnerships to maximize available community resources for our residents.
Meet federal, state and local mandates efficiently and effectively.

EHA takes great pride in serving the needs of low-income families and do our best to:
Increase the availability of satisfactory, safe and affordable housing.
Ensure equal opportunity in housing
Promote self sufficiency and asset development
Improve community quality of life and economic viability

EHA’s Goals & Progress:

- **EHA will increase the availability of decent, safe, and affordable housing in both programs, Section 8 and Public Housing.** The EHA will quantify 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. EHA will open and/or close the waiting lists as needed. EHA promotes opportunities such as: income growth through employment opportunities, supportive resources, income self sufficiency, and possible homeownership.

- **EHA will apply for Housing Choice Vouchers and tenant protection vouchers when the EHA is eligible.** EHA will apply for additional Housing Choice Vouchers when available, Tenant Protection Vouchers and VASH vouchers when eligible. Improve participation by owners of units located outside areas of poverty or minority concentration to participate as HAP landlords. Provide voucher mobility counseling: The housing authority in each briefing session provides counseling for new participants and with each unit transfer for current participants. EHA conducts outreach efforts to potential landlords. Increase voucher payment standards – as required based on annual review. EHA offers the voucher homeownership program. Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.

- **EHA will evaluate Public Housing Properties to determine comprehensive rehabilitation and modernization and whether demolition/disposition will be undertaken.** Public Housing units will be replaced in a 1-for-1 basis. Replacement of Public Housing may either be part of a direct public housing construction and or mixed finance development for which the PHA will pursue financing with low income housing tax credits and/or other financing. Demolition Disposition Transition Funding will also be used as available...
for development of replacement housing. Leverage private or other public funds for new construction and/or acquisition for additional affordable housing opportunities. Renovate or modernize public housing units: 325 Units (After disposition of Albores Courts) Demolish or dispose/rebuilding of obsolete public housing: EHA will build new units to replace Albores Courts and more additional units if financially feasible not to exceed faircloth limits. Construction is in the initial stages for construction of La Posada II which consist of a maximum of 72 units (one and zero bedrooms) which will be available for residents age 55 and older. Construction will consist of two three story buildings with a maximum of 12 units per floor. Develop or acquire housing that will include replacement of public housing units including possible RAD conversion. Implement ongoing measures to de-concentrate poverty by bringing higher income public housing households into lower income developments. The Public Housing units are continuously renovated and modernized though both the Capital Grant Program and regular routine maintenance. The training is a mainstay of management improvements and so is the computer updates, both hardware and software. EHA will continue to enhance public housing security measures.

- **Reduce public housing vacancies and improve Operations and Scores.** EHA will improve its public housing management score from 92 to a higher PHAS score. EHA will improve voucher management score; from a 70 to a higher SEMAP score and become High Performer. At the moment, EHA is pending FYE 3/31/2020 score. EHA is striving for an increase in customer satisfaction. Besides management duties, EHA will increase resourceful opportunities for residents such as: Financial literacy, GED, budgeting, job training, etc. EHA will continue partnerships with local agencies (Region I, Boys & Girls Club, RGV Food Bank, Superior HealthPlan, University of Texas RGV, Edinburg Consolidated School District and City of Edinburg, South Texas Independent School District, South Texas College, Edinburg Development Corp, Behavioral of South Texas, Hidalgo County Extension Office). Resident Council groups will be encouraged to continue participation.

- **EHA will continue to monitor management of Tax Credit properties:**
  - 25 public housing units at **Liberty Village** (a 100 unit apartment complex that includes 25 public housing units and is located in a neighborhood of higher opportunities)
  - 25 public housing units at **Edinburg Towers** (a 100 unit apartment complex that includes 25 public housing units and is located in downtown Edinburg)
  EHA has intention to assume managerial roles of both tax credit properties in the near future.

### B.6 Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) provide comments to the PHA Plan?

<table>
<thead>
<tr>
<th></th>
<th>Y</th>
<th>N</th>
</tr>
</thead>
</table>

(c) 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.

### B.7 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.

### B.8 Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

<table>
<thead>
<tr>
<th></th>
<th>Y</th>
<th>N</th>
<th>N/A</th>
</tr>
</thead>
</table>

(b) If yes, please describe:

### C. Statement of Capital Improvements.** Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
Instructions for Preparation of Form HUD-50075-ST
Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and/or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Annual Plan. All PHAs must complete this section.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” (24 CFR §903.7)
Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(1)) Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (24 CFR §903.7(a)(2)(iii))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance, see 24 CFR 903.7. (24 CFR §903.23) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintaining wait lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(g))

Community Service and Self Sufficiency Programs. Describe the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(h)) A description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and ESS. (24 CFR §903.7(i))

Safety and Crime Prevention. Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-based: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(n)(1))

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Assessment. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, reHAbilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: Notice PIH 1999-51. (24 CFR §903.7(r)(2)(ii))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. The PHA must not plan to undertake these activities, mark “no.”
B.3 Civil Rights Certification. Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulation, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR 903.7(o))
B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

B.5 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.6 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

B.7 Certification by State of 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. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

B.8 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark “yes,” and describe that plan. If the PHA is troubled, but does not have any of these items, mark “no.” If the PHA is not troubled, mark “N/A.” (24 CFR §903.9)

C. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

C.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form- 50075.2 approved by HUD on XX/XX/XXXX.”

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 the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 9.2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.
**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, 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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

### A. PHA Information.

<table>
<thead>
<tr>
<th>PHA Name:</th>
<th>Edinburg Housing Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHA Code:</td>
<td>TX062</td>
</tr>
</tbody>
</table>

**PHA Plan for Fiscal Year Beginning:** (04/2021):  
**PHA Plan Submission Type:**  
- [ ] 5-Year Plan Submission  
- [X] Revised 5-Year Plan Submission

**Availability of Information.** In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

### PHA Consortia:  
- (Check box if submitting a Joint PHA Plan and complete table below)

<table>
<thead>
<tr>
<th>Participating PHAs</th>
<th>PHA Code</th>
<th>Program(s) in the Consortia</th>
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<th>No. of Units in Each Program</th>
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<tbody>
<tr>
<td>Lead PHA:</td>
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<td></td>
<td></td>
<td>PHH HCV</td>
</tr>
</tbody>
</table>

- [ ] PHA Consortia:  
- [ ] PHA Code:  
- [ ] Program(s) in the Consortia:  
- [ ] Program(s) not in the Consortia:  
- [ ] No. of Units in Each Program:  
- [ ] PHH  
- [ ] HCV
B. **5-Year Plan.** Required for all PHAs completing this form.

B.1 **Mission.** State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.

The mission of the EHA whose purpose is:

Provide safe, decent, sanitary, and quality affordable housing opportunities for families of low income.

Provide opportunities for self-sufficiency for families residing in public housing or participating in the HCV program.

Create partnerships to maximize available community resources for our residents.

Meet federal, state and local mandates efficiently and effectively

EHA takes great pride in serving the needs of low-income families and do our best to:

- Increase the availability of satisfactory, safe and affordable housing.
- Ensure equal opportunity in housing.
- Promote self-sufficiency and asset development.
- Improve community quality of life and economic viability.

B.2 **Goals and Objectives.** Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5 Year Plan.

<table>
<thead>
<tr>
<th>Goals</th>
<th>Objectives</th>
</tr>
</thead>
<tbody>
<tr>
<td>EHA will increase the availability of decent, safe, and affordable housing in both programs, Section 8 and Public Housing.</td>
<td>EHA will open and close the waiting lists as needed. EHA will promote income growth employment opportunities, supportive resources, income self-sufficiency, and possible homeownership.</td>
</tr>
<tr>
<td>EHA will apply for Housing Choice Vouchers, VASH, and tenant protection vouchers when the EHA is eligible.</td>
<td>EHA will seek for additional funding to increase Section 8 ACC count and VASH funding eligibility. EHA will increase participation of landlords located outside areas of poverty or minority concentration.</td>
</tr>
<tr>
<td>EHA will evaluate Public Housing Properties to determine comprehensive rehabilitation and modernization.</td>
<td>EHA will conduct continuous property inspections, feasibility studies, GPNA and Energy audits and initiate rehabilitation or modernization.</td>
</tr>
<tr>
<td>EHA will evaluate Public Housing Properties to determine whether demolition/disposition will be undertaken.</td>
<td>EHA will conduct continuous property inspections, feasibility studies, GPNA and Energy audits and initiate demolition/disposition. Replacement of Public Housing may be part of a mixed finance development for which the PHA will pursue financing with low income housing tax credits and/or other financing including RAD. Any Public Housing units lost will be replaced in a 1-for-1 basis. EHA will sell Albores Courts (100 units) and replace with the development of La Posada II (up to 72 units).</td>
</tr>
<tr>
<td>EHA will continue to monitor management of Tax Credit properties and possibly assume management.</td>
<td>EHA will train staff on tax credit compliance reporting requirements to assume complete property management responsibilities.</td>
</tr>
<tr>
<td>Reduce public housing vacancies and improve operations/client satisfaction and scores (maintain high performer status).</td>
<td>EHA will accelerate make ready process for unit availability. EHA will assign maintenance personnel to properties for preventative maintenance and reduce work order delays. Administration staff will monitor and complete its file management and unit inspections. The agency will train staff and conduct quality control of files, units, and staff performance to achieve high SEMAP/PHAS scores. The administration office will also continue providing resourceful opportunities for clients.</td>
</tr>
</tbody>
</table>
### B.3 Progress Report
Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

EHA received more than 100 vouchers (Tenant Protection Vouchers and Housing Choice Vouchers) to be added to the section 8 ACC inventory. EHA completed the construction of Liberty Village (100 units), a tax credit property in a neighborhood of higher opportunities. Albores Courts (a public housing property) was sold on the fourth quarter of 2020. EHA did an internal evaluation of its public housing properties, conducted by management, which resulted in the remodeling of bathrooms at El Jardin, replacement of windows at El Jardin, rewiring of exterior electrical at Lantana, upgrade of sewer at La Posada and reroofing of Lantana (which this last one is in progress). EHA installed security cameras throughout all public housing properties. EHA submitted development proposal to HUD to replace lost public housing units with a possible (approved) construction of up to 72 units at La Posada II. EHA will continue conducting research for tax credit management and property development. EHA continues to provide staff development training to increase customer satisfaction and management scores. EHA maintained partnerships with city, county, and state organizations with Memorandums of Understanding.

### B.4 Violence Against Women Act (VAWA) Goals
Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

The goals are to be able to respond timely to issue a voucher for those eligible for VAWA assistance. The PHA’s policy is to comply with and all substantiated requests for transfer under VAWA regulations. The agency has not had any tenants that qualified for this provision related to domestic violence, dating violence, sexual assault, or stalking in the past 12 months.

### B.5 Significant Amendment or Modification
Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

The EHA defines a Substantial Amendment and Substantial Deviation/Modification as any discretionary change in the EHA plans or policies which fundamentally alter the mission, goals or objectives of the Agency which require formal approval of the Board of Commissioners. At minimum, it shall include changes not previously included in the plan that involve demolition, disposition, Capital Fund Financing, development or mixed finance projects.

### B.6 Resident Advisory Board (RAB) Comments

(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?

- Y
- N

(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. (See Attachment)

### B.7 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.*
Instructions for Preparation of Form HUD-50075-5Y
5-Year PHA Plan for All PHAs

A. PHA Information

A.1 Include the full PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/YYYY), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

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

B. 5-Year Plan.

B.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. (24 CFR §903.6(a)(1))

B.2 Goals and Objectives.

Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years. (24 CFR §903.6(b)(1)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA’s 5-Year Plan.

B.3 Progress Report.

Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (24 CFR §903.6(b)(2))

B.4 Violence Against Women Act (VAWA) Goals.

Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR §903.6(a)(3))

B.5 Significant Amendment or Modification.

Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?
(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.17(a), 24 CFR §903.19)