



Harlingen Affordable Housing Corporation
 Board of Directors Meeting
 Wednesday, April 26, 2023, at 12:30 p.m.
 At the Administrative Building
 219 E. Jackson Street, Harlingen, Texas 78550

AGENDA

Notice is hereby given that the above unit of government will hold a Board of Directors Meeting on Wednesday, April 26, 2023, at 12:30 p.m. at the Administrative Building, 219 E. Jackson Street, Harlingen, Texas 78550.

The Harlingen Affordable Housing Corporation provides remote viewing options for the public. The meeting may be viewed via video conference at hha.my.webex.com, Meeting #2550 241 2798, Password: hha26 or join the video conference by phone at 408-418-9388, Password: 44226.

A copy of the agenda packet is available to the public on our website at www.harlingenha.org.

The Harlingen Affordable Housing Corporation reserves the right, pursuant to Texas Government Code Chapter 551, Subchapter D, to enter into closed executive session on any item posted on the agenda if a matter is raised that is appropriate for closed discussion.

I. OPENING

1. Call to Order
2. Conflict of Interest – Alan Ozuna
 “Under State Law, a conflict of interest exists if a board member, or certain members of that person’s family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at this time?”
3. Roll call/determination of a Quorum – Carlos Perez
4. Introduction of visitors and staff – Ariana Valle
5. Public Comments – Ariana Valle
6. Consider and take action to approve the Minutes of the Board of Directors Meeting of January 18, 2023. *(pg.3-5)*

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of February 2023 and to take action to approve the Unaudited Financial Statement as presented.
 Presenter: Cynthia Lucio *(pg.6-10)*

III. OLD BUSINESS-NON ACTION ITEMS

1. Financial Report (Comparative Report)
Presenter: Cynthia Lucio (*pg.11-15*)
2. Zero unpaid balances due for vacated unit accounts for the months of January, February, and March 2023.
Presenter: Mary Prieto (*pg.16-15*)
3. Report on status of Rental Properties and an update on the non-profit, and the future plans for expanding the affordable housing.
Presenter: Hilda Benavides (*pg.18-20*)

IV. ADJOURNMENT

I, undersigned authority, do hereby certify that the above Notice of Meeting is a true and correct copy of said Notice and that I posted Notice on the bulletin board at the City Hall of the City of Harlingen, 118 E. Tyler Ave., at the Administrative Building, 219 E. Jackson Street, at the Los Vecinos Apartments, 702 South "M" Street, at the Bonita Park Apartments, 601 South Rangerville Road, at the Sunset Terrace Apartments, 1401 North Sunset Drive, and at the Le Moyne Gardens Apartments, 3221 North 25th Street, convenient and readily accessible to the general public at all times and said Notice was posted on Friday, April 21, 2023, at least 72 hours preceding the scheduled time of said meeting.

Dated this 21st day of April 2023



Ariana Valle, Administrative Assistant

Harlingen Affordable Housing Corporation
 Minutes of the Board of Directors Meeting
 Wednesday, January 18, 2023, at 12:30 p.m.
 At the Administrative Building, 219 E. Jackson Street, Harlingen, Texas 78550
 Remote Meeting via Telephone and Video Conference

I. OPENING

President Perez called the meeting to order on Wednesday, January 18, 2023, at 12:30 p.m. at the Administrative Building, 219 E. Jackson Street, Remote Meeting via Telephone and Video Conference.

CONFLICT OF INTEREST

“Under State Law, a conflict of interest exists if a board member, or certain members of that person’s family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at this time? There were no conflicts of interest to disclose.

ROLL CALL/DETERMINATION OF A QUORUM

President Perez determined a quorum was present consisting of Carlos Perez, Bettina Elliott, and Irma Sánchez Peña. Not present Carlos Muñoz and Maria I. Borjas.

INTRODUCTION OF VISITORS AND STAFF

President Perez suggested to skip introduction of visitors and staff. The Board agreed. Present at the meeting were: Cynthia Lucio, Chief Financial Officer, Diana Perez, HCV/Section 8 & Admissions Administrator, Melissa Guajardo, HR/Accounting Clerk, Nancy Garza, Admissions Coordinator, Patty Vega Accounting Assistant/MIS Coordinator, Mary Prieto, Senior Property Manager, Sarah Perrill, Accounting Clerk, Ariana Valle, Administrative Assistant Visitor/Guest, Alan Ozuna, Attorney, Samuel Valdez, Computer Network Group. Not present Hilda Benavides, Chief Executive Officer.

PUBLIC COMMENTS

No members of the public were present at the Administrative Building, 219 E. Jackson Street, Harlingen, Texas 78550, via telephone or video conference and there were no public comments.

CONSIDER AND TAKE ACTION TO APPROVE THE ANNUAL BOARD OF DIRECTORS MEETING MINUTES OF SEPTEMBER 28, 2022.

After the Board reviewed them, President Perez entertained a motion to approve the Annual Board of Directors meeting minutes of September 28, 2022. Vice-President Sánchez Peña made the motion to approve the Annual Board of Directors meeting minutes of September 28, 2022. Motion was seconded by Director Elliott and passed unanimously.

II. NEW BUSINESS

1. PRESENTATION OF UNAUDITED FINANCIAL STATEMENT FOR ALL ACCOUNTS FOR THE MONTH OF NOVEMBER 2022 AND TO TAKE ACTION TO APPROVE THE UNAUDITED FINANCIAL STATEMENT AS PRESENTED.

Chief Financial Officer Lucio told the Board that the Unaudited Financial Statement for the month of November 2022 were included in the agenda packet. She reported as follows:

Harlingen Affordable Housing Corporation		
Summary of Revenues & Expenditures		
For the Month Ended November 2022		
	Harlingen Affordable Housing Corporation	
Total Revenues	\$9,189.00	
Total Expenditures	\$8,978.49	
Revenues over (Under) Expenditures	\$210.51	
Cash reserves or funds transferred in	\$0.00	
Bank Balance November 2022		
Harlingen Affordable Housing Corporation		
	\$168,850.76	

No questions were asked. President Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of November 2022. Director Elliott made the motion to approve the Unaudited Financial Statement for all accounts for the month of November 2022. Motion was seconded by Vice-President Sánchez Peña and passed unanimously.

2. CONSIDER AND TAKE ACTION TO APPROVE THE CHARGE OFF OF THE CURRENT UNPAID BALANCES DUE FOR VACATED UNIT ACCOUNTS FOR THE MONTHS OF SEPTEMBER, OCTOBER, NOVEMBER, AND DECEMBER 2022 AS PRESENTED.

Senior Property Manager Prieto told the Board that the agenda packets contained the current unpaid balances due for vacated unit accounts for the months of September, October, November, and December 2022 in the amount of \$900.00. The total amount consists of:

BOARD OF DIRECTORS MEETING
WEDNESDAY, JANUARY 18, 2023
CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES
DUE FOR VACATED UNIT ACCOUNTS FOR
THE MONTHS OF SEPTEMBER-DECEMBER 2022

Developments	Total
Family Living Center (FLC)	\$0.00
Family Living Center (FLC) Total	\$0.00
Harlingen Affordable Housing Corp.(HAHC)	\$900.00
Harlingen Affordable Housing Corp.(HAHC) Total	\$900.00
Grand Total	\$900.00

President Perez asked what is the rent amounts for those units? Senior Property Manager Prieto stated \$600.00 monthly. No other questions were asked. President Perez entertained a motion to charge off the current unpaid balance due for vacated unit accounts for the months of

September, October, November, and December 2022 in the total amount of \$900.00. Director Elliott made the motion to charge off the current unpaid balances due for the vacated unit accounts for the months of September, October, November, and December 2022 in the total amount of \$900.00. Motion was seconded by Vice-President Sánchez Peña and pass unanimously.

III. OLD BUSINESS - NON ACTION ITEMS

1. FINANCIAL REPORT

President Perez asked what is the total balance for the Nonprofit and what are the plans for those funds? Chief Financial Officer Lucio stated the balance is \$168,850.76 and funds are used for educational purposes and to expand affordable housing. President Perez asked are the farmers up to par? Chief Financial Officer Lucio stated yes except for the Washington property. Vice-President Sánchez Peña asked what is the cost for the maintenance for the Washington property? Chief Financial Officer Lucio stated \$2,000 every 6-8 weeks. After some discussion no other questions were asked. No action taken.

2. REPORT ON STATUS OF RENTAL PROPERTIES AND AN UPDATE ON THE NON-PROFIT, AND THE FUTURE PLANS FOR EXPANDING THE AFFORDABLE HOUSING.

Chief Financial Officer Lucio informed the Board of Directors that Ms. Benavides' report was included in the agenda packets. No questions were asked. No action taken.

IV. ADJOURNMENT

President Perez entertained a motion to adjourn. Motion to adjourn was made by Vice-President Sánchez Peña. Motion was seconded by Director Elliott. The meeting was adjourned at 12:38 p.m.

Date: _____

President, Carlos Perez

Secretary, Hilda Benavides

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

February 2023

Summary of Revenues & Expenditures

Summary of Year-to-Date Revenues & Expenditures

Bank Balance

Budgeted Income Statement



**Harlingen Affordable Housing Corporation
Summary of Revenues & Expenditures
For the Month Ended February 2023**

	Harlingen Affordable Housing Corporation
Total Revenues	\$11,848.00
Total Expenditures	<u>\$3,451.88</u>
Revenues over (Under) Expenditures	<u><u>\$8,396.12</u></u>
Cash reserves or funds transferred in	\$0.00

**Bank Balance February 2023
Harlingen Affordable Housing Corporation**

\$180,580.91

**Harlingen Affordable Housing Corporation
 Summary of Year-to-Date Revenues & Expenditures
 For the Month Ended February 2023**

	<u>Harlingen Affordable Housing Corporation</u>
Total Revenues	\$103,930.30
Total Expenditures	<u>\$98,194.26</u>
Revenues over (Under) Expenditures	<u><u>\$5,736.04</u></u>
Cash reserves or funds transferred in	\$0.00

Housing Authority of the City of Harlingen
Budgeted Income Statement
Affordable Housing

Fiscal Year End Date:	3/31/2023	ACCOUNT			1 Month(s) Ended February 28, 2023	11 Month(s) Ended February 28, 2023	Budget	Variance	Variance %
Revenue									
Rental Income									
Dwelling Rent	2	01	3110	5	9,990.00	74,434.00	74,800.00	(366.00)	-0.49 %
Nondwelling Rental	2	01	3190	5	1,728.00	20,146.63	20,592.00	(445.37)	-2.16 %
Total Rental Income					11,718.00	94,580.63	95,392.00	(811.37)	-0.85 %
Other Income									
Other Income-Scholarship Donations	2	01	3690	5	0.00	5,850.00	3,070.76	2,779.24	90.51 %
Other Income - Misc Other Revenue	2	01	3690.1	5	130.00	3,499.67	6,416.63	(2,916.96)	-45.46 %
Total Other Income					130.00	9,349.67	9,487.39	(137.72)	-1.45 %
Total Revenue					11,848.00	103,930.30	104,879.39	(949.09)	-0.90 %
Expenses									
Administrative Expense									
Nontechnical Salaries	2	01	4110	5	1,796.49	18,144.66	16,799.75	(1,344.91)	-8.01 %
Legal Expense	2	01	4130	5	48.75	1,501.50	2,750.00	1,248.50	45.40 %
Accounting Fees	2	01	4170	5	0.00	574.53	1,619.75	1,045.22	64.53 %
Audit Fees	2	01	4171	5	0.00	1,161.38	916.63	(244.75)	-26.70 %
Employee Benefits Cont - Admin	2	01	4182	5	135.50	4,161.88	5,500.00	1,338.12	24.33 %
Advertising and Marketing	2	01	4190.08	5	200.00	2,828.40	3,666.63	838.23	22.86 %
Publications	2	01	4190.11	5	0.00	7.40	0.00	(7.40)	-100.00 %
Forms & Office Supplies	2	01	4190.17	5	0.00	4,560.29	0.00	(4,560.29)	-100.00 %
Other Sundry Expense	2	01	4190.18	5	265.90	13,863.72	4,217.18	(9,646.54)	-228.74 %
Administrative Contact Costs	2	01	4190.19	5	173.88	3,752.92	14,666.63	10,913.71	74.41 %
Total Administrative Expense					2,620.52	50,556.68	50,136.57	(420.11)	-0.84 %
Tenant Services									
Ten Services - Recreation Pubs Other	2	01	4220	5	0.00	(1,353.67)	0.00	1,353.67	100.00 %
Resident Events / Education Expense	2	01	4220.1	5	89.69	2,276.05	3,666.63	1,390.58	37.93 %
Total Tenant Services					89.69	922.38	3,666.63	2,744.25	74.84 %
Utilities Expense									
Water	2	01	4310	5	0.00	0.00	91.63	91.63	100.00 %
Electricity	2	01	4320	5	38.54	1,775.59	2,841.63	1,066.04	37.52 %
Sewer	2	01	4390	5	0.00	0.00	91.63	91.63	100.00 %
Total Utilities Expense					38.54	1,775.59	3,024.89	1,249.30	41.30 %
Ordinary Maintenance and Operation									
Labor	2	01	4410	5	39.72	835.65	2,507.01	1,671.36	66.67 %
Materials	2	01	4420	5	0.00	44.98	2,750.00	2,705.02	98.36 %
Contract Cots-Extermination	2	01	4430.01	5	0.00	990.00	2,750.00	1,760.00	64.00 %
Contract Costs-Other Repairs	2	01	4430.03	5	0.00	14,540.00	10,185.45	(4,354.55)	-42.75 %
Contract Costs-Other	2	01	4430.13	5	0.00	2,615.00	0.00	(2,615.00)	-100.00 %
Contact Costs-Heating & Cooling Cont	2	01	4430.17	5	0.00	14,862.00	0.00	(14,862.00)	-100.00 %
Garbage and Trash Collection	2	01	4431	5	0.00	0.00	505.01	505.01	100.00 %
Emp Benefit Cont - Maintenance	2	01	4433	5	2.88	277.36	1,228.26	950.90	77.42 %
Total Ordinary Maintenance and Operation					42.60	34,164.99	19,925.73	(14,239.26)	-71.46 %
Protective Services									
Protective Services - Contract Costs	2	01	4480	5	117.30	1,032.24	2,291.63	1,259.39	54.96 %
Total Protective Services					117.30	1,032.24	2,291.63	1,259.39	54.96 %
General Expense									
Insurance -Property (Fire & EC)	2	01	4510.01	5	0.00	568.69	458.26	(110.43)	-24.10 %
Insurance-Flood	2	01	4510.11	5	0.00	2,501.00	2,183.50	(317.50)	-14.54 %
Insurance - Windstorm	2	01	4510.15	5	243.23	2,572.69	2,383.26	(189.43)	-7.95 %
Transfer Funds COCC	2	01	4590.06	5	0.00	0.00	15,583.26	15,583.26	100.00 %
Scholarship Payments	2	01	4590.201	5	300.00	4,100.00	5,225.00	1,125.00	21.53 %
Total General Expense					543.23	9,742.38	25,833.28	16,090.90	62.29 %
Other Expenditures									
Property Better & Add-Contract Costs	2	01	7540.4	5	0.00	0.00	18,333.26	18,333.26	100.00 %
Operating Exp For Property - Contra	2	01	7590	5	0.00	0.00	(18,333.26)	(18,333.26)	-100.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00	-100.00 %

Report Criteria PHA: 2 Project: '01','02'

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: False Show Variance Percentage: True

Housing Authority of the City of Harlingen
Budgeted Income Statement
 Affordable Housing

Fiscal Year End Date:	3/31/2023	ACCOUNT	1 Month(s) Ended February 28, 2023	11 Month(s) Ended February 28, 2023	Budget	Variance	Variance %
Total Expenses			<u>(3,451.88)</u>	<u>(98,194.26)</u>	<u>(104,878.73)</u>	<u>6,684.47</u>	<u>6.37 %</u>
Total Net Income (Loss)			<u>8,396.12</u>	<u>5,736.04</u>	<u>0.66</u>	<u>5,735.38</u>	<u>3646763.64 %</u>

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

February 2023

Comparative Income Statement with Graph

Comparative Balance Sheet with Graph



Housing Authority of the City of Harlingen
Comparative Income Statement
Affordable Housing

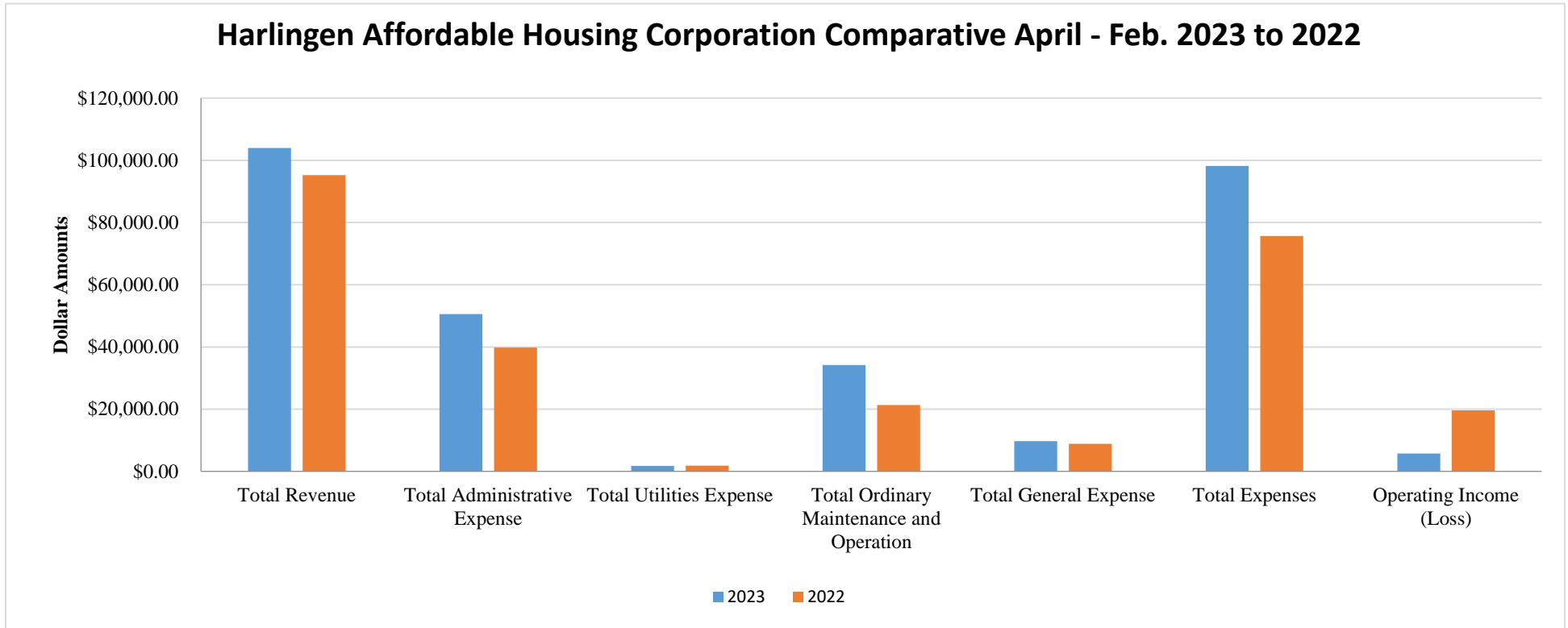
					Start: 04/01/2022	Start: 04/01/2021		
					End: 02/28/2023	End: 02/28/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rent	2	01	3110	5	74,434.00	68,054.00	6,380.00	9.37 %
Nondwelling Rental	2	01	3190	5	20,146.63	20,058.00	88.63	0.44 %
Total Rental Income					94,580.63	88,112.00	6,468.63	7.34 %
Other Income								
Other Income-Scholarship Donat	2	01	3690	5	5,850.00	3,350.00	2,500.00	74.63 %
Other Income - Misc Other Reve	2	01	3690.1	5	3,499.67	3,810.48	(310.81)	-8.16 %
Total Other Income					9,349.67	7,160.48	2,189.19	30.57 %
Total Revenue					103,930.30	95,272.48	8,657.82	9.09 %
Expenses								
Administrative Expense								
Nontechnical Salaries	2	01	4110	5	18,144.66	17,143.07	(1,001.59)	-5.84 %
Legal Expense	2	01	4130	5	1,501.50	19.50	(1,482.00)	-7600.00 %
Accounting Fees	2	01	4170	5	574.53	758.00	183.47	24.20 %
Audit Fees	2	01	4171	5	1,161.38	363.38	(798.00)	-219.60 %
Employee Benefits Cont - Admin	2	01	4182	5	4,161.88	5,161.17	999.29	19.36 %
Advertising and Marketing	2	01	4190.08	5	2,828.40	2,434.32	(394.08)	-16.19 %
Publications	2	01	4190.11	5	7.40	5.70	(1.70)	-29.82 %
Forms & Office Supplies	2	01	4190.17	5	4,560.29	0.00	(4,560.29)	0.00 %
Other Sundry Expense	2	01	4190.18	5	13,863.72	3,317.08	(10,546.64)	-317.95 %
Administrative Contact Costs	2	01	4190.19	5	3,752.92	10,628.45	6,875.53	64.69 %
Total Administrative Expense					50,556.68	39,830.67	(10,726.01)	-26.93 %
Tenant Services								
Ten Services - Recreation Pubs	2	01	4220	5	(1,353.67)	0.00	1,353.67	0.00 %
Resident Events / Education Ex	2	01	4220.1	5	2,276.05	1,858.44	(417.61)	-22.47 %
Total Tenant Services					922.38	1,858.44	936.06	50.37 %
Utilities Expense								
Electricity	2	01	4320	5	1,775.59	2,155.69	380.10	17.63 %
Total Utilities Expense					1,775.59	2,155.69	380.10	17.63 %
Ordinary Maintenance and Operation								
Labor	2	01	4410	5	835.65	2,686.39	1,850.74	68.89 %
Materials	2	01	4420	5	44.98	9,502.11	9,457.13	99.53 %
Contract Cots-Extermination	2	01	4430.01	5	990.00	1,833.88	843.88	46.02 %
Contract Costs-Other Repairs	2	01	4430.03	5	14,540.00	1,615.00	(12,925.00)	-800.31 %
Contract Costs-Other	2	01	4430.13	5	2,615.00	2,318.00	(297.00)	-12.81 %
Contact Costs-Heating & Coolin	2	01	4430.17	5	14,862.00	2,200.00	(12,662.00)	-575.55 %
Emp Benefit Cont - Maintenance	2	01	4433	5	277.36	1,142.82	865.46	75.73 %
Total Ordinary Maintenance and Operation					34,164.99	21,298.20	(12,866.79)	-60.41 %
Protective Services								
Protective Services - Contract	2	01	4480	5	1,032.24	1,632.57	600.33	36.77 %
Total Protective Services					1,032.24	1,632.57	600.33	36.77 %
General Expense								
Insurance -Property (Fire & EC	2	01	4510.01	5	568.69	440.68	(128.01)	-29.05 %
Insurance-Flood	2	01	4510.11	5	2,501.00	1,670.00	(831.00)	-49.76 %
Insurance - Windstorm	2	01	4510.15	5	2,572.69	2,256.17	(316.52)	-14.03 %
Scholarship Payments	2	01	4590.201	5	4,100.00	4,500.00	400.00	8.89 %
Total General Expense					9,742.38	8,866.85	(875.53)	-9.87 %
Total Expenses					(98,194.26)	(75,642.42)	(22,551.84)	29.81 %
Net Income (Loss)					5,736.04	19,630.06	(13,894.02)	-72.82 %

Report Criteria PHA: 2 Project: '01','02'
Include Unapproved: False Include Zero Balance: False

Housing Authority of the City of Harlingen
Comparative Income Statement
 Harlingen Affordable Housing Corporation

Start: 04/01/2022	Start: 04/01/2021
End: 02/28/2023	End: 02/28/2022

Total Revenue	\$103,930.30	\$95,272.48
Total Administrative Expense	\$50,556.68	\$39,830.67
Total Utilities Expense	\$1,775.59	\$2,155.69
Total Ordinary Maintenance and Operati	\$34,164.99	\$21,298.20
Total General Expense	\$9,742.38	\$8,866.85
Total Expenses	\$98,194.26	\$75,642.42
Operating Income (Loss)	\$5,736.04	\$19,630.06

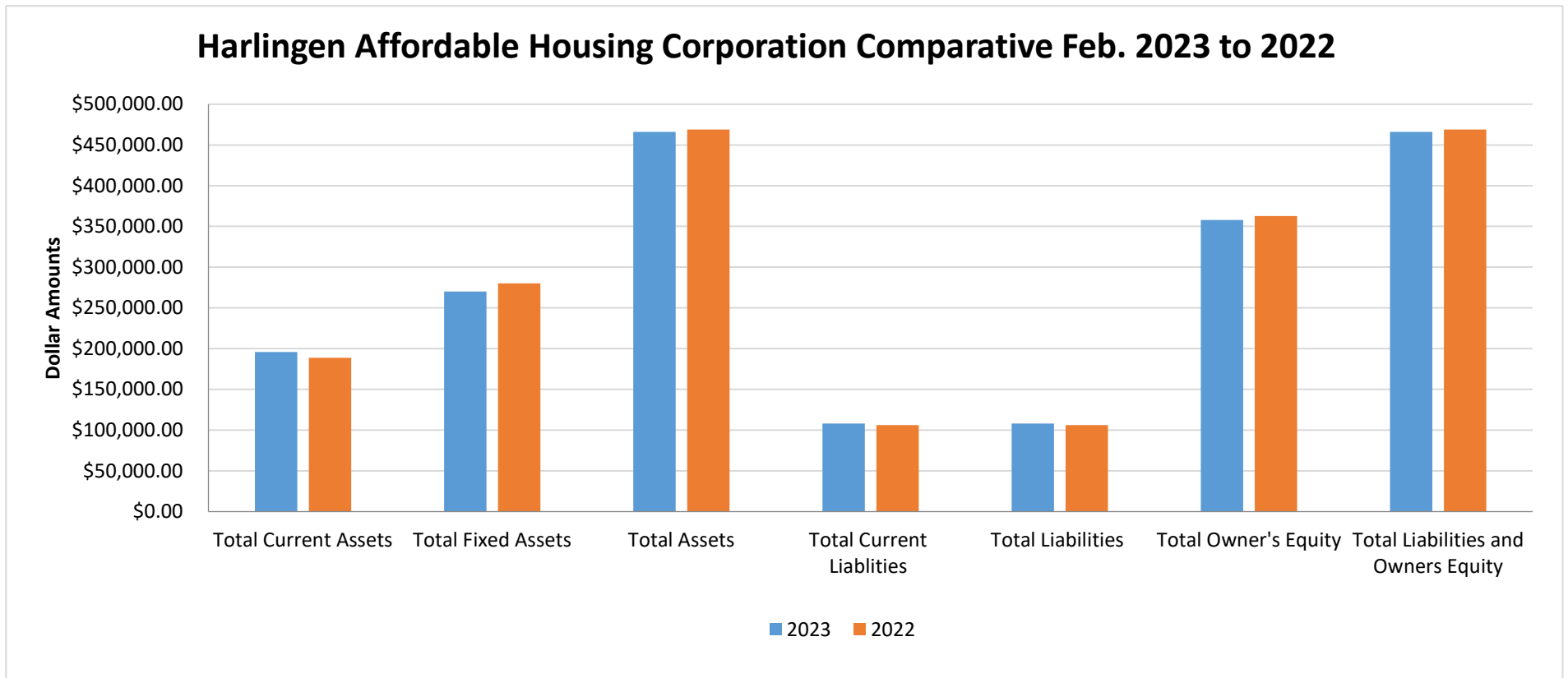


Housing Authority of the City of Harlingen
Comparative Balance Sheet
 Affordable Housing
 As of Date: 2/28/2023

				2/28/2023	2/28/2022	Variance
Assets						
Current Assets						
2	01	1111.12	0 AFH General Fund 1268	180,580.91	172,423.12	8,157.79
2	01	1129	0 A/R - CK 2459 Cleared Bank Twice	500.00	0.00	500.00
2	01	1129.02	0 A/R - AMP 2	11,234.49	12,962.49	(1,728.00)
2	01	1129.03	0 A/R - AMP 3	329.19	329.19	0.00
2	01	1129.07	0 A/R - Voucher	2,115.40	2,065.40	50.00
2	01	1211	0 Prepaid Insurance	1,191.78	1,062.63	129.15
Total Current Assets				195,951.77	188,842.83	7,108.94
Fixed Assets						
2	01	1400.5	4 Accumulated Depreciation	(63,508.29)	(51,995.11)	(11,513.18)
2	01	1460	4 Dwelling Structures	277,780.22	277,780.22	0.00
2	01	1460.1	4 Dwelling Structures Improvements	54,400.00	54,400.00	0.00
2	01	1690.02	0 Clearing A/C - NSF Checks	1,400.00	0.00	1,400.00
Total Fixed Assets				270,071.93	280,185.11	(10,113.18)
Total Assets				466,023.70	469,027.94	(3,004.24)
Liabilities						
Current Liabilities						
2	01	2114	0 Tenant Security Deposits	3,575.00	2,694.33	880.67
2	01	2119.01	0 A/P - AMP 1	7,708.58	7,708.58	0.00
2	01	2119.06	0 A/P - COCC	89,446.07	88,425.37	1,020.70
2	01	2119.FLC	0 A/P - Family Living Center	7,333.50	7,333.50	0.00
Total Current Liabilities				108,063.15	106,161.78	1,901.37
Total Liabilities				108,063.15	106,161.78	1,901.37
Owner's Equity						
Owner's Equity						
2	01	2701	0 Net Capital Assets	268,671.93	280,185.11	(11,513.18)
2	01	2810	0 Unreserved Surplus	(35,416.52)	(35,416.52)	0.00
2	01	2841	0 Net Assets - Unrestricted	118,969.10	98,467.51	20,501.59
Total Owner's Equity				352,224.51	343,236.10	8,988.41
Net Income (Loss)				5,736.04	19,630.06	(13,894.02)
Total Owner's Equity				357,960.55	362,866.16	(4,905.61)
Total Liabilities and Owner's Equity				466,023.70	469,027.94	(3,004.24)
						0.00

Housing Authority of the City of Harlingen
Comparative Balance Sheet
 Harlingen Affordable Housing Corporation

	2/28/2023	2/28/2022
Total Current Assets	\$195,951.77	\$188,842.83
Total Fixed Assets	\$270,071.93	\$280,185.11
Total Assets	\$466,023.70	\$469,027.94
Total Current Liabilities	\$108,063.15	\$106,161.78
Total Liabilities	\$108,063.15	\$106,161.78
Total Owner's Equity	\$357,960.55	\$362,866.16
Total Liabilities and Owners Equity	\$466,023.70	\$469,027.94



HARLINGEN



Housing Authority

BOARD OF DIRECTORS MEETING
 WEDNESDAY, APRIL 26, 2023
 CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES
 DUE FOR VACATED UNIT ACCOUNTS FOR
 THE MONTHS OF JANUARY-MARCH 2023

Developments	Total
Family Living Center (FLC)	
Family Living Center (FLC) Total	\$0.00
Harlingen Affordable Housing Corp.(HAHC)	
Harlingen Affordable Housing Corp.(HAHC) Total	\$0.00
Grand Total	\$0.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: HAHC and Family Living Center

CHARGE-OFF VACATED APARTMENTS

MANAGER: Mary Prieto

DATE: 04/01/23

FOR THE MONTH OF March 2023

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
									No Charge off at this time
	TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

**The Harlingen Affordable Housing Corporation (HAHC)
Board of Directors Report
219 E. Jackson Street
Harlingen, Texas 78550
956-423-2521 Ext. #110**

DATE: April 1, 2023

TO: Carlos "Charlie" Perez, HAHC President & Board of Directors

From: Hilda Benavides, Secretary/CEO *Hilda Benavides*

Subject: Report for April 26, 2023, HAHC Board of Directors Meeting

TRAINING / CONFERENCES: Commissioner Elliott and I attended the NAHRO Conference in Washington DC March 22-24, 2023. We met with Congressman Vicente Gonzalez, where I explained our goals to expand affordable housing for Veterans, Elderly and Disabled Families and he expressed interest and stated that he may have funding for us. HUD San Antonio Field office video and conference calls are held every two weeks for HCV/S8 utilization & lease up and public housing occupancy. All HUD meetings are through Microsoft Teams. We also meet with the HUD San Antonio Field Office monthly for the HCV/S8 Two Year Tool. We are registered with Nelrod On-Demand training and each staff member can sign in to receive training for inspections, rent calculations, fair housing, budgets, Annual and 5-Year Plans and many other topics of interest to our employees.

ADMINISTRATIVE MEETINGS: I scheduled monthly meetings with department administrators and these meetings are working well.

LEGAL MATTERS: Staff and I continue to work with Alan T. Ozuna, Attorney at Law.

OTHER ACTIVITIES: Letters to Board of Commissioners, San Antonio HUD Staff, Mayor Sepulveda, City Officials, and the Harlingen Community, are updated the 1st of every month. Office hours are from 8:30 a.m. – 4:30 p.m. Monday-Friday. Sunset Terrace Office hours are Monday, Wednesday, and Friday 8:30 a.m. – 12:00 noon. We continue to participate at the Market Days on Jackson Street the 1st Saturday of every month. We renewed the farming contract with Mr. & Mrs. McLemore starting September 1, 2022, through August 31, 2023. They are farming New Hampshire and Paloma Lane.

SCHOLARSHIPS: The Harlingen Housing Authority in partnership with the Harlingen Affordable Housing Corporation Scholarship Program are currently looking for graduating Seniors in our Public Housing and HCV/S8 Programs. Application for scholarships are due April of 2023.

EXPANDING AFFORDABLE HOUSING: Our plan of action is to development affordable housing for veterans, elderly, and disabled families on the 20 acres on Washington Street. We are wanting to start the project in the next 2 to 3 years. We are meeting with Mr. Rudy Gomez, on Tuesday, April 4, 2023, at 10:00 a.m. to discuss our plans of building 25-50, one and two bedroom units.

SUMMARY OF RENTAL PROPERTIES:

Sonesta Duplex: 802 & 806 Sonesta Drive Harlingen, TX 78550

Unit #802	Occupied	\$675.00	Non-Profit (S8 family)
Unit #806	Occupied	\$700.00	Non-Profit (S8 family)

Total: \$1,375.00 Monthly

Washington Apartments: 1025 E. Washington St. Harlingen, TX 78550

Unit #1	Occupied	\$625.00	Family Living Center (S8)
Unit #2	Occupied	\$625.00	Family Living Center (Private)
Unit #3	Occupied	\$625.00	Family Living Center (S8)
Unit #4	Occupied	\$625.00	Family Living Center (Private)
Total: \$2,500.00 Monthly			

Family Living Center: 3221 N. 25th St. Harlingen, TX 78550

Unit #201	Occupied	\$525.00	Family Living Center
Unit #202	Occupied	\$525.00	Family Living Center
Unit #203	Occupied	\$525.00	Family Living Center
Unit #204	Occupied	\$525.00	Family Living Center
Unit #205	Occupied	\$525.00	Family Living Center
Unit #206	Occupied	\$525.00	Family Living Center
Unit #207	Occupied	\$525.00	Family Living Center
Unit #208	Occupied	\$525.00	Family Living Center
Total: \$4,200.00 Monthly			

Monte Cristo: 22944 Monte Cristo Court Harlingen, TX 78550

Unit A	Occupied	\$825.00	Non-Profit (S8 family)
Unit B	Occupied	\$800.00	Non-Profit (Private)
Total: \$1,625.00 Monthly			

209 & 209 ½ E. Jackson St. Harlingen, TX 78550

Mr. Robert Chidester monthly rent of \$1,600.00 as of March 1, 2023. Mr. Jorge Garcia administers the business of Comic books and miscellaneous items. The business name is: "The Card Shop".

Total Monthly Revenue: \$11,300.00

Acreage

19.835 Acres on Washington	COCC
30.915 Acres on New Hampshire	COCC Mr.&Mrs. McLemore
10.11 Acres on Paloma	AMP Mr.&Mrs. McLemore

Total Revenues received for acreage

2019	\$2,705.02
2020	\$2,666.63
2021	\$2,666.63
2022	\$2,666.63

2023 Schedule of Board Meetings
For
The Harlingen Housing Authority (HHA)
and
The Harlingen Affordable Housing Corporation (Non-Profit)

Date	HHA or Non-Profit Meeting	Location	Time
Wednesday, January 18, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
Wednesday, February 15, 2023	HHA	Bonita Park 601 S. Rangerville Rd Harlingen, TX 78552	12:00 P.M.
Wednesday, March 15, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Friday, April 14, 2023	HHA Special	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, April 26, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
Wednesday, May 17, 2023	HHA	Sunset Terrace 1401 N. Sunset Dr. Harlingen, TX 78552	12:00 P.M.
Wednesday, June 21, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, July 19, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
August 2023 No Board Meeting Scheduled			
Wednesday, September 27, 2023	HHA Annual	Harlingen Convention Center 701 Harlingen Heights Dr. Harlingen, TX 78550	11:30 A.M.
	Non-Profit Annual		12:30 P.M.
Wednesday, October 18, 2023	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, November 15, 2023	HHA	Los Vecinos 702 S. M. St. Harlingen, TX 78550	12:00 P.M.
Wednesday, December 20, 2023	HHA	Le Moyne Gardens 3221 N. St. 25 th Harlingen, TX 78550	12:00 P.M.