



Harlingen Affordable Housing Corporation
 Board of Directors Meeting
 Wednesday, July 19, 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, July 19, 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 #2553 793 4880, Password:hha19 or join the video conference by phone at 408-418-9388, Password:44219.

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 April 26, 2023. (pg.3-5)
7. Presentation of New Construction on the 20 acres on Washington Street
 Presenters: Rudy Gomez Architect-Planner & Ray Sanchez Construction Administrator

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of May 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. Chief Executive Officer's Reports by Program Administrators and Coordinators:
 - a) Financial Report (Comparative Report)
By: Cynthia Lucio (pg.11-15)
 - b) Zero unpaid balances due for vacated unit accounts for the months of April, May, and June 2023.
By: Mary Prieto (pg.16-17)
2. Report on status of rental properties, update on the non-profit, and the future plans for expanding the affordable housing.
By: 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 East Tyler Ave., at the Harlingen Housing Authority, Administrative Building, 219 East 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, July 14, 2023, at least 72 hours preceding the scheduled time of said meeting.

Dated this 14th day of July 2023



Ariana Valle, Administrative Assistant

Harlingen Affordable Housing Corporation
Minutes of the Board of Directors Meeting
Wednesday, April 26, 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, April 26, 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, Irma Sánchez Peña, Carlos Muñiz, and Maria I. Borjas. Not present Bettina Elliott.

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 Coordinator, Patty Vega, Accounting Assistant/MIS Coordinator, Mary Prieto, Senior Property Manager, Nancy Garza, Admissions Coordinator, Norma Serino, Property Manager, Sarah Perrill, Accounting Clerk, Cynthia De La Fuente, Procurement Specialist/Property Manager, Hilda Benavides, Chief Executive Officer, Ariana Valle, Administrative Assistant Visitors/Guests, Alan Ozuna, Attorney, Raul Cruz, Computer Network Group.

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 JANUARY 18, 2023, BOARD OF DIRECTORS MEETING MINUTES.

After the Board reviewed them, President Perez entertained a motion to approve the January 18, 2023, Board of Directors meeting minutes. Vice-President Sánchez Peña made the motion to approve the January 18, 2023, Board of Directors meeting minutes. Motion was seconded by Director Muñiz and passed unanimously.

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 FOR THE MONTH OF FEBRUARY 2023 AS PRESENTED.

Chief Financial Officer Lucio told the Board that the Unaudited Financial Statement for the month of February 2023 was included in the board packets. Ms. Lucio reported as follows:

**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	\$3,451.88
Revenues over (Under) Expenditures	\$8,396.12
Cash reserves or funds transferred in	\$0.00

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

\$180,580.91

President Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of February 2023. Director Muñiz made the motion to approve the Unaudited Financial Statement for all accounts for the month of February 2023. Motion was seconded by Vice-President Sánchez Peña and passed unanimously.

III. OLD BUSINESS-NON-ACTION ITEMS

1. FINANCIAL REPORT

Director Muñiz asked are the comparatives year to date? Chief Financial Officer Lucio stated yes. Director Muñiz asked on the line-item total expenses amount has increased from last year? Chief Financial Officer Lucio stated yes, it is due to maintenance expense on the Washington property. Vice-President Sánchez Peña asked on the line-item total administrative expense has increased from last year? Chief Financial Officer Lucio stated it is due to annual board meeting expense and any administrative cost. After some discussion no other questions were asked. No action taken.

2. ZERO UNPAID BALANCES DUE FOR VACATED UNIT ACCOUNTS OF THE MONTHS OF JANUARY, FEBRUARY, AND MARCH 2023

Senior Property Manager Prieto informed the board there are zero unpaid balances due for vacated unit accounts of the month of January, February, and March 2023. No questions were asked, and no action taken.

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

Secretary Benavides informed the Board of Directors that her report was included in the board packet. Secretary Benavides informed the Board of Directors she will be reviewing scholarships for HAHC and Tenant Associations. Students will be awarded in May. 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 Commissioner Muñiz. Meeting was adjourned at 12:38 p.m.

Date: _____

President, Carlos Perez

Secretary, Hilda Benavides

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

May 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 May 2023**

	<u>Harlingen Affordable Housing Corporation</u>
Total Revenues	\$8,387.00
Total Expenditures	<u>\$3,385.61</u>
Revenues over (Under) Expenditures	<u><u>\$5,001.39</u></u>
Cash reserves or funds transferred in	\$0.00

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

\$200,744.10

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

	Harlingen Affordable Housing Corporation
Total Revenues	\$18,560.00
Total Expenditures	<u>\$7,630.16</u>
Revenues over (Under) Expenditures	<u><u>\$10,929.84</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:	3/31/2024	ACCOUNT			1 Month(s) Ended May 31, 2023	2 Month(s) Ended May 31, 2023	Budget	Variance
Revenue								
Rental Income								
Dwelling Rent		2 01 3110	5		6,539.00	13,784.00	13,600.00	184.00
Nondwelling Rental		2 01 3190	5		1,728.00	3,456.00	3,744.00	(288.00)
Total Rental Income					8,267.00	17,240.00	17,344.00	(104.00)
Other Income								
Other Income-Scholarship Donations		2 01 3690	5		0.00	1,000.00	833.32	166.68
Other Income - Misc Other Revenue		2 01 3690.1	5		120.00	320.00	833.32	(513.32)
Total Other Income					120.00	1,320.00	1,666.64	(346.64)
Total Revenue					8,387.00	18,560.00	19,010.64	(450.64)
Expenses								
Administrative Expense								
Nontechnical Salaries		2 01 4110	5		2,037.89	2,978.91	3,333.32	354.41
Legal Expense		2 01 4130	5		0.00	0.00	333.32	333.32
Accounting Fees		2 01 4170	5		0.00	0.00	250.00	250.00
Audit Fees		2 01 4171	5		0.00	0.00	250.00	250.00
Employee Benefits Cont - Admin		2 01 4182	5		154.25	121.83	0.00	(121.83)
Advertising and Marketing		2 01 4190.08	5		0.00	0.00	666.66	666.66
Publications		2 01 4190.11	5		7.10	7.10	0.00	(7.10)
Forms & Office Supplies		2 01 4190.17	5		1.13	1.13	0.00	(1.13)
Other Sundry Expense		2 01 4190.18	5		0.00	265.45	2,000.00	1,734.55
Administrative Contact Costs		2 01 4190.19	5		67.33	73.18	833.32	760.14
Total Administrative Expense					2,267.70	3,447.60	7,666.62	4,219.02
Tenant Services								
Resident Events / Education Expense		2 01 4220.1	5		0.00	0.00	500.00	500.00
Total Tenant Services					0.00	0.00	500.00	500.00
Utilities Expense								
Water		2 01 4310	5		0.00	0.00	16.66	16.66
Electricity		2 01 4320	5		70.24	108.49	516.66	408.17
Sewer		2 01 4390	5		0.00	0.00	16.66	16.66
Total Utilities Expense					70.24	108.49	549.98	441.49
Ordinary Maintenance and Operation								
Labor		2 01 4410	5		56.04	100.68	166.66	65.98
Materials		2 01 4420	5		0.00	0.00	500.00	500.00
Contract Cots-Extermination		2 01 4430.01	5		99.00	99.00	250.00	151.00
Contract Costs-Other Repairs		2 01 4430.03	5		575.00	575.00	4,694.00	4,119.00
Contract Costs-Other		2 01 4430.13	5		0.00	2,500.00	0.00	(2,500.00)
Garbage and Trash Collection		2 01 4431	5		0.00	0.00	16.66	16.66
Emp Benefit Cont - Maintenance		2 01 4433	5		4.02	7.34	0.00	(7.34)
Total Ordinary Maintenance and Operation					734.06	3,282.02	5,627.32	2,345.30
Protective Services								
Protective Services - Contract Costs		2 01 4480	5		70.38	140.76	250.00	109.24
Total Protective Services					70.38	140.76	250.00	109.24
General Expense								
Insurance -Property (Fire & EC)		2 01 4510.01	5		0.00	164.83	83.32	(81.51)
Insurance-Flood		2 01 4510.11	5		0.00	0.00	500.00	500.00
Insurance - Windstorm		2 01 4510.15	5		243.23	486.46	500.00	13.54
Transfer Funds COCC		2 01 4590.06	5		0.00	0.00	2,000.00	2,000.00
Scholarship Payments		2 01 4590.201	5		0.00	0.00	833.32	833.32
Total General Expense					243.23	651.29	3,916.64	3,265.35
Other Expenditures								
Property Better & Add-Contract Costs		2 01 7540.4	5		0.00	0.00	3,333.32	3,333.32
Operating Exp For Property - Contra		2 01 7590	5		0.00	0.00	(3,333.32)	(3,333.32)
Total Other Expenditures					0.00	0.00	0.00	0.00

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

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

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

Fiscal Year End Date:	3/31/2024	ACCOUNT	1 Month(s) Ended May 31, 2023	2 Month(s) Ended May 31, 2023	Budget	Variance
Total Expenses			<u>(3,385.61)</u>	<u>(7,630.16)</u>	<u>(18,510.56)</u>	<u>10,880.40</u>
Total Net Income (Loss)			<u>5,001.39</u>	<u>10,929.84</u>	<u>500.08</u>	<u>10,429.76</u>

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

May 2023

Comparative Income Statement with Graph

Comparative Balance Sheet with Graph



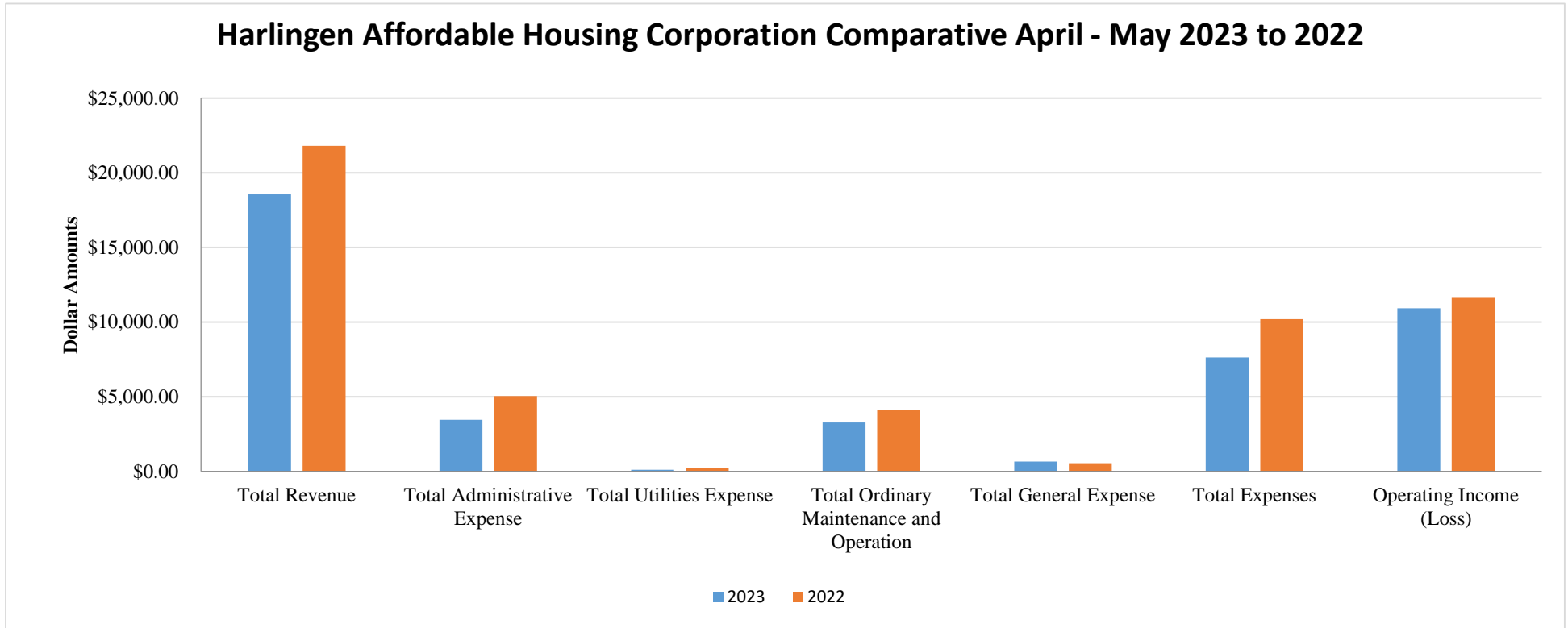
Housing Authority of the City of Harlingen
Comparative Income Statement
Affordable Housing

					Start: 04/01/2023	Start: 04/01/2022		
					End: 05/31/2023	End: 05/31/2022	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rent	2	01	3110	5	13,784.00	13,562.00	222.00	1.64 %
Nondwelling Rental	2	01	3190	5	3,456.00	3,456.00	0.00	0.00 %
Total Rental Income					17,240.00	17,018.00	222.00	1.30 %
Other Income								
Other Income-Scholarship Donat	2	01	3690	5	1,000.00	4,250.00	(3,250.00)	-76.47 %
Other Income - Misc Other Reve	2	01	3690.1	5	320.00	544.15	(224.15)	-41.19 %
Total Other Income					1,320.00	4,794.15	(3,474.15)	-72.47 %
Total Revenue					18,560.00	21,812.15	(3,252.15)	-14.91 %
Expenses								
Administrative Expense								
Nontechnical Salaries	2	01	4110	5	2,978.91	2,801.82	(177.09)	-6.32 %
Accounting Fees	2	01	4170	5	0.00	109.20	109.20	100.00 %
Employee Benefits Cont - Admin	2	01	4182	5	121.83	899.22	777.39	86.45 %
Publications	2	01	4190.11	5	7.10	0.00	(7.10)	0.00 %
Forms & Office Supplies	2	01	4190.17	5	1.13	0.00	(1.13)	0.00 %
Other Sundry Expense	2	01	4190.18	5	265.45	1,203.54	938.09	77.94 %
Administrative Contact Costs	2	01	4190.19	5	73.18	26.00	(47.18)	-181.46 %
Total Administrative Expense					3,447.60	5,039.78	1,592.18	31.59 %
Tenant Services								
Ten Services - Recreation Pubs	2	01	4220	5	0.00	(1,425.00)	(1,425.00)	100.00 %
Resident Events / Education Ex	2	01	4220.1	5	0.00	1,425.00	1,425.00	100.00 %
Total Tenant Services					0.00	0.00	0.00	0.00 %
Utilities Expense								
Electricity	2	01	4320	5	108.49	227.36	118.87	52.28 %
Total Utilities Expense					108.49	227.36	118.87	52.28 %
Ordinary Maintenance and Operation								
Labor	2	01	4410	5	100.68	193.93	93.25	48.08 %
Contract Cots-Extermination	2	01	4430.01	5	99.00	198.00	99.00	50.00 %
Contract Costs-Other Repairs	2	01	4430.03	5	575.00	3,150.00	2,575.00	81.75 %
Contract Costs-Other	2	01	4430.13	5	2,500.00	0.00	(2,500.00)	0.00 %
Contact Costs-Heating & Coolin	2	01	4430.17	5	0.00	551.50	551.50	100.00 %
Emp Benefit Cont - Maintenance	2	01	4433	5	7.34	44.26	36.92	83.42 %
Total Ordinary Maintenance and Operation					3,282.02	4,137.69	855.67	20.68 %
Protective Services								
Protective Services - Contract	2	01	4480	5	140.76	234.60	93.84	40.00 %
Total Protective Services					140.76	234.60	93.84	40.00 %
General Expense								
Insurance -Property (Fire & EC	2	01	4510.01	5	164.83	119.53	(45.30)	-37.90 %
Insurance - Windstorm	2	01	4510.15	5	486.46	433.74	(52.72)	-12.15 %
Total General Expense					651.29	553.27	(98.02)	-17.72 %
Total Expenses					(7,630.16)	(10,192.70)	2,562.54	-25.14 %
Net Income (Loss)					10,929.84	11,619.45	(689.61)	-5.48 %

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

Start: 04/01/2023	Start: 04/01/2022
End: 05/31/2023	End: 05/31/2022

Total Revenue	\$18,560.00	\$21,812.15
Total Administrative Expense	\$3,447.60	\$5,039.78
Total Utilities Expense	\$108.49	\$227.36
Total Ordinary Maintenance and Operation	\$3,282.02	\$4,137.69
Total General Expense	\$651.29	\$553.27
Total Expenses	\$7,630.16	\$10,192.70
Operating Income (Loss)	\$10,929.84	\$11,619.45

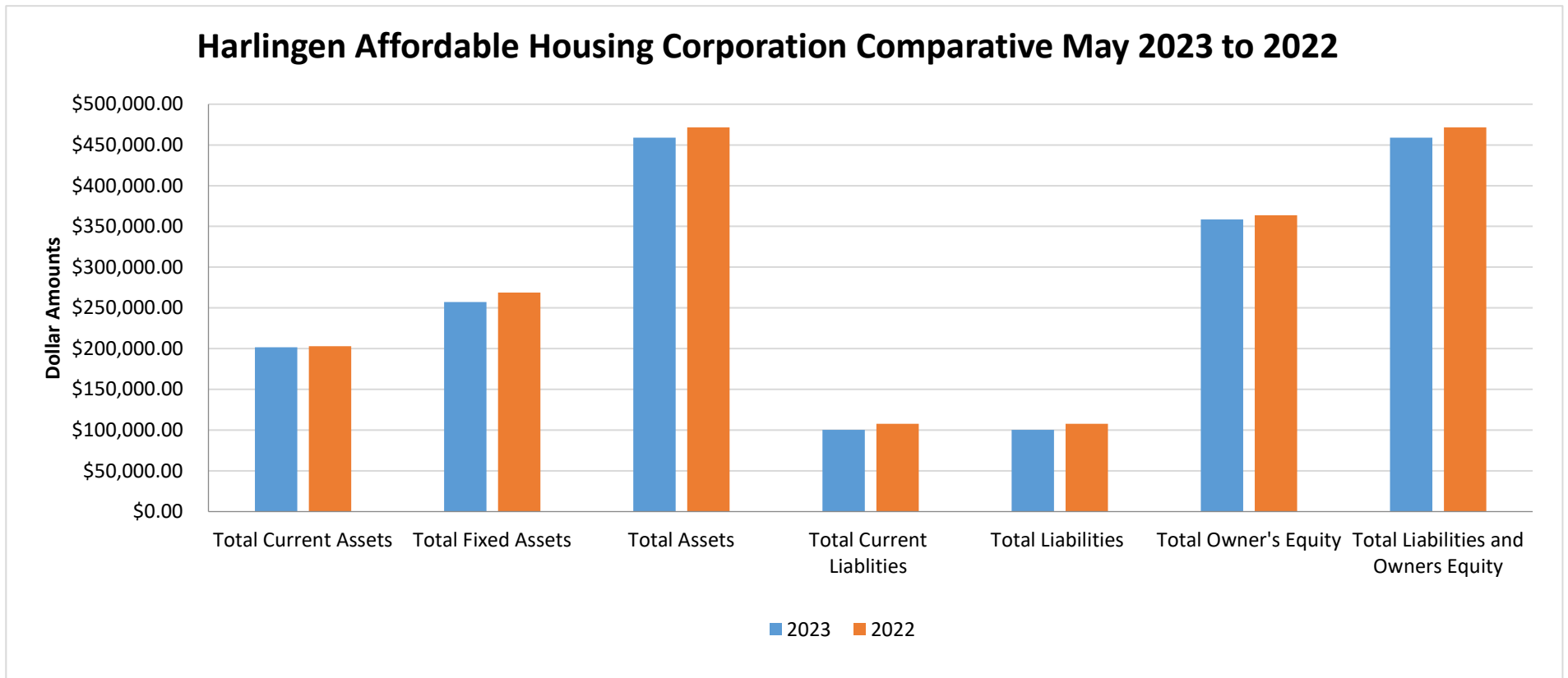


Housing Authority of the City of Harlingen
Comparative Balance Sheet
 Affordable Housing
 As of Date: 5/31/2023

				5/31/2023	5/31/2022	Variance
Assets						
Current Assets						
2	01	1111.12	0 AFH General Fund 1268	200,744.10	187,050.64	13,693.46
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	0.00	12,962.49	(12,962.49)
2	01	1129.03	0 A/R - AMP 3	0.00	329.19	(329.19)
2	01	1129.07	0 A/R - Voucher	50.00	2,065.40	(2,015.40)
2	01	1211	0 Prepaid Insurance	462.09	412.02	50.07
Total Current Assets				201,756.19	202,819.74	(1,063.55)
Fixed Assets						
2	01	1400.5	4 Accumulated Depreciation	(75,021.46)	(63,508.29)	(11,513.17)
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
Total Fixed Assets				257,158.76	268,671.93	(11,513.17)
Total Assets				458,914.95	471,491.67	(12,576.72)
Liabilities						
Current Liabilities						
2	01	2114	0 Tenant Security Deposits	3,575.00	3,225.00	350.00
2	01	2119.01	0 A/P - AMP 1	0.00	7,708.58	(7,708.58)
2	01	2119.06	0 A/P - COCC	89,446.07	89,380.63	65.44
2	01	2119.FLC	0 A/P - Family Living Center	7,333.50	7,333.50	0.00
Total Current Liabilities				100,354.57	107,647.71	(7,293.14)
Total Liabilities				100,354.57	107,647.71	(7,293.14)
Owner's Equity						
Owner's Equity						
2	01	2701	0 Net Capital Assets	268,671.93	268,671.93	0.00
2	01	2810	0 Unreserved Surplus	(35,416.52)	(35,416.52)	0.00
2	01	2841	0 Net Assets - Unrestricted	114,375.13	118,969.10	(4,593.97)
Total Owner's Equity				347,630.54	352,224.51	(4,593.97)
Net Income (Loss)				10,929.84	11,619.45	(689.61)
Total Owner's Equity				358,560.38	363,843.96	(5,283.58)
Total Liabilities and Owner's Equity				458,914.95	471,491.67	(12,576.72)
						0.00

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

	5/31/2023	5/31/2022
Total Current Assets	\$201,756.19	\$202,819.74
Total Fixed Assets	\$257,158.76	\$268,671.93
Total Assets	\$458,914.95	\$471,491.67
Total Current Liabilities	\$100,354.57	\$107,647.71
Total Liabilities	\$100,354.57	\$107,647.71
Total Owner's Equity	\$358,560.38	\$363,843.96
Total Liabilities and Owners Equity	\$458,914.95	\$471,491.67





BOARD OF DIRECTORS MEETING
 WEDNESDAY, JULY 19, 2023
 CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES
 DUE FOR VACATED UNIT ACCOUNTS FOR
 THE MONTHS OF APRIL-JUNE 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

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

DATE: July 1, 2023

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

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

Subject: Report for July 19, 2023, HAHC Board of Directors Meeting

TRAINING / CONFERENCES: Staff and I attended the HAVE-STR Conference, June 12 – 16, 2023 at South Padre Island, Texas. Focus of the Conference was on the new National Standard Physical Inspections Real Estate (NSPIRE). The HUD Inspectors will concentrate on the unit and the family’s living conditions inside and outside the unit. Three (3) of our graduating seniors were recognized and awarded Scholarships at the Luncheon on Tuesday, June 13, 2023. Pictures were shared in the weekly board reports. HUD San Antonio Field office video and conference calls are held monthly for HCV/S8 utilization & lease up and public housing occupancy. All HUD meetings are through Microsoft Teams and are held the 2nd Thursday of every month. 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 up to receive training on 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 award eight (8) graduating seniors’ scholarships. Students will be recognized at our July Regular Board Meeting and will also be featured on our quarterly newsletter.

EXPANDING AFFORDABLE HOUSING: Our plan of action is to develop affordable housing for veterans, elderly, and disabled families on the 20 acres on Washington Street. We want to start the project in the next 2 to 3 years. We continue to meet with Mr. Rudy Gomez and Ray Sanchez to finalize our plans of building 20 to 25 (1 & 2 bedroom) units, starting with Phase 1, continuing with Phase 2 & 3.

SUMMARY OF RENTAL PROPERTIES:**Sonesta Duplex: 802 & 806 Sonesta Drive Harlingen, TX 78550**

Unit #802	Occupied	\$700.00	Non-Profit (S8 family)
Unit #806	Occupied	\$700.00	Non-Profit (S8 family)
			Total: \$1,400.00 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: \$11,325.00

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.