

## Harlingen Housing Authority

## Newsletter

HUD Recognized "High Performer"

## WISHING YOU A PROSPEROUS &amp; JOYOUS 2024!

***"What Christmas Means to me in Harlingen, Texas"*** is a Christmas card activity that encourages students that attend our Family Learning Centers to think about the meaning of Christmas and express themselves through artwork, drawings, and quotes. Some of these drawings and quotes are selected and utilized as our Agency's Christmas Cards. Student's artwork, drawings and quotes that are selected and featured as the Harlingen Housing Authority Christmas Cards receive a gift card. What Christmas Means to me in Harlingen, Texas quotes are listed below and will be displayed in this Newsletter.

***"Christmas is important to me because it is Jesus's Birthday and I get to spend time with my family."***  
Dhanía Arellano, age 9, Los Vecinos Apartments

***"What Christmas means to me is warm feelings of being together as a family."*** Eva Lee García, age 16,  
Le Moyne Gardens Apartments

***"Christmas means to me to spend time with my family because we talk, laugh, open presents, and put up the tree together."*** Ja'Hennyssy L. Hinojosa, age 10, Sunset Terrace Apartments

***"What Christmas means to me is going to my Grandma's house and eating pozole and tamales together."***  
Alexis Reyna, age 17, Le Moyne Gardens Apartments

***"What Christmas means to me is to make memories with our family. Christmas is a time when family can come together and catch up on everything they did during the year. We enjoy the good food that our mother makes and enjoy the rest of the night."*** Roy Salceda, age 18, Bonita Park Apartments

***"Christmas means a time of warmth and closeness to me. It is a season when the air is filled with a sense of joy and goodwill. The twinkling lights and festive decorations bring a special magic to the world, reminding us of the importance of family, love, and gratitude. It's a time to gather with loved ones, share laughter, stories and exchange thoughtful gifts."*** Liliana Salazar, age 17, Bonita Park Apartments

***"Christmas is a fun time to be with family. The holiday cheer, the beautiful lights and the delicious sweet like candy canes makes Christmas worthwhile, and the best part are the Gifts! All wrapped up in bright colors in all different shapes and sizes, you'll never know what to expect. Merry Christmas!"*** Isai Roman Villaseñor, age 18,  
Los Vecinos Apartments

Please visit our website at [www.harlingenha.org](http://www.harlingenha.org) for the latest news about our Agency.  
Wishing everyone a Happy New Year!

Sincerely,



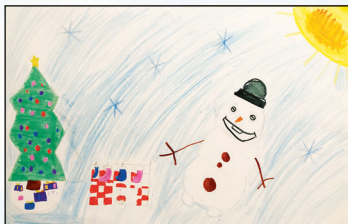
Hilda Benavides  
Chief Executive Officer



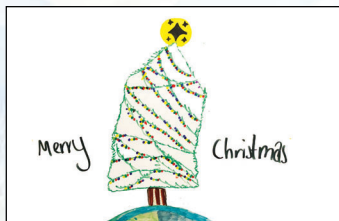
# WHAT CHRISTMAS MEANS TO ME IN HARLINGEN, TEXAS



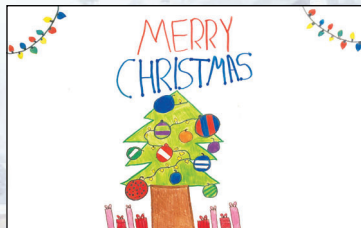
Liliana Salazar, age 17,  
Bonita Park Apartments



Ja'Hennessy L. Hinojosa, age 10,  
Sunset Terrace Apartments



Dhania Arellano, age 9,  
Los Vecinos Apartments



Roy Salceda, age 18,  
Bonita Park Apartments



Alexis Reyna, age 17,  
Le Moyne Gardens Apartments



Eva Lee Garcia, age 16,  
Le Moyne Gardens  
Apartments



Isai Roman Villasenor, age 18,  
Los Vecinos Apartments

# HHA EMPLOYEE SERVICE AWARDS



January,  
February,  
March

*"Good afternoon, everyone.*

*From the bottom of my heart, I want to express my gratitude for this wonderful award. I can only express my sincere thanks to each one of you. I am honored and blessed to be part of a great agency. With my peers' continued support and encouragement, I can accomplish much more.*

*With great appreciation, thank you to the Board of Commissioners, Ms. Benavides and staff."*

Thank you,  
Elva Mares

Admissions Specialist and Intake Coordinator/Inspector.



October,  
November,  
December

**CYNTHIA DE LA FUENTE**

*"Good afternoon, everyone.*

*Thank you, Board of Commissioners and Ms. Benavides, for recognizing my hard work and dedication to the agency. I appreciate the support I receive from my co-workers and the continued guidance from my supervisors.*

*I am blessed to work with a great team and Agency."*

Thank you,  
Cynthia De La Fuente  
Procurement Specialist and Property Manager



# HARLINGEN HOUSING AUTHORITY BOARD OF COMMISSIONERS



MAYOR

**Norma Sepulveda**



CHIEF EXECUTIVE OFFICER

**Hilda Benavides**



CHAIRPERSON

**Carlos "Charlie" Perez**



VICE-CHAIRPERSON

**Irma Sánchez Peña**



COMMISSIONER

**Maria I. Borjas**



COMMISSIONER

**Carlos Muñoz**



COMMISSIONER

**Bettina Elliott**



# ATTENTION 2024 High School Graduating *SENIORS!*

Scholarships are available!

## Eligibility Criteria:

Must be a Harlingen Housing Authority participant (Public Housing or HCV/S8)

For Information contact:

Cristella Chavez, Counselor, [cristella.chavez@hcisd.org](mailto:cristella.chavez@hcisd.org)

Sandra Gonzalez, Counselor, [sandra.gonzalez@hcisd.org](mailto:sandra.gonzalez@hcisd.org)

# FIVE YEAR AND ANNUAL PLAN FOR THE HARLINGEN HOUSING AUTHORITY CAPITAL FUNDS MONEY



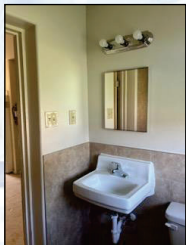
**Senior Property  
Manager:  
Mary Prieto**

2023 has come and gone, and future planning is in the works. On December 6, 2023, the Harlingen Housing Authority's Five Year and Annual Plan Public Hearing was held at Le Moyne Gardens.

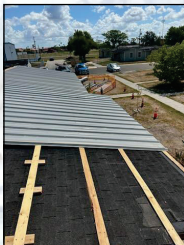
This year's annual update is a part of the Five-Year Plan (2024-2028). The plan was updated with information that was gathered from every department including the Accounting Department, Housing Choice Voucher, Low Rent, and from the residents of the Housing Authority. The update consists of planning goals and achievements. The plan will be submitted to the Department of Housing and Urban Development (HUD).

The funding has increased in the last few years for capital funds; in 2020 we received \$1,230,982.00, in 2021 we received \$1,292,228.00, in 2022 we received \$1,600,572.00, and in 2023 we received \$1,623,362.00. The future proposed budgets are being estimated with the last amount funded, \$1,623,362.00.

The Five Year and Annual Plan ensures that the agency follows its Mission and Vision statements which is to provide safe, decent, sanitary, and affordable housing for families in our Harlingen Community.



*Bathroom remodel at  
Le Moyne Gardens*



*Metal roofing project at  
Le Moyne Gardens*



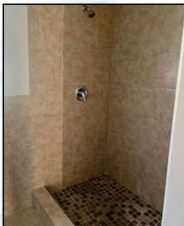
*New kitchen cabinets  
at Bonita Park*



*New flooring at Los Vecinos  
Community Center*



*New windows at  
Los Vecinos*



*Shower remodel at  
Le Moyne Gardens*



*Street repairs at Los Vecinos*

# HARLINGEN



Housing Authority

## ATTENTION

### Public Housing Residents

(Los Vecinos, Bonita Park, Sunset Terrace, Aragon, Arroyo Vista, and Le Moyne Gardens)

### Parking Permits are required



**Towing is enforced**

**as of February 1, 2024**

**For more information, contact your  
Apartment Management Team**

**956-423-2521**

**(dial 7 for Public Housing)**

**THANK YOU  
IN ADVANCE FOR YOUR COOPERATION!**



EQUAL HOUSING  
OPPORTUNITY

## LOS VECINOS APARTMENTS



*Property Manager:*  
**Norma Serino**

The holiday season is approaching in the blink of an eye!!!! Families prepare themselves by decorating their homes, spending time with their loved ones, and best of all enjoying the food which includes: tamales, menudo, and champurrado. Families are excited to have their children at home, resting and enjoying family quality time.

On November 9, 2023, the Harlingen Housing Authority celebrated Mr. Ferretiz 100th Birthday. We had coffee and sweet bread to celebrate (conchas-are his favorite). He was gifted with a \$ 25.00 gift card from HEB and a fan. On November 15, 2023, Ms. Hilda Benavides, Chief Executive Officer, presented the Board of Commissioners a letter congratulating Mr. Carlos Ferretiz on

his 100th birthday. The Board of Commissioners signed the letter and sent well wishes to Mr. Ferretiz. On December 1, 2023, Mr. Ferretiz was presented with a letter wishing him a blessed 100th birthday from the Harlingen Housing Authority staff and Board of Commissioners.

December is the month of giving. The Los Vecinos community, with the help of the Harlingen Police Department, ensured that every child received a toy for Christmas, dolls, hot wheels, stuffed toys, and more. This brought smiles to children's faces as they opened their gifts on Christmas morning. Thank you to our Courtesy Police Officer, Robert Mendiola that helps keep our community safe.

Thank You Harlingen Police Department!

As 2024 approaches, the Los Vecinos Community would like to remind the residents that the 2023 Parking Permits expired December 31, 2023. Please stop by our office during our business hours from 8:30 am - 4:30 pm with supporting documents to renew.

**Lastly, the Los Vecinos Community would like to wish everyone a Merry Christmas and Happy New Year! Stay safe during the holidays.**

### Reminders:

- The 2024 Parking permits are available
- Your vehicle state registration stickers must be current; otherwise, the parking permit is not valid; for more information, please stop by the Los Vecinos office
- Towing is enforced
- Smoke-Free Housing is in full effect nationwide
- Yard Cutting and Pest Control are done monthly, please check your calendars for dates
- All visitors must be registered at the Los Vecinos office



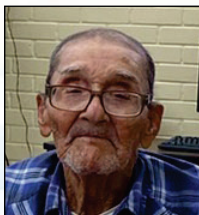
*Assistant  
Property Manager:*  
**Diana Cheramie**



*In House Courtesy Officer:*  
**ROBERT MENDIOLA**

# Happy 100<sup>th</sup> Birthday!

**CARLOS FERRETIZ**



Carlos Ferretiz and his caregiver.



Los Vecinos Staff and Hilda Benavides, CEO, joined in the celebration.

## IGLESIA BAPTISTA LOS VECINOS CHRISTMAS EVENT





*Procurement Specialist/  
Property Manager:*  
**Cynthia De La Fuente**

## BONITA PARK, ARAGON & ARROYO VISTA COURT APARTMENTS

The holidays are here, and Bonita Park staff is full of cheer! May the good times and treasures of the present become the golden memories of tomorrow. Wishing everyone lots of love, joy, and happiness. Happy Holidays!

On November 16, 2023, the Bonita Park Tenant Association and management hosted an Elderly Thanksgiving Luncheon. Thank you to the residents that donated canned goods, sodas, pie, and so much more that made this event possible. With the donations, we were able to serve a delicious turkey plate to our elderly at Bonita Park. Their smiles and thanks made our day!

As the holiday break approaches with time to enjoy and relax at home, we would like to remind all the residents of our Little Free Library located in front of the Bonita Park office. We encourage reading for all children and teens, don't forget to stop by and pick up a book to enjoy! As we continue with our partnership with the Book Rich Environment (BRE), we continue to post story time on our Facebook page once a month, don't forget to tune in!

The Tenant Association has recently conducted a Scholarship Loteria Fundraiser & Home Goodies Raffle to raise funds for our upcoming graduates. The Loteria was held and conducted on January 4th, 2024! Stop by and join the association for a few games.

As 2024 makes its way, we would like to remind residents the Parking Permits expired December 31, 2023. Please stop by the office during office hours with supporting documents to renew.

- Proof of ownership of vehicle (title, receipt from dealership, state registration, etc.)
- Notarized bill of sale or statement (Only if vehicle is not under your name)
- Proof of insurance for the vehicle



### Reminders:

- Visit bulletin boards located in front of the office for all up-to-date information
- Smoke-Free Housing is in effect nationwide, Federal Law
- All visitors must be registered at the Bonita Park office to ensure a safe and enjoyable stay
- Rent payments can be made via Money Order, Check, or Online at [www.rentpayment.com](http://www.rentpayment.com)
- Pest Control is conducted every second Wednesday of the month for Bonita Park and every second Monday for Aragon/Arroyo Vista



*Assistant  
Property Manager:*  
**Evelyn Castillo**



**In House Courtesy Officer:  
DETECTIVE ROY YANEZ**



Bonita Park resident  
Tomas Montealvo



Bonita Park resident  
Celia Fernandez



Toys for Tots distribution at Bonita Park with Harlingen Police Department



**Senior  
Property Manager:  
Mary Prieto**



**Public Housing  
Clerk:  
Maria Mejia**

## LE MOYNE GARDENS APARTMENTS

Merry Christmas! We hope each of our wonderful residents enjoy the holidays with family and friends.

Le Moyne has been busy, busy, busy, hosting meetings and events. We had the pleasure of hosting the HCV/S8 Landlord conference in November 2023. Ms. Diana Perez, HCV/Section 8 Program and Admissions Administrator and her team conducted a well-organized meeting. In December 2023, the Five Year and Annual Plan Public Hearing was held. We also hold Tenant Association meetings twice a month and invite guest speakers. On January 23, 2024, we plan to have the quarterly Crime Prevention meeting at 3:00 p.m. at the Le Moyne Gardens Family Learning Center. We hope to see you there!

The Harlingen Police Department (HPD) worked diligently to provide toys to all families with children in our community. It's heartwarming to see children go home with a smile on their face with their new toy. Talking about the police department, do not forget ... we have two In-House Courtesy Police Officers, Mr. Christian De Los Santos and Mr. Orlando Gonzales that continue to help keep our community safe. We are very fortunate to have them in our community. You can meet and greet the officers at our quarterly Crime Prevention meetings. Thank you HPD and the Boys and Girls Club!

The Boys and Girls Club of Le Moyne Gardens was extremely honored to host a toy giveaway from Aileen Avikova and her team at Enchanted Fairies Magical Fine Art Portraiture. She and her team distributed toys to all the

children living at Le Moyne Gardens. Ms. Avikova fondly remembers the kindness she and her family received years ago while living in low-rent housing. Thank you so much for your donation. Your generosity means everything to the community we serve and to us. None of our success would be possible without generous individuals like you. Thank you again for your commitment and kindness.

Fun activities are coming in January 2024 at the Le Moyne Gardens Family Learning Center. They help with homework assignments and other projects. Make sure to scan the QR code on your monthly calendar to see what fun activities the Master Teacher and Student Mentors have in store for your child. The counselors Ms. Sandra Gonzalez and Ms. Cristella Chavez can help your graduating senior apply for much needed scholarships. We encourage you to visit the Le Moyne Gardens Family Learning Center for more information.

Speaking of scholarships, I'd like to thank the Tenant Association for raising money for the Le Moyne Gardens Tenant Association Scholarship fund. Ms. Idolina Garcia, Ms. Alejandra Galvan, Ms. Belinda Vega, and Ms. Raquel Avila raised a total of \$230.00 for deserving graduates from Le Moyne Gardens. Thank you, ladies, for raising the funds and investing in our children!

Finally, the staff at Le Moyne Gardens would like to wish every one of our wonderful residents a Merry Christmas and a Happy New Year!

## Reminders:

- The 2023 Parking permits expired December 31, 2023. The 2024 Parking permits are available at the office.
- The Spectrum Internet fee is \$25.00 starting January 1, 2024.
- Pest Control non-compliance is a violation, the penalty fee is \$25.00.
- Rent is due the 1st of the month no later than the 5th, the late fee is \$25.00.
- Overnight visitors/guest must be registered at the Le Moyne Gardens office.
- Towing is enforced.



**Assistant  
Property Manager:  
Eneida Alonso**



**Assistant  
Property Manager:  
Stephanie Garcia**



**In House Courtesy Officer:  
CHRISTIAN DE LOS SANTOS**



**In House Courtesy Officer:  
ORLANDO GONZALES**

# BOYS AND GIRLS CLUB CHRISTMAS EVENT



Hilda and Gerald Gathright, Mayor Norma Sepulveda, and Enchanted Fairies Dan Gutier and Aileen Avikova



## SUNSET TERRACE APARTMENTS



*Procurement Specialist/  
Property Manager:*  
**Cynthia De La Fuente**

Happy Holidays from the Sunset Terrace Staff.

***"We all know that Christmas is not just about presents, or the lights in trees ... It's about family. It's about friends. It's about love."*** Author unknown.

In partnership with the Harlingen Police Department and Toys for Tots, the children at Sunset Terrace received a Christmas gift. Thank you to everyone in the community who made this a very special day for the children.

The Sunset Terrace Learning Center is open Monday-Thursday from 4:30 p.m. to 7:30 p.m. Mrs. Aguirre, master teacher and student mentors are available to help children with one-on-one tutoring. Children also have access to computers, Wi-Fi and many books to read.

We strongly encourage all our residents to stay active in our community and attend the monthly Tenant Association meetings. Meetings are held every 2nd and 4th Wednesday of the month. Topics vary from Sunset Terrace Scholarship to fundraisers and activities. If you have any questions or want to be a part of the Association, please contact the Sunset Terrace Management.

The office at Sunset Terrace is open from 8:30 a.m. to 12:00 p.m. (Monday, Wednesday and Friday) Tenant Calendars are distributed monthly to inform you of happenings at your community. Important phone numbers, pest control dates, and inspection dates are listed. Post the calendar on your refrigerator to help keep you informed.

The staff at Sunset Terrace would like to wish you and your family a Merry Christmas and Happy New Year!

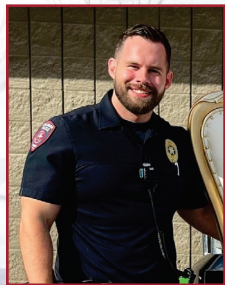


*Assistant  
Property Manager:*  
**Evelyn Castillo**



### *Reminders:*

- The 2023 Parking permits expired December 31, 2023. The 2024 Parking permits are available at the office
- The Spectrum Internet fee is \$25.00 starting January 1, 2024
- Rent is due the 1st of the month no later than the 5th, the late fee is \$25.00
- Overnight visitors/guest must be registered at the Sunset Terrace office
- Towing is enforced to keep residents safe



*In House Courtesy Officer:*  
**DETECTIVE OSCAR FREITAG**



# HOUSING CHOICE VOUCHER / SECTION 8 PROGRAM (HCV/S8)

## SUMMARY OF HCV/S8 PROGRAM ANNUAL LANDLORD AND HOMEOWNERSHIP CONFERENCE

The Harlingen Housing Authority held its Annual HCV/Section 8 Landlord and Homeownership conference on November 04, 2023. It was held at Le Moyne Gardens Apartments located at 3221 N. 25th Street, Harlingen, TX 78550.

This year we had several presenters who brought very helpful information to our landlord and tenants. We started off with Ms. Cynthia Lucio, our Chief Financial Officer, giving the invocation and the pledge of allegiance. Ms. Diana Perez, HCV/Section 8 Program & Admissions Administrator, welcomed everyone and had visitors and staff introduce themselves.

Our first presenter was Ms. Diana Perez, HCV/S8 Program Administrator who talked about inspections. She reviewed the inspection packet, House-keeping Policy, and inspection check list. She elaborated on smoke detectors and carbon monoxide detectors. She also mentioned rental increases. Landlords should start submitting them for 2024.

For more information, please contact the HCV/S8 and Admissions Staff:

**Diana Perez**, HCV/S8 and Admissions Administrator

956-423-2521 ext. 126

[dperez@harlingen-ha.com](mailto:dperez@harlingen-ha.com)

**Nancy Garza**, Admissions Coordinator

956-423-2521 ext. 133

[ngarza@harlingen-ha.com](mailto:ngarza@harlingen-ha.com)

**Natalie Arcos**, Eligibility Specialist

956-423-2521 ext. 113

[narcos@harlingen-ha.com](mailto:narcos@harlingen-ha.com)

**Yvonne Latour**, Eligibility Specialist

956-423-2521 ext. 132

[ylatour@harlingen-ha.com](mailto:ylatour@harlingen-ha.com)

**Elva Mares**, S8 Intake Coord./Inspector/Admissions Specialist

956-423-2521 ext. 117

[emares@harlingen-ha.com](mailto:emares@harlingen-ha.com)

**Anita Maldonado**, Section 8 Intake Coordinator

956-423-2521 ext. 114

[anavarro@harlingen-ha.com](mailto:anavarro@harlingen-ha.com)



Eligibility  
Specialist:

**Natalie Arcos**



Eligibility  
Specialist:

**Yvonne Latour**



Admissions  
Coordinator:  
**Nancy Garza**



Section 8 Intake Coordinator /  
Inspector / Admissions Specialist:  
**Elva Mares**



Section 8  
Intake Coordinator:  
**Anita Maldonado**

# ANNUAL HCV / SECTION 8 LANDLORD CONFERENCE



# SPECTRUM HIGH-SPEED INTERNET



improve your web experience

As of January 1, 2024, the Harlingen Housing Authority will charge a \$25.00 monthly fee for Spectrum High Speed Internet per household. The fee is due the 1st of each month and no later than the 5th of each month. Only checks, money orders and online payments will be accepted. No Cash.



Online payments can be processed at  
[www.rentpayment.com](http://www.rentpayment.com)



The Harlingen Housing Authority is committed to the safety and well-being of everyone we serve.



**HARLINGEN**



Housing Authority

# **ATTENTION**

## **LOS VECINOS RESIDENTS**

**Street Construction**  
**at Los Vecinos Apartments continues**  
**Contractors may work on Saturdays**

**Possible interruption of water service may occur**

**Please contact the Los Vecinos Management Team for further  
information at (956) 423-6213 ext. 401 or ext. 402**

**THANK YOU**  
**IN ADVANCE FOR YOUR COOPERATION!**



# Harlingen Housing Authority Newsletter

P.O. Box 1669 • Harlingen, Texas 78551  
Phone: (956) 423-2521 • Fax: (956) 425-0455

Aragon Apartments  
1810 & 1814 Aragon Drive  
**956-423-2341**

Arroyo Vista Court Apartments  
505 Arroyo Vista Court  
**956-423-2341**

Bonita Park Apartments  
601 South Rangerville Road  
**956-423-2341**

Le Moyne Gardens Apartments  
3221 North 25th Street  
**956-425-4248**

Los Vecinos Apartments  
702 South M Street  
**956-423-6213**

Sunset Terrace Apartments  
1401 North Sunset Drive  
**956-423-7353**

*The Harlingen Housing Authority Newsletter informs residents of current and upcoming events and enhances communication between residents, the Harlingen Housing Authority staff, and friends of the Authority.*

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Editor: Mary Prieto

## HHA Staff

Hilda Benavides	Maria Mejia
Eneida Alonso	Jose Montoya
Natalie Arcos	Diana Perez
Evelyn Castillo	Sarah Perrill
Diana Cheramie	Mary Prieto
Cynthia De La Fuente	Norma Serino
Christian Galdamez	Ariana Valle
Stephanie Garcia	Patricia Vega
Nancy Garza	Jose Zepeda
Melissa Guajardo	
Yvonne Latour	
Carlos Lopez	
Cynthia Lucio	
Anita Maldonado	
Elva Mares	

## HARLINGEN



Housing Authority

## Thanks

Hilda Benavides  
Chief Executive Officer

### BOARD OF COMMISSIONERS:

Carlos "Charlie" Perez  
Chairperson  
Irma Sánchez Peña  
Vice-Chairperson  
Carlos Muñoz  
Maria I. Borjas  
Bettina Elliott

### SPECIAL THANKS:

The Honorable  
Norma Sepulveda,  
Mayor  
City of Harlingen

### Boys and Girls Club

Executive Director:  
Gerald Gathright

### Family Learning Centers Staff:

**Sylvia Gonzalez**  
Family & Community Engagement  
(FACE) Director  
Bonita Park  
**Norma Cavazos, HCISD Master Teacher**  
Sunset Terrace  
**Julia Aguirre, HCISD Master Teacher**  
Le Moyne Gardens  
**Jesse Leal, HCISD Master Teacher**  
Los Vecinos  
**Connie Cano, HCISD Master Teacher**  
HHA & HCISD Counselors  
**Cristella Chavez,**  
**Sandra Gonzalez**

### Tenant Association Representatives:

Bonita Park  
**Ana Tovar**  
Le Moyne Gardens  
**Maria Garza**  
Sunset Terrace  
**Vacant**  
Los Vecinos  
**Maria Gutierrez**