



Harlingen Affordable Housing Corporation
 Board of Directors Meeting
 Wednesday, April 17, 2024, at 12:30 p.m.
 At the Administrative Building
 219 East 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 17, 2024, at 12:30 p.m. at the Administrative Building, 219 East 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 #2557 774 5683, Password: hha17 or join the video conference by phone at 408-418-9388, Password: 44217.

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. Board 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 Staff, Guests, and Visitors – Ariana Valle
5. Public Comments – Ariana Valle
6. Consider and take action to approve the Minutes of the Board of Directors Meeting of January 17, 2024. (pg.3-5)

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for all accounts for the month of February 2024 and to take action to approve the Unaudited Financial Statement as presented.
 Presenter: Cynthia Lucio (pg.6-10)
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the months of January, February, and March 2024 as presented.
 Presenter: Mary Prieto (pg.11-12)

III. OLD BUSINESS-NON-ACTION ITEMS

1. Chief Executive Officer Reports by Program Administrators and Coordinators:
Financial Report (Comparative Report)
By: Cynthia Lucio (*pg. 13-18*)
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. 19-21*)

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 Avenue, 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, April 12, 2024, at least 72 hours preceding the scheduled time of said meeting.

Dated this 12th day of April 2024



Ariana Valle, Administrative Assistant

Harlingen Affordable Housing Corporation
Minutes of the Board of Directors Meeting
Wednesday, January 17, 2024, at 12:30 p.m.
At the Administrative Building
219 East Jackson Street, Harlingen, Texas 78550

I. OPENING

President Perez called the meeting to order on Wednesday, January 17, 2024, at 12:31 p.m. at the Administrative Building, 219 East Jackson Street, Harlingen, Texas 78550. 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. Board members with a conflict of interest cannot participate in the discussion nor vote on the agenda item.” Attorney Alan Ozuna asked the board of directors are there any known conflicts of interest to disclose at this time? There were no conflicts of interest to disclose.

ADMINISTER OATH OF OFFICE TO INCOMING BOARD OF DIRECTOR

Alan Ozuna, Attorney reappointed and administered the oath of office to Board of Director, Maria Ines Borjas.

ROLL CALL/DETERMINATION OF A QUORUM

President Perez determined a quorum was present consisting of Carlos Perez, Bettina Elliott, Irma Sánchez Peña, Carlos Muñiz and Maria I. Borjas.

INTRODUCTION OF STAFF, GUESTS, AND VISITORS

President Perez suggested to skip introduction of staff, guests, and visitors. The Board agreed. Present at the meeting were: Cynthia Lucio, Chief Financial Officer, Diana Perez, HCV/Section 8 & Admissions Administrator, Patty Vega, Accounting Assistant/MIS Coordinator, Melissa Guajardo, HR/Accounting Coordinator, Mary Prieto, Senior Property Manager, Sarah Perrill, Accounting Clerk, Cynthia De La Fuente, Procurement Specialist/Property Manager, Norma Serino, Property Manager, Anita Maldonado, HCV/S8 Intake Coordinator/Inspector, Elva Mares, HCV/S8 Intake Coordinator/Inspector/Admissions Specialist, Hilda Benavides, Chief Executive Officer, Ariana Valle, Administrative Assistant, Visitors/Guests, Alan Ozuna, Attorney, Jay Garcia, 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 ANNUAL BOARD OF DIRECTORS MEETING MINUTES OF SEPTEMBER 27, 2023.

After the Board reviewed them, President Perez entertained a motion to approve the Annual Board of Directors meeting minutes of September 27, 2023. Director Muñiz made the motion to approve the Annual Board of Directors meeting minutes of September 27, 2023. Motion was seconded by Vice-President Sánchez Peña and passed unanimously.

II. NEW BUSINESS

1. PRESENTATION OF UNAUDITED FINANCIAL STATEMENT FOR ALL ACCOUNTS FOR THE MONTH OF NOVEMBER 2023 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 2023 was included in the agenda packet. She reported as follows:

Harlingen Affordable Housing Corporation		
Summary of Revenues & Expenditures		
For the Month Ended Nov. 2023		
	Harlingen Affordable Housing Corporation	
Total Revenues	\$8,506.00	
Total Expenditures	\$10,694.23	
Revenues over (Under) Expenditures	<u>(\$2,188.23)</u>	
Cash reserves or funds transferred in	\$2,188.23	
Bank Balance Nov. 2023		
Harlingen Affordable Housing Corporation		
	\$178,991.34	

Vice-President Sánchez Peña asked how are the expenditures determined? Chief Financial Officer Lucio stated it is determined by historical data from past expenditures. After some discussion no other questions were asked. President Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of November 2023. Director Elliott made the motion to approve the Unaudited Financial Statement for all accounts for the month of November 2023. Motion was seconded by Vice-President Sánchez Peña and passed unanimously.

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
 - b) Zero unpaid balances due for vacated unit accounts for the months of September, October, November, and December 2023.
By: Mary Prieto
2. Report on status of rental properties, update on the non-profit, and the future plans for expanding the affordable housing.
By: Hilda Benavides

Chief Executive Officer Benavides informed the Board of Directors that the reports were included in the board packets. President Perez asked which is the newest built development for Public Housing? Chief Executive Officer Benavides stated the Sunset Terrace Apartments. Vice-President Sánchez Peña asked are there any specific lenders for Housing Authorities for building construction? Chief Executive Officer Benavides stated yes. After some discussion there were no other questions asked.

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 12:48 p.m.

Date: _____

President, Carlos Perez

Chief Executive Officer, Hilda Benavides

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

February 2024

Summary of Revenues & Expenditures

Bank Balance

Summary of Year-to-Date Revenues & Expenditures

Budgeted Income Statement



**Harlingen Affordable Housing Corporation
Summary of Revenues & Expenditures
For the Month Ended February 2024**

	<u>Harlingen Affordable Housing Corporation</u>
Total Revenues	\$7,658.00
Total Expenditures	<u>\$7,146.47</u>
Revenues over (Under) Expenditures	<u><u>\$511.53</u></u>
Cash reserves or funds transferred in	\$0.00

**Bank Balance February 2024
Harlingen Affordable Housing Corporation**

\$187,168.20

Harlingen Affordable Housing Corporation
Summary of Year-to-Date Revenues & Expenditures
For the Month Ended February 2024

	<u>Harlingen Affordable Housing Corporation</u>
Total Revenues	\$101,965.63
Total Expenditures	<u>\$68,888.22</u>
Revenues over (Under) Expenditures	<u><u>\$33,077.41</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 February 29, 2024	11 Month(s) Ended February 29, 2024	Budget	Variance	Variance %		
Revenue									
Rental Income									
Dwelling Rent	2	01	3110	5	5,120.00	71,943.00	74,800.00	(2,857.00)	-3.82 %
Nondwelling Rental	2	01	3190	5	1,728.00	22,674.63	20,592.00	2,082.63	10.11 %
Total Rental Income					6,848.00	94,617.63	95,392.00	(774.37)	-0.81 %
Other Income									
Other Income-Scholarship Donations	2	01	3690	5	50.00	2,653.00	4,583.26	(1,930.26)	-42.12 %
Other Income - Misc Other Revenue	2	01	3690.1	5	760.00	4,695.00	4,583.26	111.74	2.44 %
Total Other Income					810.00	7,348.00	9,166.52	(1,818.52)	-19.84 %
Total Revenue					7,658.00	101,965.63	104,558.52	(2,592.89)	-2.48 %
Expenses									
Administrative Expense									
Nontechnical Salaries	2	01	4110	5	1,980.63	20,347.86	18,333.26	(2,014.60)	-10.99 %
Legal Expense	2	01	4130	5	0.00	1,007.50	1,833.26	825.76	45.04 %
Travel	2	01	4150	5	0.00	57.00	0.00	(57.00)	-100.00 %
Accounting Fees	2	01	4170	5	0.00	0.00	1,375.00	1,375.00	100.00 %
Audit Fees	2	01	4171	5	0.00	363.38	1,375.00	1,011.62	73.57 %
Employee Benefits Cont - Admin	2	01	4182	5	149.50	1,434.75	0.00	(1,434.75)	-100.00 %
Advertising and Marketing	2	01	4190.08	5	0.00	640.00	3,666.63	3,026.63	82.55 %
Publications	2	01	4190.11	5	7.10	112.40	0.00	(112.40)	-100.00 %
Forms & Office Supplies	2	01	4190.17	5	0.00	1.13	0.00	(1.13)	-100.00 %
Other Sundry Expense	2	01	4190.18	5	0.00	6,295.07	14,000.00	7,704.93	55.04 %
Administrative Contact Costs	2	01	4190.19	5	43.09	952.23	4,583.26	3,631.03	79.22 %
Total Administrative Expense					2,180.32	31,211.32	45,166.41	13,955.09	30.90 %
Tenant Services									
Ten Services - Recreation Pubs Other	2	01	4220	5	0.00	578.36	0.00	(578.36)	-100.00 %
Resident Events / Education Expenses	2	01	4220.1	5	0.00	0.00	2,750.00	2,750.00	100.00 %
Total Tenant Services					0.00	578.36	2,750.00	2,171.64	78.97 %
Utilities Expense									
Water	2	01	4310	5	0.00	0.00	91.63	91.63	100.00 %
Electricity	2	01	4320	5	40.99	701.39	2,841.63	2,140.24	75.32 %
Sewer	2	01	4390	5	0.00	0.00	91.63	91.63	100.00 %
Total Utilities Expense					40.99	701.39	3,024.89	2,323.50	76.81 %
Ordinary Maintenance and Operation									
Labor	2	01	4410	5	68.11	1,268.57	916.63	(351.94)	-38.39 %
Materials	2	01	4420	5	0.00	0.00	2,750.00	2,750.00	100.00 %
Contract Cots-Extermination	2	01	4430.01	5	250.00	1,745.00	1,375.00	(370.00)	-26.91 %
Contract Costs-Other Repairs	2	01	4430.03	5	650.00	2,700.00	25,817.00	23,117.00	89.54 %
Contract Costs-Other	2	01	4430.13	5	2,500.00	12,500.00	0.00	(12,500.00)	-100.00 %
Contact Costs-Electrical Contracts	2	01	4430.21	5	0.00	650.00	0.00	(650.00)	-100.00 %
Garbage and Trash Collection	2	01	4431	5	0.00	0.00	91.63	91.63	100.00 %
Emp Benefit Cont - Maintenance	2	01	4433	5	4.98	93.99	0.00	(93.99)	-100.00 %
Total Ordinary Maintenance and Operation					3,473.09	18,957.56	30,950.26	11,992.70	38.75 %
Protective Services									
Protective Services - Contract Costs	2	01	4480	5	164.22	1,008.78	1,375.00	366.22	26.63 %
Total Protective Services					164.22	1,008.78	1,375.00	366.22	26.63 %
General Expense									
Insurance -Property (Fire & EC)	2	01	4510.01	5	0.00	798.52	458.26	(340.26)	-74.25 %
Insurance-Flood	2	01	4510.11	5	0.00	2,540.00	2,750.00	210.00	7.64 %
Insurance - Windstorm	2	01	4510.15	5	1,287.85	10,092.29	2,750.00	(7,342.29)	-266.99 %
Transfer Funds COCC	2	01	4590.06	5	0.00	0.00	11,000.00	11,000.00	100.00 %
Scholarship Payments	2	01	4590.201	5	0.00	3,000.00	4,583.26	1,583.26	34.54 %
Total General Expense					1,287.85	16,430.81	21,541.52	5,110.71	23.72 %
Other Expenditures									
Property Better & Add-Contract Costs	2	01	7540.4	5	0.00	30,538.10	18,333.26	(12,204.84)	-66.57 %
Operating Exp For Property - Contra	2	01	7590	5	0.00	(30,538.10)	(18,333.26)	12,204.84	66.57 %

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:	3/31/2024	ACCOUNT	1 Month(s) Ended February 29, 2024	11 Month(s) Ended February 29, 2024	Budget	Variance	Variance %
Total Other Expenditures			<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-100.00 %</u>
Total Expenses			<u>(7,146.47)</u>	<u>(68,888.22)</u>	<u>(104,808.08)</u>	<u>35,919.86</u>	<u>34.27 %</u>
Total Net Income (Loss)			<u><u>511.53</u></u>	<u><u>33,077.41</u></u>	<u><u>(249.56)</u></u>	<u><u>33,326.97</u></u>	<u><u>8463.75 %</u></u>

HARLINGEN AFFORDABLE HOUSING CORPORATION
BOARD OF DIRECTORS MEETING
WEDNESDAY, APRIL 17, 2024
CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES
DUE FOR VACATED UNIT ACCOUNTS FOR
THE MONTHS OF JANUARY-MARCH 2024

Developments	Total
Family Living Center (FLC)	
207	\$435.00
Family Living Center (FLC) Total	\$435.00
Harlingen Affordable Housing Corp.(HAHC)	
Harlingen Affordable Housing Corp.(HAHC) Total	\$0.00
Grand Total	\$435.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: HAHC and Family Living Center

CHARGE-OFF VACATED APARTMENTS

MANAGER: Mary Prieto

DATE: 04/01/24

FOR THE MONTHS OF JANUARY, FEBRUARY & MARCH 2024

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT/ BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
207	12844	-\$200.00	\$0.00	\$525.00	\$25.00	\$85.00	\$0.00	\$435.00	Abandoned Nonpayment of rent, late fee, sales & service

Rent due: February 2024 \$525.00 + Late Fee: February 2024 \$25.00 + Sales and Serice Fees: Pest Control Non-Compliance Fee \$25.00 + Spectrum Fees \$60.00 = \$635.00 - Security Deposit \$200.00 = \$435.00

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	TOTALS	-\$200.00	\$0.00	\$525.00	\$25.00	\$85.00	\$0.00	\$435.00	
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**Harlingen Affordable Housing
Corporation**

Unaudited Financial Statement

February 2024

Comparative Income Statement with Graph

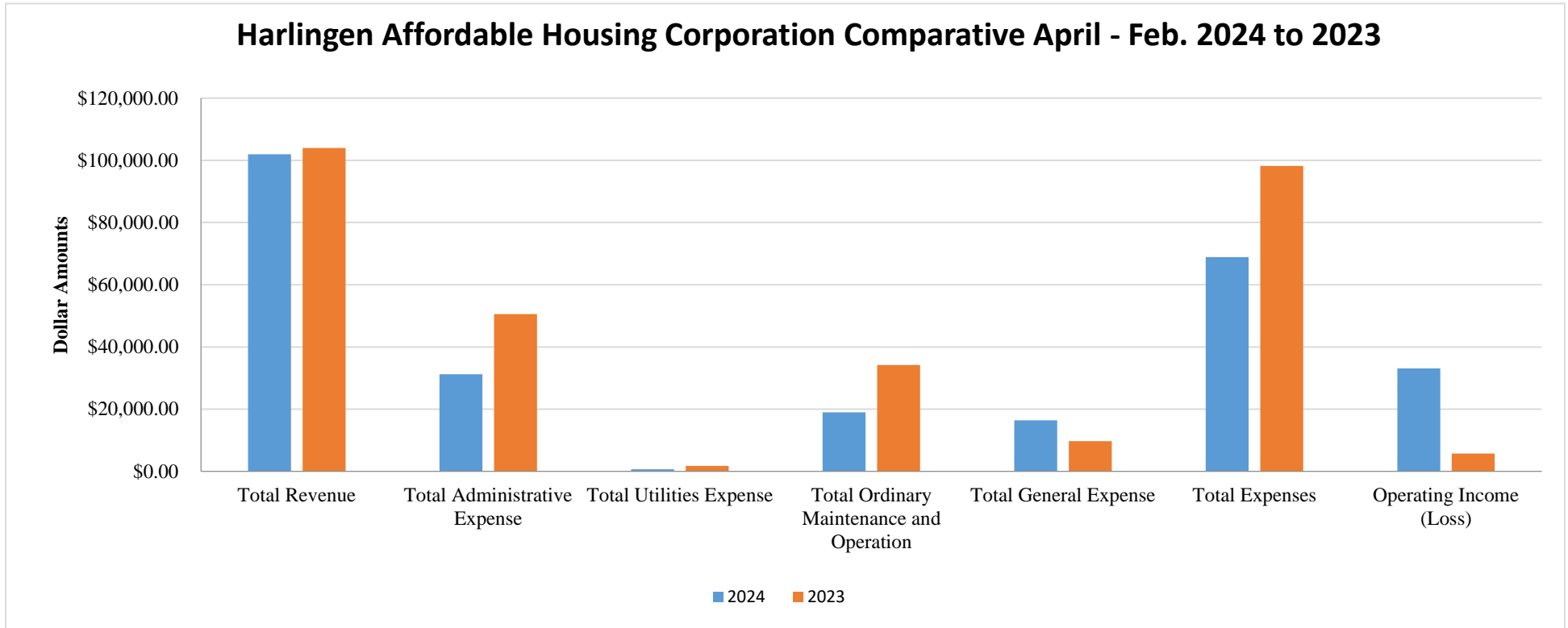
Comparative Balance Sheet with Graph



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

Start: 04/01/2023	Start: 04/01/2022
End: 02/29/2024	End: 02/28/2023

Total Revenue	\$101,965.63	\$103,930.30
Total Administrative Expense	\$31,211.32	\$50,556.68
Total Utilities Expense	\$701.39	\$1,775.59
Total Ordinary Maintenance and Operation	\$18,957.56	\$34,164.99
Total General Expense	\$16,430.81	\$9,742.38
Total Expenses	\$68,888.22	\$98,194.26
Operating Income (Loss)	\$33,077.41	\$5,736.04



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

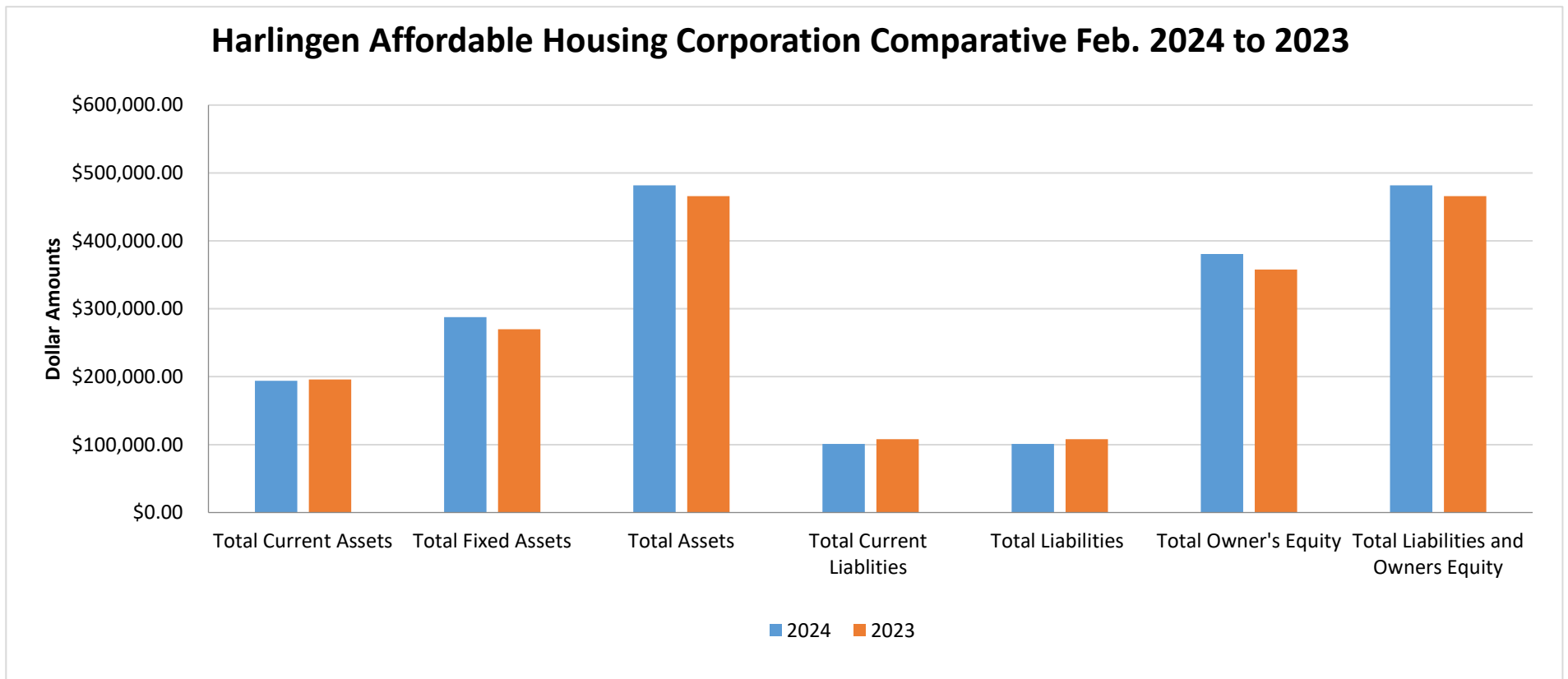
					Start: 04/01/2023	Start: 04/01/2022		
					End: 02/29/2024	End: 02/28/2023	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rent	2	01	3110	5	71,943.00	74,434.00	(2,491.00)	-3.35 %
Nondwelling Rental	2	01	3190	5	22,674.63	20,146.63	2,528.00	12.55 %
Total Rental Income					94,617.63	94,580.63	37.00	0.04 %
Other Income								
Other Income-Scholarship Donat	2	01	3690	5	2,653.00	5,850.00	(3,197.00)	-54.65 %
Other Income - Misc Other Reve	2	01	3690.1	5	4,695.00	3,499.67	1,195.33	34.16 %
Total Other Income					7,348.00	9,349.67	(2,001.67)	-21.41 %
Total Revenue					101,965.63	103,930.30	(1,964.67)	-1.89 %
Expenses								
Administrative Expense								
Nontechnical Salaries	2	01	4110	5	20,347.86	18,144.66	(2,203.20)	-12.14 %
Legal Expense	2	01	4130	5	1,007.50	1,501.50	494.00	32.90 %
Travel	2	01	4150	5	57.00	0.00	(57.00)	0.00 %
Accounting Fees	2	01	4170	5	0.00	574.53	574.53	100.00 %
Audit Fees	2	01	4171	5	363.38	1,161.38	798.00	68.71 %
Employee Benefits Cont - Admin	2	01	4182	5	1,434.75	4,161.88	2,727.13	65.53 %
Advertising and Marketing	2	01	4190.08	5	640.00	2,828.40	2,188.40	77.37 %
Publications	2	01	4190.11	5	112.40	7.40	(105.00)	-1418.92 %
Forms & Office Supplies	2	01	4190.17	5	1.13	4,560.29	4,559.16	99.98 %
Other Sundry Expense	2	01	4190.18	5	6,295.07	13,863.72	7,568.65	54.59 %
Administrative Contact Costs	2	01	4190.19	5	952.23	3,752.92	2,800.69	74.63 %
Total Administrative Expense					31,211.32	50,556.68	19,345.36	38.26 %
Tenant Services								
Ten Services - Recreation Pubs	2	01	4220	5	578.36	(1,353.67)	(1,932.03)	142.73 %
Resident Events / Education Ex	2	01	4220.1	5	0.00	2,276.05	2,276.05	100.00 %
Total Tenant Services					578.36	922.38	344.02	37.30 %
Utilities Expense								
Electricity	2	01	4320	5	701.39	1,775.59	1,074.20	60.50 %
Total Utilities Expense					701.39	1,775.59	1,074.20	60.50 %
Ordinary Maintenance and Operation								
Labor	2	01	4410	5	1,268.57	835.65	(432.92)	-51.81 %
Materials	2	01	4420	5	0.00	44.98	44.98	100.00 %
Contract Cots-Extermination	2	01	4430.01	5	1,745.00	990.00	(755.00)	-76.26 %
Contract Costs-Other Repairs	2	01	4430.03	5	2,700.00	14,540.00	11,840.00	81.43 %
Contract Costs-Other	2	01	4430.13	5	12,500.00	2,615.00	(9,885.00)	-378.01 %
Contact Costs-Heating & Coolin	2	01	4430.17	5	0.00	14,862.00	14,862.00	100.00 %
Contact Costs-Electrical Contr	2	01	4430.21	5	650.00	0.00	(650.00)	0.00 %
Emp Benefit Cont - Maintenance	2	01	4433	5	93.99	277.36	183.37	66.11 %
Total Ordinary Maintenance and Operation					18,957.56	34,164.99	15,207.43	44.51 %
Protective Services								
Protective Services - Contract	2	01	4480	5	1,008.78	1,032.24	23.46	2.27 %
Total Protective Services					1,008.78	1,032.24	23.46	2.27 %
General Expense								
Insurance -Property (Fire & EC	2	01	4510.01	5	798.52	568.69	(229.83)	-40.41 %
Insurance-Flood	2	01	4510.11	5	2,540.00	2,501.00	(39.00)	-1.56 %
Insurance - Windstorm	2	01	4510.15	5	10,092.29	2,572.69	(7,519.60)	-292.29 %
Scholarship Payments	2	01	4590.201	5	3,000.00	4,100.00	1,100.00	26.83 %
Total General Expense					16,430.81	9,742.38	(6,688.43)	-68.65 %
Other Expenditures								

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

				Start: 04/01/2023	Start: 04/01/2022				
				End: 02/29/2024	End: 02/28/2023	Variance	Variance %		
Property Better & Add-Contract	2	01	7540.4	5	30,538.10	0.00	(30,538.10)	0.00 %	
Operating Exp For Property - C	2	01	7590	5	(30,538.10)	0.00	30,538.10	0.00 %	
Total Other Expenditures					0.00	0.00	0.00	0.00 %	
Total Expenses					(68,888.22)	(98,194.26)	29,306.04	-29.84 %	
Net Income (Loss)					33,077.41	5,736.04	27,341.37	-55.73 %	

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

	2/29/2024	2/28/2023
Total Current Assets	\$193,978.66	\$195,951.77
Total Fixed Assets	\$287,696.86	\$270,071.93
Total Assets	\$481,675.52	\$466,023.70
Total Current Liabilities	\$100,967.57	\$108,063.15
Total Liabilities	\$100,967.57	\$108,063.15
Total Owner's Equity	\$380,707.95	\$357,960.55
Total Liabilities and Owners Equity	\$481,675.52	\$466,023.70



Housing Authority of the City of Harlingen
Comparative Balance Sheet
 Affordable Housing
 As of Date: 2/29/2024

					2/29/2024	2/28/2023	Variance
Assets							
Current Assets							
2	01	1111.12	0	AFH General Fund 1268	187,168.20	180,580.91	6,587.29
2	01	1129	0	A/R - CK 2459 Cleared Bank Twice	500.00	500.00	0.00
2	01	1129.02	0	A/R - AMP 2	0.00	11,234.49	(11,234.49)
2	01	1129.03	0	A/R - AMP 3	0.00	329.19	(329.19)
2	01	1129.07	0	A/R - Voucher	0.00	2,115.40	(2,115.40)
2	01	1211	0	Prepaid Insurance	6,310.46	1,191.78	5,118.68
Total Current Assets					193,978.66	195,951.77	(1,973.11)
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	84,938.10	54,400.00	30,538.10
2	01	1690.02	0	Clearing A/C - NSF Checks	0.00	1,400.00	(1,400.00)
Total Fixed Assets					287,696.86	270,071.93	17,624.93
Total Assets					481,675.52	466,023.70	15,651.82
Liabilities							
Current Liabilities							
2	01	2114	0	Tenant Security Deposits	4,175.00	3,575.00	600.00
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	89,459.07	89,446.07	13.00
2	01	2119.FLC	0	A/P - Family Living Center	7,333.50	7,333.50	0.00
Total Current Liabilities					100,967.57	108,063.15	(7,095.58)
Total Liabilities					100,967.57	108,063.15	(7,095.58)
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)					33,077.41	5,736.04	27,341.37
Total Owner's Equity					380,707.95	357,960.55	22,747.40
Total Liabilities and Owner's Equity					481,675.52	466,023.70	15,651.82
							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 01, 2024

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

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

Subject: Report for April 17, 2024, HAHC Board of Directors Meeting

TRAININGS / CONFERENCES: The HUD San Antonio Field Office held monthly video and conference calls 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: The majority of our staff meetings continue to be virtual through Webex. Our security meetings are every Monday at 9:00 a.m. and we discuss our security reports and specific issues at the apartments. We continue to meet every Monday at 10:00 a.m. or 3:00 p.m. with Low-Rent, HCV/S8 and Administrative Staff. The Low-Rent staff reviews activities over the weekend and report on the progress of preparing vacant apartments for new tenants. Weekly occupancy rates are reported with the monthly goal of 98% occupancy. The HCV/S8 Staff report on lease up, vouchers searching and number of families on the waiting list. The HCV/S8 monthly utilization of voucher goal is 100%. Maintenance Meetings are held the 2nd and 4th Thursday of every month at 3:00 p.m. The 2nd Thursday maintenance meetings are through Webex and the 4th Thursday the meetings are at one of our sites. The Supervisory staff reviews progress on assignments and deadlines. I have scheduled monthly meetings with department administrators and these meetings are working well.

LEGAL MATTERS: Staff and I are working 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, 2023, through August 31, 2024. They are farming New Hampshire and Paloma Lane.

SCHOLARSHIPS: The Harlingen Housing Authority in partnership with the Harlingen Affordable Housing Corporation Scholarship Program and the HCISD Counselors are contacting graduating seniors that may qualify for the different Scholarships available to Housing students, 2 students submitted for the PHADA Scholarship, no response, 6 students submitted for the Texas NAHRO Scholarship and 1 student was awarded.

EXPANDING AFFORDABLE HOUSING: The action plan is to develop affordable housing for veterans, elderly, and disabled families on the 20 acres on Washington Street. We will start development once we secure funds. We continue to meet with Rudy Gomez, Ray Sanchez, and City of Harlingen to continue the plans on starting Phase 1 which will include (16) 1 bedroom & 2-bedroom ADA units. Once we generate revenues from those (16) units we will continue with Phase 2. March 20, 2024, I submitted a letter of intent to the Valley Baptist Legacy Foundation to start the development of phase 1. When the letter of intent is approved, we can apply for a grant to build. I will keep you posted and updated.

SUMMARY OF RENTAL PROPERTIES:

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

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

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	\$650.00	Family Living Center (Private)
Unit #3	Occupied	\$625.00	Family Living Center (S8)
Unit #4	Occupied	\$650.00	Family Living Center

Total: \$2,550.00 Monthly

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

Unit #201	Occupied	\$550.00	Family Living Center
Unit #202	Occupied	\$550.00	Family Living Center
Unit #203	Occupied	\$550.00	Family Living Center
Unit #204	Occupied	\$550.00	Family Living Center
Unit #205	Occupied	\$550.00	Family Living Center
Unit #206	Occupied	\$550.00	Family Living Center
Unit #207	Occupied	\$550.00	Family Living Center
Unit #208	Occupied	\$550.00	Family Living Center

Total: \$4,400.00 Monthly

Monte Cristo: 22944 Monte Cristo Court Harlingen, TX 78550

Unit A	Occupied	\$850.00	Non-Profit
Unit B	Occupied	\$850.00	Non-Profit

Total: \$1,700.00 Monthly

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

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

Total \$1,600.00 Monthly

Total Monthly Revenue: \$11,650.00

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	\$2,666.63

2024 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 17, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
Wednesday, February 21, 2024	HHA	Bonita Park 601 S. Rangerville Rd Harlingen, TX 78552	12:00 P.M.
Wednesday, March 20, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, April 17, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
Wednesday, May 15, 2024	HHA	Sunset Terrace 1401 N. Sunset Dr. Harlingen, TX 78552	12:00 P.M.
Wednesday, June 19, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, July 17, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	Non-Profit		12:30 P.M.
August 21, 2024 No Board Meeting Scheduled			
Wednesday, September 25, 2024	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 16, 2024	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, November 20, 2024	HHA	Los Vecinos 702 S. M. St. Harlingen, TX 78550	12:00 P.M.
Wednesday, December 18, 2024	HHA	Le Moyne Gardens 3221 N. St. 25 th Harlingen, TX 78550	12:00 P.M.