



Harlingen Affordable Housing Corporation
 Board of Directors Meeting
 Wednesday, January 15, 2025, @ 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, January 15, 2025, 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 [Join a Microsoft Teams Meeting by ID | Microsoft Teams](#), Meeting#: 265 754 912, Password: QU37TB9R; or join the video conference by phone at 469-480-6297, Password: 512 644 286.

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. Administer Oath of Office to incoming Board of Directors Irma Sánchez Peña & Maria I. Borjas – Alan Ozuna, Attorney
5. Invocation – Cynthia Lucio
6. Pledge of Allegiance – Cynthia Lucio
7. Introduction of Staff, Visitors and Guests – Ariana Valle
8. Public Comments – Ariana Valle
9. Consider and take action to approve the Minutes of the Annual Board of Directors Meeting of September 25, 2024. (pg.4-8)

II. NEW BUSINESS

1. Presentation of the Unaudited Financial Statement for all accounts for the month of November 2024 and to take action to approve the Unaudited Financial Statement as presented.
 Presenter: Cynthia Lucio (pg.9-13)
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the months of October, November and December 2024.
 Presenter: Mary Prieto (pg.14-15)

III. OLD BUSINESS- NON-ACTION ITEMS

1. Chief Executive Officer Reports by Program Administrators and Coordinators:
Financial Report (Comparative Report)
By: Cynthia Lucio (*pg.16-21*)

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.22-24*)

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, January 10, 2025, at least 72 hours preceding the scheduled time of said meeting.

Dated this 10th day of January 2025



 Ariana Valle, Administrative Assistant

**ADMINISTER OATH OF OFFICE
TO INCOMING DIRECTORS
OF THE HARLINGEN AFFORDABLE HOUSING CORPORATION OF
THE CITY OF HARLINGEN, TEXAS**

I, Irma Sánchez Peña and Maria Ines Borjas do solemnly swear (or affirm) that I will faithfully execute the duties of the office of Board of Directors of the Harlingen Affordable Housing Corporation of the City of Harlingen, State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, and furthermore solemnly swear (or affirm) that I have not directly nor indirectly paid, offered, or promised to pay, neither contributed nor promised to contribute money, or valuable thing, or promised any public office of employment, as a reward to secure my appointment, so help me God.

Harlingen Affordable Housing Corporation
 Minutes of the Annual Board of Directors Meeting
 Wednesday, September 25, 2024, at 12:30 p.m.
 at the Harlingen Convention Center
 701 Harlingen Heights Drive, Harlingen, Texas 78552

I. OPENING

President Perez called the meeting to order on Wednesday, September 25, 2024, at 12:52 p.m. at the Harlingen Convention Center, 701 Harlingen Heights Dr., Harlingen, Texas 78552.

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.” 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 DIRECTORS

Judge Migdalia Lopez reappointed and administered the oath of office to Board of Directors, Carlos “Charlie” Perez, Carlos Muñiz, and Bettina Elliott. Not present Irma Sánchez Peña and Maria Ines Borjas.

ROLL CALL/DETERMINATION OF A QUORUM

President Perez determined a quorum was present, those in attendance were Carlos “Charlie” Perez, Carlos Muñiz, and Bettina Elliott. Irma Sánchez Peña arrived at 12:12 p.m. for the Board of Commissioners Annual Meeting. Not present at the Annual Meeting, Maria Ines Borjas.

INTRODUCTION OF STAFF, GUESTS, AND VISTORS

President Perez suggested to skip introduction of staff, guests, and visitors. The Board agreed. Present at the meeting were Board of Directors, Carlos “Charlie” Perez, Irma Sánchez Peña, Carlos Muñiz, Bettina Elliott, Alan Ozuna, Attorney, Migdalia Lopez, Judge 13th Court of Appeals Place 4, Norma Sepulveda, Mayor, Hilda Benavides, Chief Executive Officer, Cynthia Lucio, Chief Financial Officer, Ariana Valle, Administrative Assistant, Diana Perez, HCV/S8 & Admissions Administrator, Nancy Garza, Admissions Coordinator, Melissa Guajardo, HR/Accounting Coordinator, Patty Vega, Accounting Assistant/MIS Coordinator, Mary Prieto, Senior Property Manager, Cynthia De La Fuente, Procurement Specialist/Property Manager, Norma Serino, Acting Resident Events Coordinator/Property Manager, Jose Zepeda, Maintenance Aide A, Diana Cheramie, Acting Property Manager, Jose Montoya, Maintenance Aide A, Eneida Alonso, Acting Property Manager, Elva Mares, HCV/S8 Intake Coordinator/Inspector/Admissions Specialist, Evelyn Castillo, Acting Property Manager, Christian Galdamez, Maintenance Aide B, Adrian Azua, Maintenance Aide B, Mary Lou Gonzalez, Assistant Property Manager (Virtual), Yvonne Latour, Eligibility Specialist/HCV/S8 Intake Coordinator/Inspector (Virtual), Natalie Arcos, Eligibility Specialist/HCV/S8 Intake Coordinator/Inspector (Virtual), Visitors/Guests, Gabe Gonzalez, City Manager, Oscar Garcia, Assistant City Manager-External Services, Josh Ramirez, Assistant City Manager-Internal Services, Sandee Alvarez-Ybarra, Community Development Director, Nelda Jaramillo, Home ARP Program Manager, Ford Kinsley, City Commissioner District 1, Sylvia Gonzalez, HCISD Director of Family and Community Engagement, Dalia Garcia, HCISD Assistant Superintendent for Instructional Services, Sylvia Garza-Perez, Cameron County District Clerk, Luis Omar Hernandez-Duque, Veterans Affairs, Sandra Cantu, Veterans Affairs, Jennifer Holms, Veterans Affairs, Jennifer Garcia, Veterans Affairs, Benito De Luna, Veterans Affairs, Cynthia

Duque, Veterans Affairs, Carina Leos, Veterans Affairs, Janie Lopez, Texas Representative District 37, David Treviño, Legislative Director, Rosalinda Salazar, G-Force Security, John Alvarado, Computer Network Group, Mizael Mata, Computer Network Group, Tim Elliott, Sem Vargas, Photographer, Desi Martinez, and Laura Saucedo, Harlingen Convention Center Sales Manager.

PUBLIC COMMENTS

No public comments were presented at the Annual Board of Directors Meeting at the Harlingen Convention Center, 701 Harlingen Heights Dr., Harlingen, Texas 78552.

ELECTION OF PRESIDENT FOR THE INCOMING YEAR

Director Muñiz made a motion to nominate Carlos “Charlie” Perez for President. Motion was seconded by Director Elliott and passed unanimously, with Carlos “Charlie” Perez abstaining.

ELECTION OF VICE-PRESIDENT FOR THE INCOMING YEAR

Director Elliott made a motion to nominate Irma Sánchez Peña for Vice-President. Motion was seconded by Director Muñiz and passed unanimously, with Irma Sánchez Peña abstaining.

CONSIDER AND TAKE ACTION TO APPROVE THE AUGUST 21, 2024, SPECIAL BOARD OF DIRECTORS MEETING MINUTES

After the Board reviewed them, President Perez entertained a motion to approve the August 21, 2024, Special Board of Directors meeting minutes. Director Muñiz made the motion to approve the August 21, 2024, Special Board of Directors meeting minutes. Motion was seconded by Director Elliott and passed unanimously.

II. NEW BUSINESS

1. PRESENTATION OF UNAUDITED FINANCIAL STATEMENT FOR FISCAL YEAR ENDING MARCH 31, 2024, AND TO TAKE ACTION TO APPROVE THE UNAUDITED FINANCIAL STATEMENT FOR THE FISCAL YEAR ENDING MARCH 31, 2024, AS PRESENTED.

Chief Financial Officer Lucio reported the unaudited financial statement for the Fiscal Year ending March 31, 2024, as follows:

Harlingen Affordable Housing Corporation		
Summary of Year-to-Date Revenues & Expenditures		
For the Month Ended March 2024		
	Harlingen Affordable Housing Corporation	
Total Revenues	\$112,473.63	
Total Expenditures	\$79,074.69	
Revenues over (Under) Expenditure	<u>\$33,398.94</u>	
Cash reserves or funds transferred	\$0.00	
Bank Balance March 2024		
Harlingen Affordable Housing Corporation		
	\$194,200.63	

No questions were asked, and President Perez entertained a motion to approve the Unaudited Financial Statement for Fiscal Year Ending March 31, 2024. Vice-President Sánchez Peña made the motion to approve the Unaudited Financial Statement for Fiscal Year Ending March 31, 2024. Motion was seconded by Director Muñoz and passed unanimously.

2. PRESENTATION OF UNAUDITED FINANCIAL STATEMENT FOR ALL ACCOUNTS FOR THE MONTH OF JULY 2024, AND TO TAKE ACTION TO APPROVE THE UNAUDITED FINANCIAL STATEMENT FOR THE MONTH OF JULY 2024 AS PRESENTED.

Chief Financial Officer Lucio told the Board that the Unaudited Financial Statement for the month of July 2024 was included in the agenda packet. Ms. Lucio reported as follows:

Harlingen Affordable Housing Corporation		
Summary of Revenues & Expenditures		
For the Month Ended July 2024		
	Harlingen Affordable Housing Corporation	
Total Revenues	\$7,218.00	
Total Expenditures	\$8,539.12	
Revenues over (Under) Expenditures	<u>(\$1,321.12)</u>	
Cash reserves or funds transferred in	\$1,321.12	
Bank Balance July 2024		
Harlingen Affordable Housing Corporation		
	\$202,128.24	

No questions were asked, and President Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of July 2024. Vice-President Sánchez Peña made the motion to approve the Unaudited Financial Statement for all accounts for the month of July 2024. Motion was seconded by Director Elliott and passed unanimously.

3. CONSIDER AND TAKE ACTION TO APPROVE RESOLUTION 1511 TO OBLIGATE THE NEW HAMPSHIRE FUNDS FOR THE 20 ACRES ON WASHINGTON PROPERTY

Board of Director Muñiz asked what entity will own the new construction project for the Washington Property? Chief Executive Officer Benavides stated the Harlingen Affordable Housing Corporation but will also be part of the Harlingen Housing Authority. Vice-President Sánchez Peña asked are the funds only to be used for the new construction project for the Washington Property? Chief Executive Officer Benavides stated yes. After some discussion no other questions were asked. President Perez entertained a motion to approve Resolution 1511 obligating the New Hampshire funds for the 20 acres on the Washington Property. A motion was made by Director Elliott to obligate the New Hampshire funds for the 20 acres on the Washington Property. The motion was seconded by Director Muñiz 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 July, August, and September 2024.
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. After some discussion no other questions were asked.

IV. ADJOURNMENT

President Perez entertained a motion to adjourn. A motion to adjourn was made by Director Elliott. The motion was seconded by Director Muñiz and the meeting was adjourned at 1:01 p.m.

Date: _____

President, Carlos Perez

Chief Executive Officer, Hilda Benavides

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

November 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 Nov. 2024**

	<u>Harlingen Affordable Housing Corporation</u>
Total Revenues	\$8,568.00
Total Expenditures	<u>\$28,444.34</u>
Revenues over (Under) Expenditures	<u>(\$19,876.34)</u>
Cash reserves or funds transferred in	<u>\$19,876.34</u>

**Bank Balance Nov. 2024
Harlingen Affordable Housing Corporation**

\$165,188.31

Note:

209 East Jackson Street Eviction had to be settled in Court (costs)
Prepping contract costs and rental loss
It has been rented as of December 2024

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

	<u>Harlingen Affordable Housing Corporation</u>
Total Revenues	\$63,132.35
Total Expenditures	<u>\$88,836.56</u>
Revenues over (Under) Expenditures	<u>(\$25,704.21)</u>
Cash reserves or funds transferred in	<u>\$25,704.21</u>

Note:

209 East Jackson Street Eviction had to be settled in Court (costs)
 Prepping contract costs and rental loss
 It has been rented as of December 2024

Housing Authority of the City of Harlingen

Budgeted Income Statement

Affordable Housing

Fiscal Year End Date:	3/31/2025	ACCOUNT	1 Month(s) Ended November 30, 2024	8 Month(s) Ended November 30, 2024	Budget	Variance
Revenue						
Rental Income						
Dwelling Rent	2	01 3110 5	6,720.00	43,798.00	58,000.00	(14,202.00)
Nondwelling Rental	2	01 3190 5	1,728.00	16,137.35	17,080.00	(942.65)
Total Rental Income			8,448.00	59,935.35	75,080.00	(15,144.65)
Other Income						
Other Income-Scholarship Donations	2	01 3690 5	0.00	1,082.00	3,333.28	(2,251.28)
Other Income - Misc Other Revenue	2	01 3690.1 5	120.00	2,115.00	3,333.28	(1,218.28)
Total Other Income			120.00	3,197.00	6,666.56	(3,469.56)
Total Revenue			8,568.00	63,132.35	81,746.56	(18,614.21)
Expenses						
Administrative Expense						
Nontechnical Salaries	2	01 4110 5	4,856.08	25,401.93	14,664.00	(10,737.93)
Legal Expense	2	01 4130 5	0.00	8,072.75	2,664.00	(5,408.75)
Accounting Fees	2	01 4170 5	0.00	0.00	1,000.00	1,000.00
Audit Fees	2	01 4171 5	318.79	318.79	1,000.00	681.21
Employee Benefits Cont - Admin	2	01 4182 5	368.26	1,923.71	0.00	(1,923.71)
Advertising and Marketing	2	01 4190.08 5	0.00	1,245.00	2,666.64	1,421.64
Publications	2	01 4190.11 5	0.00	21.30	0.00	(21.30)
Forms & Office Supplies	2	01 4190.17 5	0.00	1,252.74	0.00	(1,252.74)
Other Sundry Expense	2	01 4190.18 5	3,243.56	5,096.75	11,000.00	5,903.25
Administrative Contact Costs	2	01 4190.19 5	329.13	1,163.14	3,333.28	2,170.14
Total Administrative Expense			9,115.82	44,496.11	36,327.92	(8,168.19)
Tenant Services						
Ten Services - Recreation Pubs Other	2	01 4220 5	0.00	950.02	0.00	(950.02)
Resident Events / Education Expenses	2	01 4220.1 5	0.00	449.00	2,000.00	1,551.00
Total Tenant Services			0.00	1,399.02	2,000.00	600.98
Utilities Expense						
Water	2	01 4310 5	0.00	0.00	66.64	66.64
Electricity	2	01 4320 5	187.41	560.73	2,066.64	1,505.91
Sewer	2	01 4390 5	0.00	0.00	66.64	66.64
Total Utilities Expense			187.41	560.73	2,199.92	1,639.19
Ordinary Maintenance and Operation						
Labor	2	01 4410 5	22.21	595.45	1,000.00	404.55
Materials	2	01 4420 5	0.00	0.00	2,000.00	2,000.00
Contract Cots-Extermination	2	01 4430.01 5	250.00	1,750.00	1,328.00	(422.00)
Contract Costs-Other Repairs	2	01 4430.03 5	0.00	0.00	18,776.00	18,776.00
Contract Costs-Other	2	01 4430.13 5	15,900.00	20,900.00	0.00	(20,900.00)
Contact Costs-Heating & Cooling Cont	2	01 4430.17 5	736.10	5,835.95	0.00	(5,835.95)
Garbage and Trash Collection	2	01 4431 5	0.00	0.00	66.64	66.64
Emp Benefit Cont - Maintenance	2	01 4433 5	1.59	43.54	0.00	(43.54)
Total Ordinary Maintenance and Operation			16,909.90	29,124.94	23,170.64	(5,954.30)
Protective Services						
Protective Services - Contract Costs	2	01 4480 5	93.84	774.18	1,000.00	225.82
Total Protective Services			93.84	774.18	1,000.00	225.82
General Expense						
Insurance -Property (Fire & EC)	2	01 4510.01 5	302.23	771.09	664.00	(107.09)
Insurance-Flood	2	01 4510.11 5	848.00	848.00	2,664.00	1,816.00
Insurance - Windstorm	2	01 4510.15 5	737.14	8,044.89	3,368.00	(4,676.89)
PROPERTY TAXES	2	01 4520.1 5	0.00	41.60	0.00	(41.60)
Transfer Funds COCC	2	01 4590.06 5	0.00	0.00	8,000.00	8,000.00
Scholarship Payments	2	01 4590.201 5	250.00	2,776.00	3,333.28	557.28
Total General Expense			2,137.37	12,481.58	18,029.28	5,547.70
Other Expenditures						
Property Better & Add-Contract Costs	2	01 7540.4 5	0.00	0.00	100,000.00	100,000.00
Operating Exp For Property - Contra	2	01 7590 5	0.00	0.00	(100,000.00)	(100,000.00)

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:	3/31/2025	ACCOUNT	1 Month(s) Ended November 30, 2024	8 Month(s) Ended November 30, 2024	Budget	Variance
Total Other Expenditures			0.00	0.00	0.00	0.00
Total Expenses			(28,444.34)	(88,836.56)	(82,727.76)	(6,108.80)
Total Net Income (Loss)			(19,876.34)	(25,704.21)	(981.20)	(24,723.01)

HARLINGEN AFFORDABLE HOUSING CORPORATION
 BOARD OF DIRECTORS MEETING
 WEDNESDAY, JANUARY 15, 2025
 CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES
 DUE FOR VACATED UNIT ACCOUNTS FOR
 THE MONTHS OF OCTOBER-DECEMBER 2024

Developments	Total
Family Living Center (FLC)	\$0.00
Family Living Center (FLC) Total	\$0.00
Harlingen Affordable Housing Corp.(HAHC)	
209 & 209 1/2 Jackson St. (Matz Building)	\$20,360.00
Harlingen Affordable Housing Corp.(HAHC) Total	\$20,360.00
Grand Total	\$20,360.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: HAHC and Family Living Center

CHARGE-OFF VACATED APARTMENTS

MANAGER: Mary PrietoDATE: 01/01/25**FOR THE MONTHS OF OCTOBER, NOVEMBER & DECEMBER 2024**

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT/ BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
209	6118	\$700.00	\$0.00	\$6,987.00	\$125.00	\$12,000.00	\$1,948.00	\$20,360.00	Eviction non payment of rents, late fees, sales and service fee, and court cost

Rent due: May 2024 - September 2024 \$6,987.00 + Late Fees: May 2024 - September 2024 \$125.00 + Sales and Service fee: Unit make ready contract \$12,000.00 + Court Cost: Attorney fees \$1,948.00 = Amount due: \$21,060.00 - Security Deposit \$700.00 = \$20,360.00

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	TOTALS	\$700.00	\$0.00	\$6,987.00	\$125.00	\$12,000.00	\$1,948.00	\$20,360.00	
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Harlingen Affordable Housing Corporation

Unaudited Financial Statement

November 2024

Comparative Income Statement with Graph

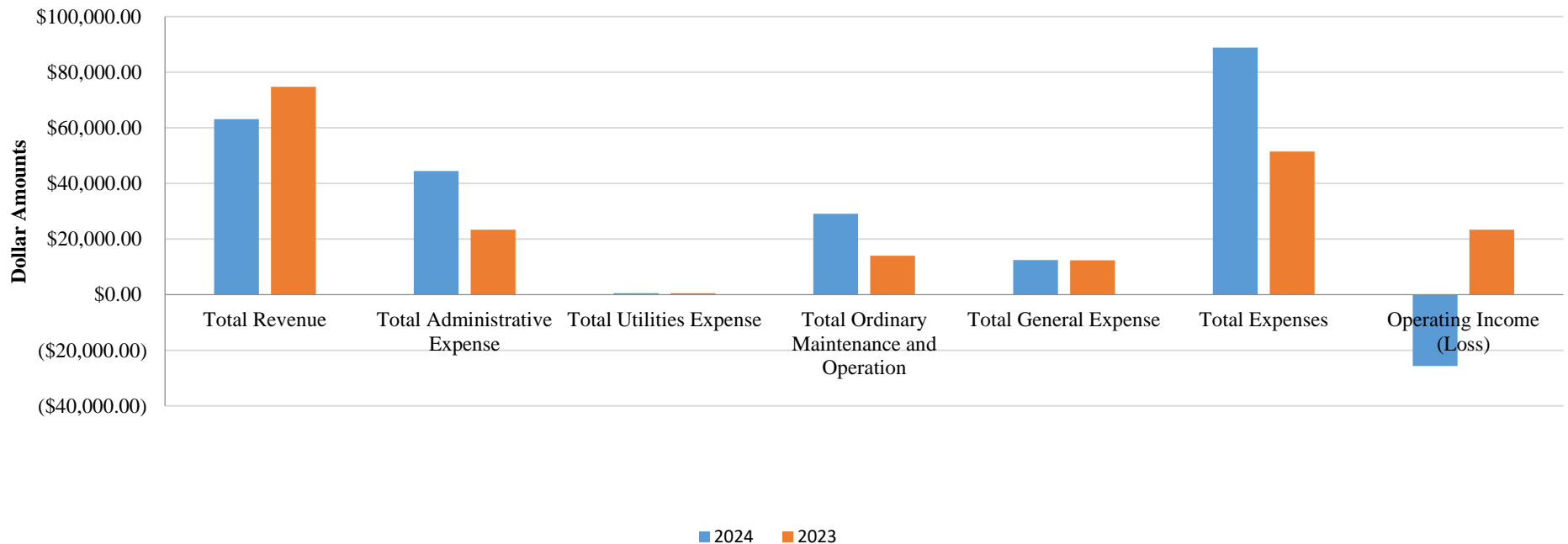
Comparative Balance Sheet with Graph



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

	Start: 04/01/2024	Start: 04/01/2023
	End: 11/30/2024	End: 11/30/2023
Total Revenue	\$63,132.35	\$74,756.63
Total Administrative Expense	\$44,496.11	\$23,331.30
Total Utilities Expense	\$560.73	\$555.52
Total Ordinary Maintenance and Operation	\$29,124.94	\$13,944.90
Total General Expense	\$12,481.58	\$12,332.83
Total Expenses	\$88,836.56	\$51,443.63
Operating Income (Loss)	(\$25,704.21)	\$23,313.00

Harlingen Affordable Housing Corporation Comparative April - Nov. 2024 to 2023



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

					Start: 04/01/2024 End: 11/30/2024	Start: 04/01/2023 End: 11/30/2023	Variance
Revenue							
Rental Income							
Dwelling Rent	2	01	3110	5	43,798.00	52,961.00	(9,163.00)
Nondwelling Rental	2	01	3190	5	16,137.35	17,490.63	(1,353.28)
Total Rental Income					59,935.35	70,451.63	(10,516.28)
Other Income							
Other Income-Scholarship Donat	2	01	3690	5	1,082.00	2,050.00	(968.00)
Other Income - Misc Other Reve	2	01	3690.1	5	2,115.00	2,255.00	(140.00)
Total Other Income					3,197.00	4,305.00	(1,108.00)
Total Revenue					63,132.35	74,756.63	(11,624.28)
Expenses							
Administrative Expense							
Nontechnical Salaries	2	01	4110	5	25,401.93	14,873.63	(10,528.30)
Legal Expense	2	01	4130	5	8,072.75	1,007.50	(7,065.25)
Travel	2	01	4150	5	0.00	57.00	57.00
Audit Fees	2	01	4171	5	318.79	0.00	(318.79)
Employee Benefits Cont - Admin	2	01	4182	5	1,923.71	1,021.00	(902.71)
Advertising and Marketing	2	01	4190.08	5	1,245.00	0.00	(1,245.00)
Publications	2	01	4190.11	5	21.30	105.30	84.00
Forms & Office Supplies	2	01	4190.17	5	1,252.74	1.13	(1,251.61)
Other Sundry Expense	2	01	4190.18	5	5,096.75	5,442.78	346.03
Administrative Contact Costs	2	01	4190.19	5	1,163.14	822.96	(340.18)
Total Administrative Expense					44,496.11	23,331.30	(21,164.81)
Tenant Services							
Ten Services - Recreation Pubs	2	01	4220	5	950.02	528.36	(421.66)
Resident Events / Education Ex	2	01	4220.1	5	449.00	0.00	(449.00)
Total Tenant Services					1,399.02	528.36	(870.66)
Utilities Expense							
Electricity	2	01	4320	5	560.73	555.52	(5.21)
Total Utilities Expense					560.73	555.52	(5.21)
Ordinary Maintenance and Operation							
Labor	2	01	4410	5	595.45	582.88	(12.57)
Contract Cots-Extermination	2	01	4430.01	5	1,750.00	995.00	(755.00)
Contract Costs-Other Repairs	2	01	4430.03	5	0.00	1,675.00	1,675.00
Contract Costs-Other	2	01	4430.13	5	20,900.00	10,000.00	(10,900.00)
Contract Costs-Heating & Coolin	2	01	4430.17	5	5,835.95	0.00	(5,835.95)
Contract Costs-Electrical Contr	2	01	4430.21	5	0.00	650.00	650.00
Emp Benefit Cont - Maintenance	2	01	4433	5	43.54	42.02	(1.52)
Total Ordinary Maintenance and Operation					29,124.94	13,944.90	(15,180.04)
Protective Services							
Protective Services - Contract	2	01	4480	5	774.18	750.72	(23.46)
Total Protective Services					774.18	750.72	(23.46)
General Expense							
Insurance -Property (Fire & EC	2	01	4510.01	5	771.09	564.09	(207.00)
Insurance-Flood	2	01	4510.11	5	848.00	2,540.00	1,692.00
Insurance - Windstorm	2	01	4510.15	5	8,044.89	6,228.74	(1,816.15)
PROPERTY TAXES	2	01	4520.1	5	41.60	0.00	(41.60)
Scholarship Payments	2	01	4590.201	5	2,776.00	3,000.00	224.00
Total General Expense					12,481.58	12,332.83	(148.75)
Other Expenditures							
Property Better & Add-Contract	2	01	7540.4	5	0.00	24,500.00	24,500.00
Operating Exp For Property - C	2	01	7590	5	0.00	(24,500.00)	(24,500.00)

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

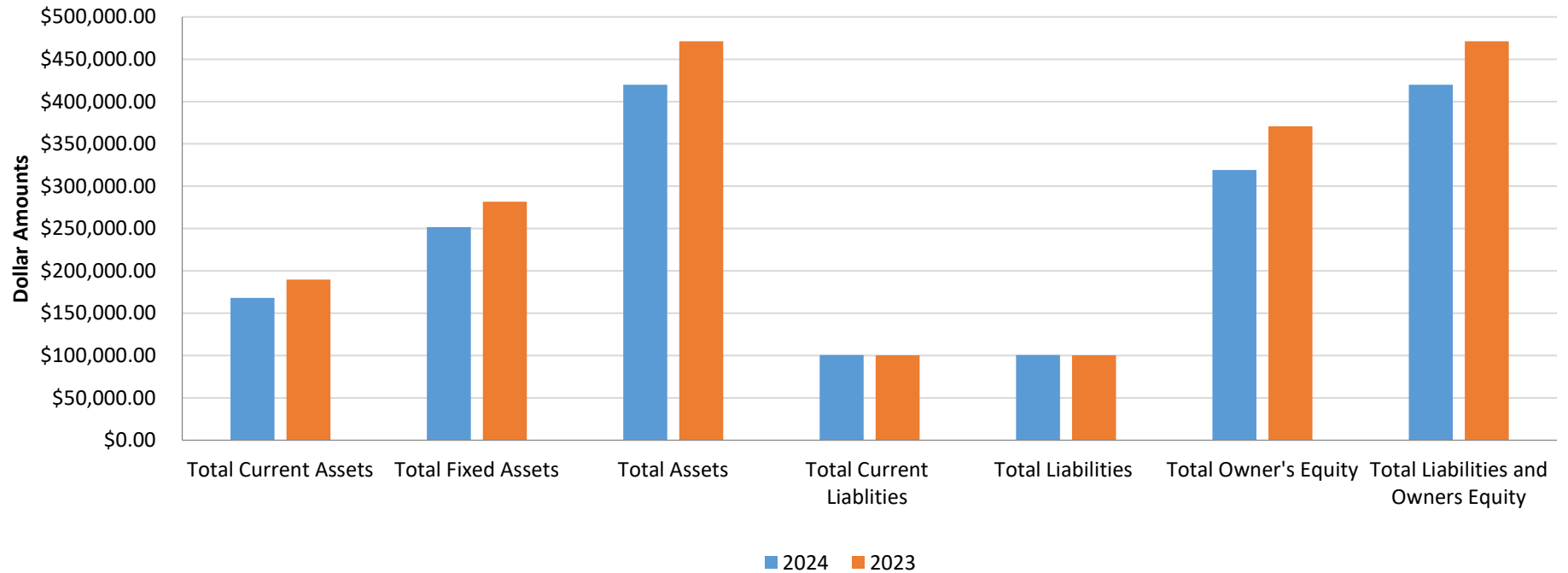
Housing Authority of the City of Harlingen
Comparative Income Statement
Affordable Housing

	Start: 04/01/2024 End: 11/30/2024	Start: 04/01/2023 End: 11/30/2023	Variance
Total Other Expenditures	0.00	0.00	0.00
Total Expenses	(88,836.56)	(51,443.63)	(37,392.93)
Net Income (Loss)	(25,704.21)	23,313.00	(49,017.21)

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

	11/30/2024	11/30/2023
Total Current Assets	\$168,249.56	\$189,665.35
Total Fixed Assets	\$251,624.98	\$281,658.76
Total Assets	\$419,874.54	\$471,324.11
Total Current Liabilities	\$100,621.15	\$100,380.57
Total Liabilities	\$100,621.15	\$100,380.57
Total Owner's Equity	\$319,253.39	\$370,943.54
Total Liabilities and Owners Equity	\$419,874.54	\$471,324.11

Harlingen Affordable Housing Corporation Comparative Nov. 2024 to 2023



Housing Authority of the City of Harlingen
Comparative Balance Sheet
Affordable Housing
As of Date: 11/30/2024

					11/30/2024	11/30/2023	Variance
Assets							
Current Assets							
2	01	1111.12	0	AFH General Fund 1268	165,188.31	178,991.34	(13,803.03)
2	01	1129	0	A/R - CK 2459 Cleared Bank Twice	512.86	500.00	12.86
2	01	1129.FLC	0	A/R - FLC	(3,275.00)	0.00	(3,275.00)
2	01	1211	0	Prepaid Insurance	5,823.39	10,174.01	(4,350.62)
Total Current Assets					168,249.56	189,665.35	(21,415.79)
Fixed Assets							
2	01	1400.5	4	Accumulated Depreciation	(111,093.34)	(75,021.46)	(36,071.88)
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	78,900.00	6,038.10
Total Fixed Assets					251,624.98	281,658.76	(30,033.78)
Total Assets					419,874.54	471,324.11	(51,449.57)
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	12.86	0.00	12.86
2	01	2119.06	0	A/P - COCC	92,374.79	89,472.07	2,902.72
2	01	2119.FLC	0	A/P - Family Living Center	4,058.50	7,333.50	(3,275.00)
Total Current Liabilities					100,621.15	100,380.57	240.58
Total Liabilities					100,621.15	100,380.57	240.58
Owner's Equity							
Owner's Equity							
2	01	2701	0	Net Capital Assets	0.00	268,671.93	(268,671.93)
2	01	2810	0	Unreserved Surplus	0.00	(35,416.52)	35,416.52
2	01	2841	0	Net Assets - Unrestricted	344,957.60	114,375.13	230,582.47
Total Owner's Equity					344,957.60	347,630.54	(2,672.94)
Net Income (Loss)					(25,704.21)	23,313.00	(49,017.21)
Total Owner's Equity					319,253.39	370,943.54	(51,690.15)
Total Liabilities and Owner's Equity					419,874.54	471,324.11	(51,449.57)
							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: January 01, 2025

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

From: Hilda Benavides, Secretary/CEO

Subject: Report for January 15, 2025, HAHC Board of Directors Meeting

TRAININGS / CONFERENCES: I attended the HAVE-STR HUD San Antonio Field Office Annual Meeting December 5 & 6, 2024. The meeting focused on changes for 2025. HUD meetings are through Microsoft TEAMS and are held the 2nd Thursday of every month. We are meeting with HUD Washington HCV/S8 Shortfall Representatives so they can provide additional funding due to assisting more families. We are registered for 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.

ADMINISTRATIVE MEETINGS: Most of the staff meetings continue to be virtual. 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: Our partnership with the City of Harlingen for street and parking repairs at Los Vecinos continues and we are meeting every two weeks on Thursday's at 9:00 a.m. at the Los Vecinos site. The City of Harlingen awarded the RGV Asphalt Construction Company the remaining streets and parking repairs on Mitchele Avenue and Buchanan Avenue. The contractor started on Buchanan Avenue and will continue to Mitchele Avenue. Buchanan Avenue construction is approximately 20 % complete. The Administrative Staff reviewed the minutes for the December 18, 2024, HHA Board Meeting and the minutes for the HAHC Annual Board Meeting for September 25, 2024. We also reviewed the Agendas for the January HHA & HAHC Board Meetings, that are scheduled at the Administrative Building, 219 E. Jackson Street, Harlingen, Texas.

SCHOLARSHIPS: The Harlingen Housing Authority in partnership with the Harlingen Affordable Housing Corporation Scholarship Program awarded twelve (12) graduating Seniors a \$250.00 scholarship. The students were recognized and celebrated. We are working to identify graduating Seniors for the 2025 Scholarships.

EXPANDING AFFORDABLE HOUSING: The sell of the 30 acres on New Hampshire is in the closing phase. The Attorneys are working on finalizing all the paperwork. We continue with the plans to develop affordable housing for veterans, elderly, and disabled families on the 20 acres on Washington Street. We will start development once we receive the funds from the sale of New Hampshire. We plan on starting Phase 1 which will include (16) 1 bedroom & 2-bedroom ADA units, once we receive the funds from the sale of New Hampshire.

SUMMARY OF RENTAL PROPERTIES:

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

Unit #802	Occupied	\$725.00	Non-Profit (S8)
Unit #806	Occupied	\$750.00	Non-Profit (S8)

Total: \$1,475.00 Monthly

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

Unit #1	Occupied	\$650.00	Family Living Center (S8)
Unit #2	Occupied	\$650.00	Family Living Center (Private)
Unit #3	Occupied	\$650.00	Family Living Center (S8)
Unit #4	Occupied	\$650.00	Family Living Center

Total: \$2,600.00 Monthly

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

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

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

The building on 209 & 209 ½ has been rented to Mr. & Mrs. Canales, and their business name is Intri-Cut. They are currently moving in.

Total \$2,000.00 Monthly

Total Monthly Revenue: \$12,175.00

Acreage

19.835 Acres on Washington	COCC	Plans to develop Affordable Housing
30.915 Acres on New Hampshire	COCC	Selling to Affordable Homes of South Texas
10.11 Acres on Paloma	AMP	Farmed by Mr.& Mrs. McLemore

Total Revenues received for acreage

2020	\$2,666.63
2021	\$2,666.63
2022	\$2,666.63
2023	\$2,666.63
2024	\$2,666.63

2025 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 15, 2025	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	HAHC		12:30 P.M.
Wednesday, February 19, 2025	HHA	Bonita Park 601 S. Rangerville Rd Harlingen, TX 78552	12:00 P.M.
Wednesday, March 19, 2025	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, April 16, 2025	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	HAHC		12:30 P.M.
Wednesday, May 21, 2025	HHA	Sunset Terrace 1401 N. Sunset Dr. Harlingen, TX 78552	12:00 P.M.
Wednesday, June 18, 2025	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, July 16, 2025	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
	HAHC		12:30 P.M.
August 20, 2025, No Board Meeting Scheduled			
Wednesday, September 24, 2025	HHA Annual	Harlingen Convention Center 701 Harlingen Heights Dr. Harlingen, TX 78550	11:30 A.M.
	HAHC Annual		12:30 P.M.
Wednesday, October 15, 2025	HHA	Administrative Building 219 E. Jackson St. Harlingen, TX 78550	12:00 P.M.
Wednesday, November 19, 2025	HHA	Le Moyne Gardens 3221 N. 25 th St. Harlingen, TX 78550	12:00 P.M.
Wednesday, December 17, 2025	HHA	Los Vecinos 702 S. M. St. Harlingen, TX 78550	12:00 P.M.