

Harlingen Housing Authority

Newsletter

HUD Recognized "High Performer"

WISHING YOU A PROSPEROUS & JOYOUS 2025!

"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 for me is a day to spend time with family and the people you love and don't get to see often. Christmas is more about giving than receiving gifts and just having a good time."

- Britany Amaya, age 16, Los Vecinos Family Learning Center

"To me, Christmas is more than a Holiday, it's a feeling and a season of warmth, even if the weather doesn't get cold here in South Texas. Christmas is about gathering with loved ones, sharing meals, and feeling the joy that comes from being together. It's the scent of food cooking in the kitchen, the glowing lights, decorating homes, and laughter shared around the table with family."

- Brandon Garcia, age 17, Le Moyne Gardens Family Learning Center

"Christmas means a lot to me and it's a mix of warmth, joy and nostalgia. Growing up was a magical time filled with traditions that brought my family together. I remember the excitement of decorating the tree, the smell of pine in the house and the twinkling lights that made everything feel special and that's what Christmas means to me."

- Elias Garcia, age 18, Bonita Park Family Learning Center

"Christmas to me means being able to create long lasting memories with my family. Even the small moments of decorating a tree during Christmas create nostalgic memories. Spending time with family is a crucial factor to me because that is what makes up home. Family is what prompts memories to be consider meaningful."

- Eddie Resendez, age 17, Sunset Terrace Family Learning Center

"It is about being with family and friends. A good time to be off from school. It is a time for gift giving and fun. My favorite Christmas was when we went to Mexico to visit family. We played all night long at their ranch. I like to go to my Grandma's house because of the parties and playing Bingo (Loteria)."

- Alexis Reyna, age 18, Le Moyne Gardens Family Learning Center

"Christmas has a big meaning to me and its meaning is in the word itself (Christ) who was born. The Savior of all humanity who gave himself up as the perfect offering for our sins. Our sins are erased because of his Love for us."

- Maria Sandoval, age 17, Los Vecinos Family Learning Center

Please visit our website at 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" CHRISTMAS CARDS



Elias Garcia, age 18



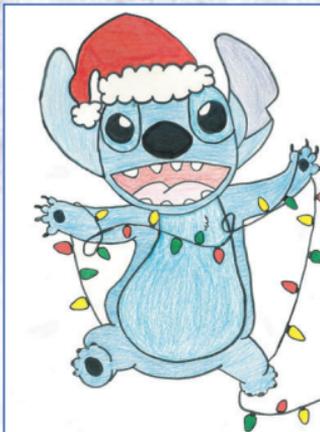
Eddie Resendez, age 17



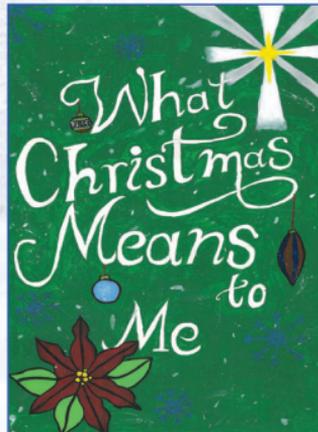
Alexis Reyna, age 18



Brandon Garcia, age 17



Britany Amaya, age 16



Maria Sandoval, age 17

Congratulations!

2024 EMPLOYEES OF THE QUARTER



ELVA MARES

January, February & March



MELISSA GUAJARDO

April, May & June



DIANA CHERAMIE

July, August & September



PATTY VEGA

October, November & December

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 2025 High School Graduates



***Scholarships
are available!***



Eligibility Criteria:

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

For more information contact:

Cristella Chavez, Counselor – cristella.chavez@hcisd.org
Sandra Gonzalez, Counselor – sandra.gonzalez@hcisd.org

PUBLIC HOUSING UPDATES PHA FIVE YEAR AND ANNUAL PLAN



*Senior Property
Manager:*
Mary Prieto

2024 has come and gone, and future planning is in the works. On December 4, 2024, 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 (2025-2029). The plan was updated with information that was gathered from every department including the Accounting Dept., 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).

An ad was advertised in the Valley Morning Star on October 12, 2024, announcing the Public Hearing and the availability of the plans for public view. The Annual plan draft was displayed at all the Low Rent AMP offices, the Harlingen Public Library, the Administration office, the City of Harlingen and on our website. The plan was placed for a public comment period of 45 days.

The funding has fluctuated in the last few years for capital funds; in 2021 we received \$1,292,228.00, in 2022 \$1,600,572.00, in 2023 \$1,628,743.00, and in 2024 \$1,667,416.00. The future proposed budgets are being estimated with the last amount funded, \$1,667,416.00.

The plan helps ensure that everyone in the agency is working towards the same objective, which is to provide decent and safe housing for eligible families.

I truly hope everyone had a Merry Christmas and a Happy New Year!



FIVE YEAR AND ANNUAL PLAN PUBLIC HEARING & RESIDENT ANNUAL PLAN MEETINGS



Resident Meeting at Bonita Park



Resident Meeting at Los Vecinos



Resident Meeting at Le Moyne Gardens



Resident Meeting at Sunset Terrace



Mary Prieto addresses the audience



HHA Staff attending the Annual Plan Public Hearing

LOS VECINOS APARTMENTS



Property Manager:
Diana Cheramie

Greetings Los Vecinos! Families cheerfully prepared for the holidays by decorating their homes, spending time with their loved ones, and enjoying good food like tamales, menudo, and champurrado.

The Harlingen Police Department and Toys for Tots ensured that every child received a toy for Christmas. Children gladly received dolls, Hot Wheels, stuffed animals, and electronics, which brought smiles to children's faces as they opened their gifts. Thank You, Harlingen Police Department and Toys for Tots!

Construction has begun on Buchanan Avenue and our primary focus is the safety and well-being of our residents and community. The renovations include more parking, wider streets, and new sewer lines. Security personnel patrol the construction site daily from 5:00 p.m. to 5:00 a.m. This is for the safety of our residents. We ask that parents help ensure their children stay away from the construction site. We appreciate your cooperation.

Congratulations, Los Vecinos residents; you asked for it and got it! We recently completed the addition of a Toddler Park with swings and an outdoor fitness area. The playground and fitness area are for the residents to enjoy. Please be courteous and respectful of others, dispose of all trash and food in the trash bins, and use the equipment properly. Young children must be accompanied by their parents. Please take care of the playground for your child's safety and enjoyment.

Lastly, the Los Vecinos Community would like to wish everyone a Happy New Year!

Reminders:

- 2025 parking permits are NOW available; please view requirements carefully
- Pest control non-compliance fee, \$25.00
- Rent is due 1st – 5th, after, \$25.00 late fee
- Spectrum is increasing to \$30.00 starting January 2025
- All guests must be registered at the office
- Smoke-Free Public Housing
- Payments can be made through money order, check, and or online at rentpayment.com



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



ADRIAN AZUA
Maintenance Aide A

LOS VECINOS PICTURES



Los Vecinos Fitness Area



Toddler Playground at Los Vecinos



Los Vecinos Street Construction



Toys for Tots toy delivery



Toys for Tots toy delivery



Property Manager:
Evelyn Castillo

BONITA PARK, ARAGON & ARROYO VISTA COURT APARTMENTS

"Just remember, the true spirit of Christmas lies in your heart", The Polar Express. Christmas time is another reminder, another year has flown by! We hope each one of our families at Bonita Park, Aragon, and Arroyo Vista had a wonderful Thanksgiving filled with joy, family time, and of course, lots of turkey.

The Bonita Park management and maintenance team would like to advise all our residents that our development passed the 2024 INSPIRE Inspection!!! With a final score of 98. I would like to thank all HHA staff, maintenance, and contractors whom made this score possible.

A sincere thanks and appreciation to the Harlingen Police Department for delivering toys from Toys for Tots to all the children at Bonita Park. Thank you for continuously including our children in the Toy Drive.

Thank you to Industrial Fire & Safety for coming out to our yearly scheduled servicing of the apartment fire extinguishers. Residents, as a reminder, please report any usage of fire extinguishers to the management team throughout the year as well.

I would like to share with our tenants the upcoming contract work that will take place within the next few months. That includes, installation of front and back screen doors and additions to our community park. We hope to continue to provide upgrades to the apartments and community areas for the better and safety enjoyment of our residents.

Last but not least, Bonita Park management would like to wish all our residents a Happy New Year! We hope you enjoyed the holidays and cooler weather with all your family and loved ones safely. "The gift of love, the gift of peace, and the gift of happiness may all these be yours. Wishing you a season full of light and laughter."



Assistant Property Manager:
Brianna Caldwell

Reminders:

- 2025 parking permits are NOW available, please view requirements carefully
- Pest control non-compliance fee, \$25.00
- Rent is due 1st – 5th, after, \$25.00 late fee
- Spectrum is increasing to \$30.00 starting January 2025
- All guests must be registered at the office
- Smoke Free Public Housing
- Payments can be made through money order, check, and or online at rentpayment.com



JOE ZEPEDA
Maintenance Aide A

BONITA PARK PICTURES



NSPIRE Inspection repairs



NSPIRE Inspection repairs



NSPIRE Inspection repairs



Child receives gift from Toys for Tots



Children receive gifts from Toys for Tots



Toys for Tots toy delivery



Industrial Fire safety inspections

SUNSET TERRACE APARTMENTS



*Resident Events
Coordinator/
Property Manager:*

Norma Serino

Season's Greetings and Happy New Year Everyone! We hope you are enjoying the cooler weather. Remember to cover up, stay warm and try to avoid catching a cold. The holidays are that time of year when we get together to celebrate and enjoy quality time with our loved ones.

Speaking of coming together, I encourage all our residents to join me at the Tenant Association meetings. The meetings are held every second and fourth Wednesday of the month. This is a great way to stay informed of upcoming projects and activities in our community. Snacks, refreshments and door prizes are given. If you would like to join the Association, please contact me, Norma Serino, Resident Events Coordinator/Property Manager at the Sunset Terrace Management office at 956-423-2521 ext. 501.

In other news, we plan to continue with the installation of the Central Air & Heat units. The remaining apartments that are missing the units will be evaluated so please be patient, we must ensure that everything is good to go.

Lastly, a friendly reminder, the 2024 parking permits expire on December 31, 2024. Make sure to prepare with the documents requested for the new 2025 parking permits.

ITEMS YOU WILL NEED TO RENEW:

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



Reminders:

- 2025 parking permits are NOW available, please view requirements carefully
- Pest control non-compliance fee, \$25.00
- Rent is due 1st – 5th, after, \$25.00 late fee
- Spectrum is increasing to \$30.00 starting January 2025
- All guests must be registered at the office
- Smoke Free Public Housing
- Payments can be made through money order, check, and or online at rentpayment.com



JOE ZEPEDA
Maintenance Aide A

SUNSET TERRACE PICTURES



Residents attend the Tenant Association meeting



Residents attend the Tenant Association meeting



Residents attend the Tenant Association meeting



Resident enjoys refreshments at the Tenant Association Meeting



Residents attend the Tenant Association meeting

LE MOYNE GARDENS APARTMENTS



Property Manager:
Eneida Alonso



*Public Housing
Clerk:*
Maria Mejia



*Resident Events
Coordinator/
Property Manager:*
Norma Serino

Season's Greeting from Le Moyne Gardens! The National Standards for the Physical Inspection of Real Estate (NSPIRE) are coming. They will be inspecting our property. This method of conducting and processing inspections of HUD-assisted housing is developed by HUD's Real Estate Assessment Center (REAC). NSPIRE aims to improve confidence in HUD's ability to keep properties in compliance by accurately assessing a unit's condition and prioritizing the residents' health and safety.

You can help prepare by conducting your own inspection and contacting the office promptly to report any items that need repair; here are a few tips:

1. Windows—Clean all windows and window frames, remove any aluminum (foil) on them, and remove any items near windows, such as ceramic decor, etc. **We will inspect the windows and will not be responsible for any broken items.**
2. Floors should be swept and mopped daily and free of tripping hazards, such as electrical wires running across the room.
3. Appliances - Refrigerators must be cleaned inside and out, including the gasket (seal); the gasket cannot be torn. The stove/oven must be cleaned inside and out with all burners working correctly; you should not have a burner or oven that does not turn on, nor should you have aluminum (foil) on the stovetop. The range hood should have a clean filter and an appliance bulb and be free from grease or items on top.
4. Light fixtures—All light bulbs must be installed (fixtures should not be empty). They must also have a glass covering and be cleaned free from dust and/or bugs.

5. Bathroom: The commode must flush properly and not have water running, the shower faucet and handle must work properly without any leaks (it must have a handle to open/close), and the lavatory faucet must also work properly without any leaks (it must have a handle to open/close). All these items must be clean and free from mildew/mold.

6. Doors - All doors, interior and exterior, must work properly. They must open/close easily and lock without trouble. The doors should not have holes. Also, clean the doors, including the screen doors.

7. Walls - there should not be any holes in the walls, peeling paint, and/or dust.

8. Bedrooms - should be tidy and neat and should not have blocked windows.

9. Yards - must be cleaned and cut regularly. There should not be any trash outside; all trash must be disposed of immediately in the designated trash receptacle. (Do NOT send small children to throw the garbage in a bag tied with a knot as they do not reach the receptacle).

10. Lawnmowers, weed eaters, gas tanks, or anything containing flammable liquids CANNOT be stored in the apartment or storage room.

11. Pets - you must make arrangements for your pets on the inspection day or ensure your pet is appropriately restrained per your pet dwelling lease rules. (for those who have pets)

We will advise you on the dates of the inspection. Remember, our community's score is important! The better the score, the more opportunities your community will have. Lastly, we wish everyone a Happy New Year!

Reminders:

- 2025 parking permits are NOW available, please view requirements carefully
- Pest control non-compliance fee, \$25.00
- Rent is due 1st – 5th, after, \$25.00 late fee
- Spectrum is increasing to \$30.00 starting January 2025
- All guests must be registered at the office
- Smoke Free Public Housing
- Payments can be made through money order, check, and or online at rentpayment.com



JOSE MONTOYA
Maintenance Aide A

LE MOYNE GARDENS PICTURES



PHA Five Year and Annual Plan Meeting at Le Moyne Gardens



Resident Meeting at Le Moyne Gardens



Resident Meeting at Le Moyne Gardens



Vegetable Garden meeting at Le Moyne Gardens



Butterfly Garden at Le Moyne Gardens Boys & Girls Club



Butterfly enjoying the Butterfly Garden

HCV/S8 PROGRAM ANNUAL LANDLORD & HOME OWNERSHIP CONFERENCE



HCV / S8 and Admissions
Administrator:
Diana Perez

We had the privilege of hosting the Harlingen Housing Authority's Annual HCV/Section 8 Landlord and Home Ownership conference on November 01, 2024, at the Los Vecinos Apartments located at 702 S. "M" Street, Harlingen, TX 78550. This year, several presenters provided very helpful information to our landlords and tenants. Ms. Cynthia Lucio, our Chief Financial Officer, graciously gave the invocation and led the pledge of allegiance. Thank you, Ms. Lucio!

We started by discussing tenant and landlord obligations, lease violations and non-renewal notices and answered questions from the audience. The audience asked questions on home ownership programs and housekeeping standards. I introduced several community partners that work with the Housing Authority. They presented their services to the community.

Our first presenter, Ms. Esmeralda Zuniga, Real-Estate Property Manager from Harlingen Community Development Corporation presented on the new subdivision by Louisiana Street. She was accompanied by Ms. Ellie Ahumada, Lender from Geneva Financial. They discussed the processes of purchasing a home.

Our second presenter, Ms. Jennifer Garcia, HUD-VASH Housing Specialist accompanied by Ms. Cynthia Duque presented on the HUD-VASH Program. They help the Veterans with Housing Assistance and other benefits.

Our third presenter, Mr. Edward Moreno, owner of Edward's Pest Management, offered helpful tips on how to treat for mosquitos and other bugs. During his presentation he mentioned that a family's housekeeping habits play a role in infestation problems.

Our fourth presenter, Ms. Patricia Trevino, a Pre-Plan Insurance Consultant touched base on the requirements of qualifying for Medicare, Medicaid or Marketplace insurance. She mentioned that elderly and disabled individuals have the option to review their coverage and make changes according to their needs.

Our last presenter, Ms. Ruby Paredes, owner of Ruby Cleans, presented useful tips on general cleaning, deep cleaning, cleaning of ceiling fans, air vents and other household items. She gave her personal recommendations on the cleaning products based on what she uses. She can be contacted by phone 956-690-9616 or [email rubycleans@gmail.com](mailto:emailrubycleans@gmail.com).

Thank You to all the presenters, the conference was a success because of you! Lastly, I would like to wish everyone a Happy New Year!

If you have any questions, you to contact us at:

Diana Perez	956-423-2521 ext. 126
Nancy Garza	956-423-2521 ext. 133
Anita P. Maldonado	956-423-2521 ext. 114
Elva Mares	956-423-2521 ext. 117
Yvonne Latour	956-423-2521 ext. 132
Natalie Arcos	956-423-2521 ext. 113

email: dperez@harlingen-ha.com
email: ngarza@harlingen-ha.com
email: anavarro@harlingen-ha.com
email: emares@harlingen-ha.com
email: ylatour@harlingen-ha.com
email: narcos@harlingen-ha.com



NANCY GARZA
Admissions
Coordinator



ELVA MARES
Admissions Specialist/S8
Intake Coordinator/Inspector



ANITA P. MALDONADO
S8 Intake Coordinator/
Inspector



NATALIE ARCOS
Eligibility Specialist/
S8 Intake Coordinator/
Inspector



YVONNE LATOUR
Eligibility Specialist/
S8 Intake Coordinator/
Inspector

HCV/S8 LANDLORD & HOME OWNERSHIP CONFERENCE



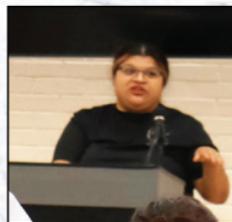
*Cynthia Lucio,
HHA Chief Financial Officer*



*Edward Moreno,
Edwards Pest Control*



*Patricia Trevino,
Pre-Plan Insurance Consultant*



*Ruby Paredes,
Ruby Cleans*



*Jennifer Garcia and Cynthia Duque,
Veterans Affairs*



*Esmeralda Zuniga, HCDC Real Estate Property Manager
and Ellie Ahumada, Lender Geneva Financial*



HCV/S8 Landlord Conference



HCV/S8 Landlord Conference



HCV/S8 Landlord Conference



HCV/S8 Landlord Conference



Attention Public Housing Residents!

The Spectrum High Speed Internet monthly fee will increase to \$30.00 starting January 1, 2025.

The fee is due on the 1st of the month no later than the 5th of the month.

Only checks, money orders and online payments are accepted.

No cash payments.

The Harlingen Housing Authority is committed to the safety and the wellbeing of everyone we serve.

¡Atención residentes de viviendas pública!

La tarifa mensual de Internet de alta velocidad de Spectrum aumentará a \$30.00 a partir del 1 de enero de 2025.

La cuota vence el día 1 del mes a más tardar el día 5 del mes.

Solo se aceptan cheques, giros postales y pagos en línea.

No se aceptan pagos en efectivo.

La Autoridad de Vivienda de Harlingen está comprometida con la seguridad y el bienestar de todas las personas a las que servimos.

Online payments at: www.rentpayment.com



\$30.00*
PER MONTH*



\$30.00*
PER MONTH*



ATTENTION PUBLIC HOUSING RESIDENTS
(Le Moyne Gardens and Los Vecinos)

The HUD Inspector is coming!

Please get ready. Your apartment may be selected.



**For more information, contact your
Apartment Management Team
956-423-2521
(dial 7 for Public Housing)**

**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.

HHA Staff

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

HARLINGEN



Housing Authority

INSIDE THIS ISSUE:

What Christmas Means to Me	2
Employee Service Awards	3
Board of Commissioners	4
Scholarships Available	5
Public Housing Updates	6
Resident Meetings	7
Los Vecinos	8-9
Bonita Park, Aragon & Arroyo Vista	10-11
Sunset Terrace	12-13
Le Moyne Gardens	14-15
HCV / Section 8	16
Landlord Conference	17
Spectrum Increase	18
HUD Inspector is Coming	19
Housing Authority Team	20

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
Vacant
Sunset Terrace
Vacant
Los Vecinos
Maria Gutierrez