



HARLINGEN AFFORDABLE HOUSING CORPORATION
Board of Directors Meeting
Wednesday, April 15, 2026, at 12:30 p.m.
At the Administrative Building
219 East Jackson Avenue, Harlingen, Texas 78550

AGENDA

Notice is hereby given that the above unit of government will hold a Board of Directors Meeting on Wednesday, April 15, 2026, at 12:30 p.m. at the Administrative Building, 219 East Jackson Avenue, 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 ID#: 297 956 719 901 79, Passcode: xN2h8jC3; or join the video conference by phone at 469-480-6297, Password: 238 787 680.

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. Invocation – Cynthia Lucio
5. Pledge of Allegiance – Cynthia Lucio
6. Introduction of Staff, Visitors, and Guests – Ariana Valle
7. Public Comments – Ariana Valle
8. Consider and take action to approve the Minutes of the Board of Directors Meeting of January 21, 2026. (pg. 3-5)

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for the month of February 2026 and to take action to approve the Unaudited Financial Statement as presented. (pg. 6-10)
Presenter: Cynthia Lucio

III. OLD BUSINESS-NON-ACTION ITEMS

2

1. Chief Executive Officer Reports by Program Administrators and Coordinators:
 - a) Financial Report (Comparative Report) by Cynthia Lucio; *(pg.11-16)*
 - b) Rental Property Report by Mary Prieto; *(pg.17)*
 - c) Zero unpaid balances due for vacated unit accounts for the months of January, February, and March 2026. Report by Cynthia De La Fuente; *(pg.18-19)*

2. Report on the non-profit, and the future plans for expanding the affordable housing. *(pg.20-22)*
By: Hilda Benavides

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 Avenue, 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 Thursday, April 9, 2026, at least three business days preceding the scheduled day of said meeting.

Dated this 9th day of April 2026



Ariana Valle, Administrative Assistant

Harlingen Affordable Housing Corporation
Minutes of the Board of Directors Meeting
Wednesday, January 21, 2026, at 12:30 p.m.
at the Administrative Building
219 East Jackson Avenue, Harlingen, Texas 78550

I. OPENING

President Perez called the meeting to order on Wednesday, January 21, 2026, at 12:32 p.m. at the Administrative Building, 219 East Jackson Avenue, Harlingen, Texas 78550.

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 Ozuna asked the board of directors if there are 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, Irma Sánchez Peña, Carlos Muñiz, Bettina Elliott, and Maria I. Borjas.

INTRODUCTION OF STAFF, VISTORS, AND GUESTS

President Perez suggested to skip introduction of staff, visitors, and guests. The Board agreed. Present at the meeting were: Hilda Benavides, Chief Executive Officer, Eneida Alonso, Property Manager, Cynthia De La Fuente, Procurement Specialist/Property Manager, Nancy Garza, Admissions Coordinator, Melissa Guajardo, HR/Accounting Coordinator, Cynthia Lucio, Chief Financial Officer, Elva Mares, Eligibility Specialist/HCV Intake Coordinator/Inspector, Diana Perez, HCVP/S8 & Admissions Administrator, Mary Prieto, Senior Property Manager, Norma Serino, Resident Events Coordinator/Property Manager, Ariana Valle, Administrative Assistant, Patty Vega, Accounting Assistant/MIS Coordinator, Visitors/Guests Alan Ozuna, Attorney, and John Alvarado, Computer Network Group.

PUBLIC COMMENTS

No members of the public were present at the Administrative Building, 219 East Jackson Avenue, 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 24, 2025.

After the Board reviewed them, President Perez entertained a motion to approve the Annual Board of Directors meeting minutes of September 24, 2025. Director Muñiz made the motion to approve the Annual Board of Directors meeting minutes of September 24, 2025. 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 2025 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 2025 was included in the agenda packet. She reported as follows:

Harlingen Affordable Housing Corporation		
Summary of Revenues & Expenditures		
For the Month Ended November 2025		
	Harlingen Affordable Housing Corporation	
Total Revenues	\$8,500.12	
Total Expenditures	\$9,152.49	
Revenues over (Under) Expenditures	<u>(\$652.37)</u>	
Cash reserves or funds transferred in	<u>\$652.37</u>	
Note: Electrical contract/ Security lights		
Bank Balance November 2025		
Harlingen Affordable Housing Corporation		
	\$642,830.91	
Restricted funds reserved for Washington Development	\$530,600.03	

Director Muñiz asked why is the administrative expense higher than budgeted? Chief Financial Officer Lucio stated it was due to an increase in construction costs and nontechnical salaries. Chair Perez asked where is the legal billing paid from? Chief Financial Officer Lucio stated legal billing is allocated from the corresponding departments. After some discussion no other questions were asked. President Perez entertained a motion to approve the Unaudited Financial Statement for the month of November 2025. Director Elliott made the motion to approve the Unaudited Financial Statement for the month of November 2025. Motion was seconded by Director Muñiz and passed unanimously.

2. CONSIDER AND TAKE ACTION TO APPROVE THE CHARGE OFF OF THE CURRENT UNPAID BALANCES DUE FOR VACATED UNIT ACCOUNTS FOR THE MONTHS OF SEPTEMBER, OCTOBER, NOVEMBER, AND DECEMBER 2025 AS PRESENTED.

Procurement Specialist/Property Manager De La Fuente told the Board that the agenda packets contained the current unpaid balances due for vacated unit accounts for the months of September, October, November, and December 2025 in the amount of \$622.00. The total amount consists of:

HARLINGEN AFFORDABLE HOUSING CORPORATION									
BOARD OF DIRECTORS MEETING									
WEDNESDAY, JANUARY 21, 2026									
CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES									
DUE FOR VACATED UNIT ACCOUNTS FOR									
THE MONTHS OF SEPTEMBER, OCTOBER, NOVEMBER AND DECEMBER 2025									
Developments					Total				
Family Living Center (FLC)									
203					\$622.00				
Family Living Center (FLC) Total					\$622.00				
Harlingen Affordable Housing Corp. (HAHC)									
Harlingen Affordable Housing Corp. (HAHC) Total					\$0.00				
Grand Total					\$622.00				

No questions were asked. President Perez entertained a motion to charge off the current unpaid balances due for vacated unit accounts for the months of September, October, November, and December 2025 in the total amount of \$622.00. Vice- President Sánchez Peña made the motion to charge off the current unpaid balances due for the vacated unit accounts for the months of September, October, November, and December 2025 in the total amount of \$622.00. Motion was seconded by Director Elliott 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) Rental Property Report 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 how many units are projected for the Washington Property? Chief Executive Officer Benavides stated 100 units. No other questions were asked.

IV. ADJOURNMENT

President Perez entertained a motion to adjourn. Motion to adjourn was made by Director Elliott. Motion was seconded by Vice – President Sánchez Peña. The meeting was adjourned at 12:45 p.m.

Date: _____

President, Carlos Perez

Chief Executive Officer, Hilda Benavides

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

February 2026

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 2026**

	Harlingen Affordable Housing Corporation
Total Revenues	\$9,404.00
Total Expenditures	\$9,073.82
Revenues over (Under) Expenditures	<u>\$330.18</u>
Cash reserves or funds transferred in	<u>\$0.00</u>

**Bank Balance February 2026
Harlingen Affordable Housing Corporation**

\$650,390.07

Restricted funds reserved for Washington Development \$530,600.03

**Harlingen Affordable Housing Corporation
Summary of Year-to-Date Revenues & Expenditures
For the Month Ended February 2026**

	<u>Harlingen Affordable Housing Corporation</u>
Total Revenues	\$110,580.48
Total Expenditures	<u>\$115,784.64</u>
Revenues over (Under) Expenditures	<u>(\$5,204.16)</u>
Cash reserves or funds transferred in	<u>\$5,204.16</u>

HAHC notes: higher contract costs

Appliances were purchased and A/C replacement for 806 Sonesta Apartment

Electrical upgrade to 209 East Jackson Avenue and the Washington apts.

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

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended February 28, 2026	11 Month(s) Ended February 28, 2026	Budget	Variance	Variance %
Revenue							
Rental Income							
Dwelling Rent	2	01 3110	5	7,351.00	82,616.09	79,750.00	2,866.09 3.59 %
Nondwelling Rental	2	01 3190	5	1,728.00	19,008.00	23,485.00	(4,477.00) -19.06 %
Total Rental Income				9,079.00	101,624.09	103,235.00	(1,610.91) -1.56 %
Other Income							
Other Income-Scholarship Donations	2	01 3690	5	0.00	1,540.00	4,583.26	(3,043.26) -66.40 %
Other Income - Misc Other Revenue	2	01 3690.1	5	325.00	7,416.39	4,583.26	2,833.13 61.81 %
Total Other Income				325.00	8,956.39	9,166.52	(210.13) -2.29 %
Total Revenue				9,404.00	110,580.48	112,401.52	(1,821.04) -1.62 %
Expenses							
Administrative Expense							
Nontechnical Salaries	2	01 4110	5	3,623.91	39,397.73	21,076.00	(18,321.73) -86.93 %
Legal Expense	2	01 4130	5	838.50	1,394.25	3,663.00	2,268.75 61.94 %
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	686.78	1,375.00	688.22 50.05 %
Employee Benefits Cont - Admin	2	01 4182	5	827.07	11,101.62	0.00	(11,101.62) -100.00 %
Advertising and Marketing	2	01 4190.08	5	0.00	0.00	3,666.63	3,666.63 100.00 %
Publications	2	01 4190.11	5	0.00	231.45	0.00	(231.45) -100.00 %
Other Sundry Expense	2	01 4190.18	5	39.50	8,884.38	14,000.00	5,115.62 36.54 %
Administrative Contact Costs	2	01 4190.19	5	2,971.32	3,796.40	4,583.26	786.86 17.17 %
Total Administrative Expense				8,300.30	65,492.61	49,738.89	(15,753.72) -31.67 %
Tenant Services							
Ten Services - Recreation Pubs Other	2	01 4220	5	0.00	1,866.03	0.00	(1,866.03) -100.00 %
Resident Events / Education Expense	2	01 4220.1	5	0.00	0.00	2,750.00	2,750.00 100.00 %
Total Tenant Services				0.00	1,866.03	2,750.00	883.97 32.14 %
Utilities Expense							
Water	2	01 4310	5	0.00	(30.18)	91.63	121.81 132.94 %
Electricity	2	01 4320	5	93.77	2,953.94	2,841.63	(112.31) -3.95 %
Sewer	2	01 4390	5	0.00	(49.56)	91.63	141.19 154.09 %
Total Utilities Expense				93.77	2,874.20	3,024.89	150.69 4.98 %
Ordinary Maintenance and Operation							
Labor	2	01 4410	5	78.97	2,592.04	1,375.00	(1,217.04) -88.51 %
Materials	2	01 4420	5	0.00	1,833.74	2,750.00	916.26 33.32 %
Contract Cots-Extermination	2	01 4430.01	5	250.00	2,500.00	1,826.00	(674.00) -36.91 %
Contract Costs-Other Repairs	2	01 4430.03	5	0.00	4,500.00	24,904.00	20,404.00 81.93 %
Contract Costs-Other	2	01 4430.13	5	0.00	2,500.00	0.00	(2,500.00) -100.00 %
Contact Costs-Heating & Cooling Cont	2	01 4430.17	5	0.00	4,001.50	0.00	(4,001.50) -100.00 %
Contract Costs-Landscape & Ground	2	01 4430.19	5	0.00	5,000.00	0.00	(5,000.00) -100.00 %
Contact Costs-Electrical Contracts	2	01 4430.21	5	0.00	3,350.00	0.00	(3,350.00) -100.00 %
Garbage and Trash Collection	2	01 4431	5	0.00	(95.94)	91.63	187.57 204.70 %
Emp Benefit Cont - Maintenance	2	01 4433	5	68.55	914.08	0.00	(914.08) -100.00 %
Total Ordinary Maintenance and Operation				397.52	27,095.42	30,946.63	3,851.21 12.44 %
Protective Services							
Protective Services - Contract Costs	2	01 4480	5	23.46	703.80	1,375.00	671.20 48.81 %
Total Protective Services				23.46	703.80	1,375.00	671.20 48.81 %
General Expense							
Insurance -Property (Fire & EC)	2	01 4510.01	5	0.00	1,526.58	913.00	(613.58) -67.20 %
Insurance-Flood	2	01 4510.11	5	(873.00)	2,548.00	3,663.00	1,115.00 30.44 %
Insurance - Windstorm	2	01 4510.15	5	1,131.77	10,910.40	4,631.00	(6,279.40) -135.59 %
PROPERTY TAXES	2	01 4520.1	5	0.00	41.60	0.00	(41.60) -100.00 %
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	2,726.00	4,583.26	1,857.26 40.52 %
Total General Expense				258.77	17,752.58	24,790.26	7,037.68 28.39 %
Other Expenditures							
Property Better & Add-Contract Costs	2	01 7540.4	5	0.00	25,300.00	137,500.00	112,200.00 81.60 %

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:	3/31/2026	ACCOUNT	1 Month(s) Ended February 28, 2026	11 Month(s) Ended February 28, 2026	Budget	Variance	Variance %	
Operating Exp For Property - Contra	2	01 7590	5	0.00	(25,300.00)	(137,500.00)	(112,200.00)	-81.60 %
Total Other Expenditures				0.00	0.00	0.00	0.00	-100.00 %
Total Expenses				(9,073.82)	(115,784.64)	(112,625.67)	(3,158.97)	-2.80 %
Total Net Income (Loss)				330.18	(5,204.16)	(224.15)	(4,980.01)	47834.04 %

**Harlingen Affordable Housing
Corporation**

Unaudited Financial Statement

February 2026

Comparative Income Graph with Statement

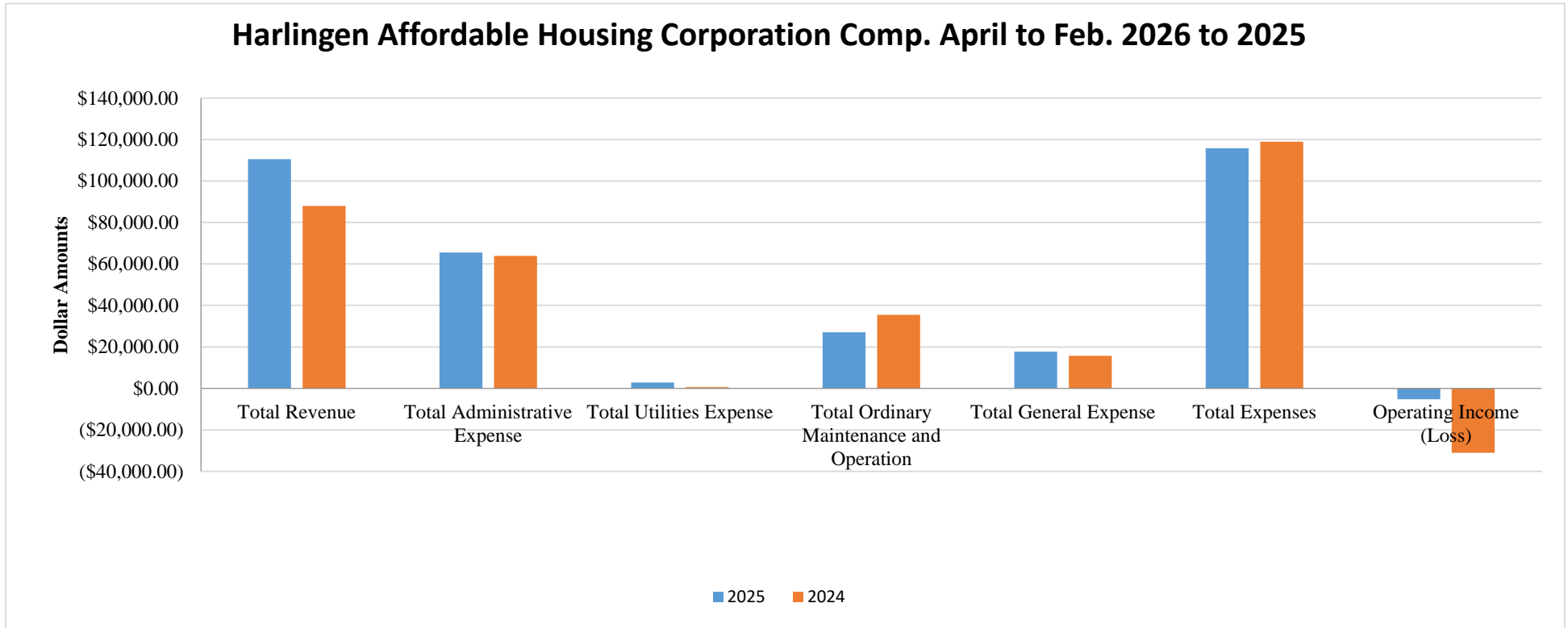
Comparative Balance Graph with Sheet



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

Start: 04/01/2025 Start: 04/01/2024
 End: 02/28/2026 End: 02/28/2025

Total Revenue	\$110,580.48	\$87,944.35
Total Administrative Expense	\$65,492.61	\$63,968.72
Total Utilities Expense	\$2,874.20	\$692.58
Total Ordinary Maintenance and Operation	\$27,095.42	\$35,458.22
Total General Expense	\$17,752.58	\$15,732.54
Total Expenses	\$115,784.64	\$119,036.94
Operating Income (Loss)	(\$5,204.16)	(\$31,092.59)



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

					Start: 04/01/2025	Start: 04/01/2024		
					End: 02/28/2026	End: 02/28/2025	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rent	2	01	3110	5	82,616.09	62,426.00	20,190.09	32.34 %
Nondwelling Rental	2	01	3190	5	19,008.00	21,321.35	(2,313.35)	-10.85 %
Total Rental Income					101,624.09	83,747.35	17,876.74	21.35 %
Other Income								
Other Income-Scholarship Donat	2	01	3690	5	1,540.00	1,082.00	458.00	42.33 %
Other Income - Misc Other Reve	2	01	3690.1	5	7,416.39	3,115.00	4,301.39	138.09 %
Total Other Income					8,956.39	4,197.00	4,759.39	113.40 %
Total Revenue					110,580.48	87,944.35	22,636.13	25.74 %
Expenses								
Administrative Expense								
Nontechnical Salaries	2	01	4110	5	39,397.73	32,553.41	(6,844.32)	-21.02 %
Legal Expense	2	01	4130	5	1,394.25	12,645.64	11,251.39	88.97 %
Audit Fees	2	01	4171	5	686.78	388.37	(298.41)	-76.84 %
Employee Benefits Cont - Admin	2	01	4182	5	11,101.62	2,463.59	(8,638.03)	-350.63 %
Advertising and Marketing	2	01	4190.08	5	0.00	1,245.00	1,245.00	100.00 %
Publications	2	01	4190.11	5	231.45	21.30	(210.15)	-986.62 %
Forms & Office Supplies	2	01	4190.17	5	0.00	1,394.82	1,394.82	100.00 %
Other Sundry Expense	2	01	4190.18	5	8,884.38	8,395.19	(489.19)	-5.83 %
Administrative Contact Costs	2	01	4190.19	5	3,796.40	4,861.40	1,065.00	21.91 %
Total Administrative Expense					65,492.61	63,968.72	(1,523.89)	-2.38 %
Tenant Services								
Ten Services - Recreation Pubs	2	01	4220	5	1,866.03	1,680.18	(185.85)	-11.06 %
Resident Events / Education Ex	2	01	4220.1	5	0.00	449.00	449.00	100.00 %
Total Tenant Services					1,866.03	2,129.18	263.15	12.36 %
Utilities Expense								
Water	2	01	4310	5	(30.18)	0.00	30.18	0.00 %
Electricity	2	01	4320	5	2,953.94	692.58	(2,261.36)	-326.51 %
Sewer	2	01	4390	5	(49.56)	0.00	49.56	0.00 %
Total Utilities Expense					2,874.20	692.58	(2,181.62)	-315.00 %
Ordinary Maintenance and Operation								
Labor	2	01	4410	5	2,592.04	742.72	(1,849.32)	-248.99 %
Materials	2	01	4420	5	1,833.74	0.00	(1,833.74)	0.00 %
Contract Cots-Extermination	2	01	4430.01	5	2,500.00	2,500.00	0.00	0.00 %
Contract Costs-Other Repairs	2	01	4430.03	5	4,500.00	3,895.00	(605.00)	-15.53 %
Contract Costs-Other	2	01	4430.13	5	2,500.00	20,900.00	18,400.00	88.04 %
Contact Costs-Heating & Coolin	2	01	4430.17	5	4,001.50	5,835.95	1,834.45	31.43 %
Contract Costs-Landscape & Gro	2	01	4430.19	5	5,000.00	725.00	(4,275.00)	-589.66 %
Contact Costs-Electrical Contr	2	01	4430.21	5	3,350.00	695.00	(2,655.00)	-382.01 %
Connect/Disconnect Fees	2	01	4430.4	5	0.00	110.00	110.00	100.00 %
Garbage and Trash Collection	2	01	4431	5	(95.94)	0.00	95.94	0.00 %
Emp Benefit Cont - Maintenance	2	01	4433	5	914.08	54.55	(859.53)	-1575.67 %
Total Ordinary Maintenance and Operation					27,095.42	35,458.22	8,362.80	23.58 %
Protective Services								
Protective Services - Contract	2	01	4480	5	703.80	1,055.70	351.90	33.33 %
Total Protective Services					703.80	1,055.70	351.90	33.33 %
General Expense								
Insurance -Property (Fire & EC	2	01	4510.01	5	1,526.58	1,013.91	(512.67)	-50.56 %
Insurance-Flood	2	01	4510.11	5	2,548.00	2,550.00	2.00	0.08 %
Insurance - Windstorm	2	01	4510.15	5	10,910.40	8,782.03	(2,128.37)	-24.24 %
PROPERTY TAXES	2	01	4520.1	5	41.60	41.60	0.00	0.00 %

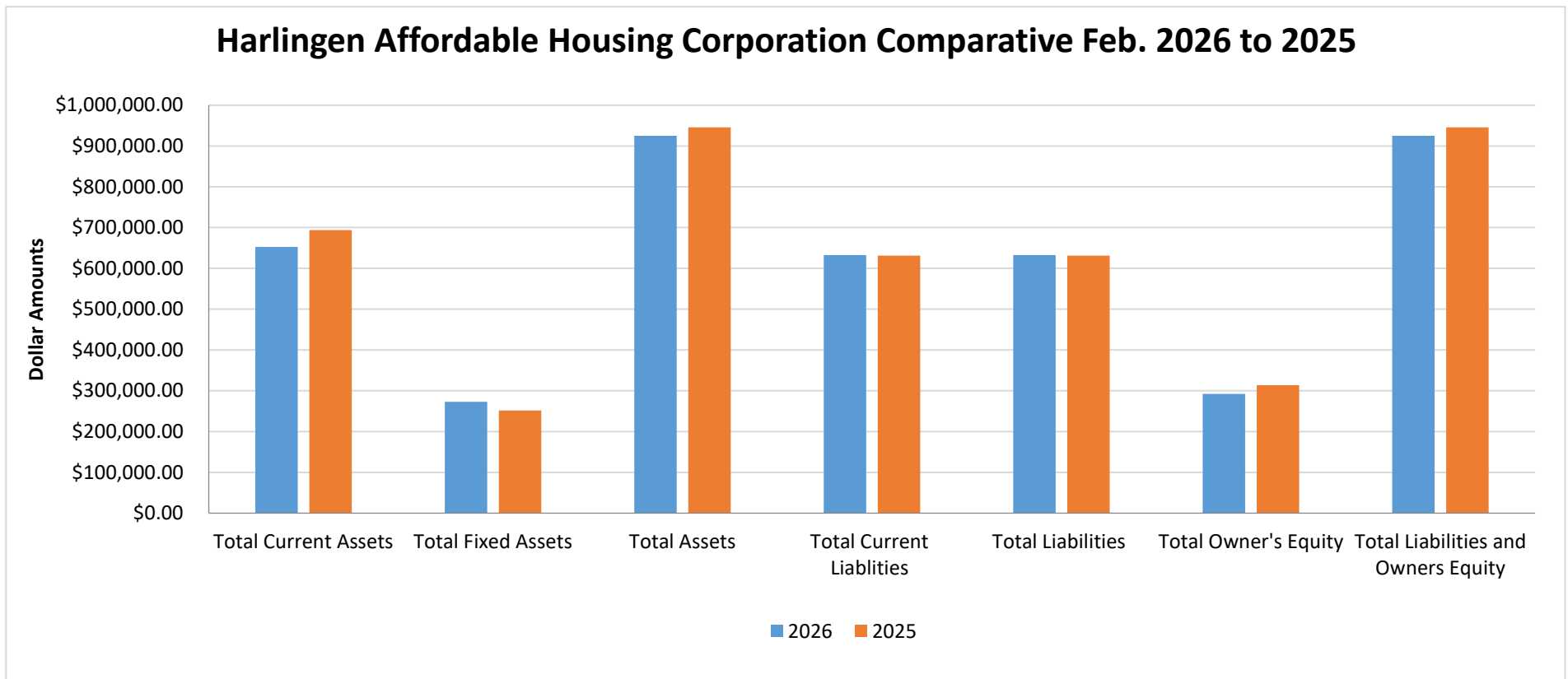
Report Criteria PHA: 2 Project: '01','02'
Include Unapproved: False Include Zero Balance: False

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

					Start: 04/01/2025	Start: 04/01/2024		
					End: 02/28/2026	End: 02/28/2025	Variance	Variance %
Scholarship Payments	2	01	4590.201	5	2,726.00	3,345.00	619.00	18.51 %
Total General Expense					17,752.58	15,732.54	(2,020.04)	-12.84 %
Other Expenditures								
Property Better & Add-Contract	2	01	7540.4	5	25,300.00	0.00	(25,300.00)	0.00 %
Operating Exp For Property - C	2	01	7590	5	(25,300.00)	0.00	25,300.00	0.00 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(115,784.64)	(119,036.94)	3,252.30	-2.73 %
Net Income (Loss)					(5,204.16)	(31,092.59)	25,888.43	-1.89 %

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

	2/28/2026	2/28/2025
Total Current Assets	\$652,225.76	\$693,682.50
Total Fixed Assets	\$272,700.12	\$251,624.98
Total Assets	\$924,925.88	\$945,307.48
Total Current Liabilities	\$632,471.77	\$631,442.47
Total Liabilities	\$632,471.77	\$631,442.47
Total Owner's Equity	\$292,454.11	\$313,865.01
Total Liabilities and Owners Equity	\$924,925.88	\$945,307.48



Housing Authority of the City of Harlingen
Comparative Balance Sheet
 Affordable Housing
 As of Date: 2/28/2026

				2/28/2026	2/28/2025	Variance			
Assets									
Current Assets									
2	01	1111.12	0	AFH General Fund 1268	646,660.04	688,021.58	(41,361.54)		
2	01	1129	0	A/R - CK 2459 Cleared Bank Twice	20.00	574.67	(554.67)		
2	01	1211	0	Prepaid Insurance	5,545.72	5,086.25	459.47		
Total Current Assets					652,225.76	693,682.50	(41,456.74)		
Fixed Assets									
2	01	1400.5	4	Accumulated Depreciation	(122,818.20)	(111,093.34)	(11,724.86)		
2	01	1450	4	Site Improvements	11,800.00	0.00	11,800.00		
2	01	1460	4	Dwelling Structures	277,780.22	277,780.22	0.00		
2	01	1460.1	4	Dwelling Structures Improvements	105,938.10	84,938.10	21,000.00		
Total Fixed Assets					272,700.12	251,624.98	21,075.14		
Total Assets					924,925.88	945,307.48	(20,381.60)		
Liabilities									
Current Liabilities									
2	01	2114	0	Tenant Security Deposits	4,675.00	3,975.00	700.00		
2	01	2290.2	0	Deferred Credits - New Hamp Proceed	0.00	530,600.03	(530,600.03)		
2	01	2119.01	0	A/P - AMP 1	0.00	49.78	(49.78)		
2	01	2119.03	0	A/P - AMP 3	24.89	24.89	0.00		
2	01	2119.06	0	A/P - COCC	620,438.38	89,459.27	530,979.11		
2	01	2119.FLC	0	A/P - Family Living Center	7,333.50	7,333.50	0.00		
Total Current Liabilities					632,471.77	631,442.47	1,029.30		
Total Liabilities					632,471.77	631,442.47	1,029.30		
Owner's Equity									
Owner's Equity									
2	01	2841	0	Net Assets - Unrestricted	297,658.27	344,957.60	(47,299.33)		
Total Owner's Equity					297,658.27	344,957.60	(47,299.33)		
Net Income (Loss)					(5,204.16)	(31,092.59)	25,888.43		
Total Owner's Equity					292,454.11	313,865.01	(21,410.90)		
Total Liabilities and Owner's Equity					924,925.88	945,307.48	(20,381.60)		
							0.00		

HAHC/FLC RENT STATUS

SONESTA APARTMENTS : 802 & 806 Sonesta Drive, Harlingen, Texas 78550

								PAYMENTS	
Unit #	Status	Tenant No.		\$ Rent	Deposits	HAP	TENANT	RCVD	DEL.
#802	OCCUPIED	#28525 (Section 8)		\$ 775.00	\$ 300.00	\$ 699.00	\$ 76.00	\$ 775.00	\$ -
#806	OCCUPIED	#00806 (Private)		\$ 775.00	\$ 350.00		\$ 775.00	\$ 775.00	\$ -
Total Rent Received:								\$ 1,550.00	\$ -

WASHINGTON APARTMENTS: 1025 E. Washington Avenue, Harlingen, Texas 78550

Unit #	Status	Tenant No.		\$ Rent	Deposits	HAP	TENANT	RCVD	DEL.
#1	OCCUPIED	#28907(Section 8)		\$ 700.00	\$ 225.00	\$ 576.00	\$ 124.00	\$ 700.00	\$ -
#2	OCCUPIED	#00002 (Private)		\$ 700.00	\$ 350.00		\$ 700.00	\$ 725.00	\$ -
#3	OCCUPIED	#14327 (Section 8)		\$ 700.00	\$ 200.00	\$ 560.00	\$ 140.00	\$ 700.00	\$ -
#4	OCCUPIED	#00004 (Private)		\$ 700.00	\$ 350.00		\$ 700.00	\$ 700.00	\$ -
Total Rent Received:								\$ 2,825.00	\$ -

MONTE CRISTO APARTMENTS: 22944 Monte Cristo Court, Harlingen, Texas 78550

Unit #	Status	Tenant No.		\$ Rent	Deposits	HAP	TENANT	RCVD	DEL.
#A	OCCUPIED	#32680 (Section 8)		\$ 900.00	\$ 350.00	\$ 743.00	\$ 157.00	\$ 900.00	\$ -
#B	OCCUPIED	#00000B (Private)		\$ 900.00	\$ 350.00		\$ 900.00	\$ 900.00	\$ -
Total Rent Received:								\$ 1,800.00	\$ -

Matz Building: 209 & 209 1/2 Jackson Avenue, Harlingen, Texas 78550

Unit #	Status	Tenant No.	<i>Electricity is included in rent; Water is tenants</i>	\$ Rent	Deposits		TENANT	RCVD	DEL.
#209	OCCUPIED	#00209 (Private)		\$ 2,000.00	\$ 2,000.00		\$ 2,000.00	\$ 2,000.00	\$ -
Total Rent Received:								\$ 2,000.00	\$ -

Family Living Center (FLC) APARTMENTS: 3221 N. 25th Street, Harlingen, Texas 78550

Unit #	Status	Tenant No.		\$ Rent	Deposits		TENANT	RCVD	DEL.
#201	OCCUPIED	#23414		\$ 600.00	\$ 100.00		\$ 600.00	\$ 600.00	\$ -
#202	OCCUPIED	#28496		\$ 600.00	\$ 200.00		\$ 600.00	\$ 600.00	\$ -
#203	OCCUPIED	#25603		\$ 600.00	\$ 200.00		\$ 600.00	\$ 625.00	\$ -
#204	OCCUPIED	#13100		\$ 600.00	\$ 200.00		\$ 600.00	\$ 650.00	\$ -
#205	OCCUPIED	#13736		\$ 600.00	\$ 200.00		\$ 600.00	\$ 625.00	\$ -
#206	OCCUPIED	#33965		\$ 600.00	\$ 200.00		\$ 600.00	\$ 600.00	\$ -
#207	OCCUPIED	#33640		\$ 600.00	\$ 250.00		\$ 600.00	\$ 600.00	\$ -
#208	OCCUPIED	#16778		\$ 600.00	\$ 200.00		\$ 600.00	\$ 600.00	\$ -
Total Rent Received:								\$ 4,900.00	\$ -

Total Monthly Rent HAHC & FLC Combined: \$12,950.00

Total Monthly Rent R'cvd: \$ 13,075.00

*NOTE:

Sonesta Apartments: Rents paid

Washington Apartments: Rents paid

Apt: 02 - Rent \$700.00 + Late Fee: \$25.00 = \$725.00

Monte Cristo Apartments: Rents paid

Matz Building: Rent paid

FLC: Rents paid

Apt: 203 - Rent \$600.00 + Late Fee \$25.00 = \$625.00

Apt: 204 - Rent \$600.00 + Late Fee \$25.00 (Feb.26) + Late Fee \$25.00 (March.26) = \$650.00

Apt: 205 - Rent \$600.00 + Late Fee \$25.00 = \$625.00

HARLINGEN AFFORDABLE HOUSING CORPORATION
 BOARD OF DIRECTORS MEETING
 WEDNESDAY, APRIL 15, 2026
 CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES
 DUE FOR VACATED UNIT ACCOUNTS FOR
 THE MONTHS OF JANUARY, FEBRUARY, MARCH 2026

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

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: HAHC and Family Living Center

CHARGE-OFF VACATED APARTMENTS

MANAGER: Eneida Alonso

DATE: 04/01/26

FOR THE MONTHS OF JANUARY, FEBRUARY, MARCH 2026

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT/ BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
									No charge offs

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	TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
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**The Harlingen Affordable Housing Corporation (HAHC)
Board of Directors Report
219 E. Jackson Avenue
Harlingen, Texas 78550
956-423-2521 Ext. 110**

DATE: April 01, 2026

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

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

Subject: Report for April 15, 2026, HAHC Board of Directors Meeting

Summary of Ongoing Activities:

Training & Conferences: I attended the Texas NAHRO Annual Conference at Corpus Christi, Texas, March 24-26, 2026. Sessions focused on financials, HCV, Public Housing, and financing new development through Tax Credits 9% and/or Bonds. We are registered for Nelrod On-Demand trainings, and each staff member can sign up to receive training in 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 98%. Maintenance meetings are held on the 2nd and 4th Thursday of every month at 3:00 p.m. The 2nd Thursday maintenance meetings are through Teams and the 4th Thursday the meetings are at one of our sites. The Supervisory staff reviews progress on assignments and deadlines. Monthly meetings with department administrators continue and these meetings are working well.

Legal Matters: Staff and I are working with Alan T. Ozuna, Attorney at Law.

Board Recommendations: The Board of Commissioners recommended we rotate and vary restaurants in the downtown area for our board meeting Lunch. In March, lunch was provided by New York Deli and in April, lunch will be provided by Chyann's Specialty Café. We will continue to rotate J & B Café, New York Deli, Chyann's Specialty Café, and Lori's Kitchen.

City of Harlingen Human Resource Department MOU: Attorney Ozuna has no updates on the MOU for HR services, the Board of Commissioners approved the MOU on June 18, 2025, board meeting.

Expanding Affordable Housing: We plan to develop affordable housing for veterans, elderly, and disabled families on the 20 acres on Washington Avenue. On December 17, the Cameron County Housing Authority and the Consultants made a presentation at the board meeting on Bonds that are available to housing authorities. The board of commissioners are very interested. Met with Attorney Ozuna and Admin Team on Bonds for Washington Property on January 29, 2026. Attorney Ozuna will establish a Corporation for the Washington Property at the April 15, 2026, board meeting.

Family Learning Centers: The Harlingen Housing Authority's Family Learning Centers is a partnership between the Harlingen Consolidated Independent School District (HCISD) and the Harlingen Housing Authority (HHA). For 31 years the Family Learning Centers (FLC) have provided after-school tutoring for school age children at our Apartments Complexes and the surrounding neighborhoods. HCISD hires master teachers and student mentors, while HHA provides the facility, supplies and free high-speed internet for students to succeed and complete all schoolwork.

Scholarships: The Harlingen Housing Authority in partnership with the Harlingen Affordable Housing Corporation Scholarship Program are preparing to award the 2026 scholarships and applications are due

April 17, 2026. Graduating seniors will be recognized at the June/July board meeting. The PHADA Scholarships were due January 23, 2026, and 2 students submitted. The Texas NAHRO Scholarships were due February 13, 2026, 10 students submitted and 2 students were awarded \$1,000.00 each. The Southwest NAHRO Scholarships were due March 13, 2026, and 5 students submitted their applications. The HAT/HAVE-STR Scholarships are due April 16, 2026.

Annual Board Meetings: The Annual Board Meetings for the Harlingen Housing Authority and the Harlingen Affordable Housing Corporation are scheduled for September 23, 2026, at 11:30 a.m. at the Harlingen Convention Center.

City of Harlingen Events & Other Activities: Attorney Ozuna informed the Board and Mayor Sepulveda that we are following the City Chapter in reference to our Board meeting time. Mayor Sepulveda requested an email documenting this discussion with the City Attorney and Attorney Ozuna. The State of City Address by Mayor Sepulveda is scheduled for Thursday, May 7, 2026, at 5:30 p.m. at the Harlingen Convention Center. Chair Perez will be Honored and Recognized at the City Commissioners' meeting April 1, 2026, at 5:30 p.m. at City Hall. Some Administrative Staff and I will attend. Board members were invited to attend the City meeting to recognize and honor Chair Perez.

Market Days on Jackson Avenue: Market Days on Jackson Avenue are scheduled for the 1st Saturday of every month. Every month we participate in the Book Rich Environment (BRE) which distributes new books to school age children. The next Back-to-School Event is scheduled for August 1, 2026, where we invite Social Service Agencies to participate and provide children with back-to-school supplies.

October Fall Resource Fair: The Annual Fall Resource Fair is scheduled for October 22 or 29 2026, at Los Vecinos Apartments, 702 South M Street from 4:00 p.m. – 7:00 p.m. We invite agencies throughout the community that can assist the residents with services, such as food pantries, health care, dental, counseling, resources with electric, gas and water payments, home health provider care information, computer & internet services and many others.

Financial Workshops & Budgets for FYB 04/01/2026: The Budgets for FYB 04/01/2026, were approved by the Board of Commissioners on January 21, 2026. All employees will receive a 3% cost of living increase starting April 1, 2026. Upcoming financial workshops for FYB April 01, 2027, are scheduled on Thursday, October 29, 2026, at the COCC at 10:00 a.m. and October 31, 2026, at 9:00 a.m. via Teams. We will finalize the budgets on November 19, 2026, at 10:00 a.m. at the COCC and November 21, 2026, at 9:00 a.m. via Teams.

Annual HCV/S8 Landlord & Participant Conference: The next HCV/S8 Landlord & Participant Conference is scheduled for November 6, 2026, at the Le Moyne Gardens Community Room, from 9:00 a.m. – 11:00 a.m. This conference provides landlords and the community with updates on the HCV/S8 Program, from inspections to rental increases, available housing in our area, pest control, easy home repairs, VA and homeownership information and availability.

Annual & Five-Year Plan for Capital Funds: The next public hearing will be scheduled for November 12, 2026, at the Le Moyne Gardens Community Building, 3221 North 25th Street, Harlingen, Texas at 10:30 a.m. The Annual & Five-Year Plan will be available for a public comment period of 45 days, resident meetings were held and comments from the residents were addressed. The Annual & Five-Year Plan is for the future years, 2027 through 2031, and we project our future funding on the amount we were awarded in 2026.

2026 Board Meeting Schedule: The schedule of board meetings is attached, and board meetings will be held at the main office/administrative building and at the AMPs/sites. March 18, 2026, HHA Board Meeting was cancelled due to No Board Quorum. The Administrative Staff reviewed the minutes for the February 18, 2026, HHA board meeting and January 21, 2026, HAHC board meeting. We also reviewed the Agendas for the HHA & HAHC board meetings scheduled for April 15, 2026, at the Administrative Building, 219 E. Jackson Ave., Harlingen, Texas. The next HHA Board Meeting is scheduled for Wednesday, May 20, 2026, starting at 12:00 p.m. at the Sunset Terrace Community Building, 1401 North Sunset Drive, Harlingen, Texas. The option to attend the board meetings virtually or via conference call is available. A board quorum must be present in person.

Thanks,

Hilda Benavides

Hilda Benavides, CEO

2026 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 21, 2026	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.
	HAHC		12:30 P.M.
Wednesday, February 18, 2026	HHA	Bonita Park 601 S. Rangerville Rd Harlingen, TX 78552	12:00 P.M.
Wednesday, March 18, 2026 Canceled no quorum	HHA	Le Moyne Gardens 3221 N. 25 th St. Harlingen, TX 78550	12:00 P.M.
Wednesday, April 15, 2026	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.
	HAHC		12:30 P.M.
Wednesday, May 20, 2026	HHA	Sunset Terrace 1401 N. Sunset Dr. Harlingen, TX 78552	12:00 P.M.
Wednesday, June 17, 2026	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.
Wednesday, July 15, 2026	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.
	HAHC		12:30 P.M.
August 19, 2026, No Board Meeting Scheduled			
Wednesday, September 23, 2026	HHA Annual	Harlingen Convention Center 701 Harlingen Heights Dr. Harlingen, TX 78550	11:30 A.M.
	HAHC Annual		12:30 P.M.
Wednesday, October 21, 2026	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.
Wednesday, November 18, 2026	HHA	Los Vecinos 702 S. M. St. Harlingen, TX 78550	12:00 P.M.
Wednesday, December 16, 2026	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.