EQUAL HOUSING OPPORTUNITY

WASHINGTON STREET HOUSING CORPORATION
Board of Directors Meeting
Wednesday, November 18, 2026, at 12:30 p.m.
at the Los Vecinos Family Learning Center
702 South M Street
Harlingen, Texas 78550

**AGENDA**

Notice is hereby given that the above unit of government will hold a Board of Directors Meeting on Wednesday, November 18, 2026, at 12:30 p.m. at the Los Vecinos Family Learning Center, 702 South M Street, Harlingen, Texas 78550.

The Washington Street 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#: 219 644 963 359 70, Passcode: 4GQ3AN6d; or join the video conference by phone at 469-480-6297, Password: 810 586 923.

A copy of the agenda packet is available to the public on our website at www.harlingenha.org.

The Washington Street Housing Corporation reserves the right, pursuant to Texas Government Code Chapter 551, Subchapter D, to enter 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 currently?
3. Administer Oath of Office to Incoming Board of Director:
   Bettina Elliott
   By: Alan Ozuna, Attorney
4. Roll call/determination of a Quorum – Carlos Perez
5. Invocation – bypass due to HHA Board Meeting
6. Pledge of Allegiance – bypass due to HHA Board Meeting
7. Introduction of Staff, Visitors, and Guests – bypass due to HHA Board Meeting
8. Public Comments – Ariana Valle
9. Consider and take action to approve the Minutes of the Board of Directors meeting of July 15, 2026. *(pg.4-5)*

**II. NEW BUSINESS**

1. Presentation on acquiring bonds
   Presenter: Alan Ozuna

**III. OLD BUSINESS-NON-ACTION ITEMS**

NONE

**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, November 12, 2026, at least three business days preceding the scheduled day of said meeting.

Dated November 12, 2026

Ariana Valle, Administrative Assistant

# ADMINISTER OATH OF OFFICE
# TO INCOMING DIRECTORS
# OF THE WASHINGTON STREET HOUSING CORPORATION OF
# THE CITY OF HARLINGEN, TEXAS

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS, I, Bettina Elliott do solemnly swear (or affirm), that I will faithfully execute the duties of the office of Board of Directors of the Washington Street Housing Corporation of the 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, so help me God.

Washington Street Housing Corporation
Minutes of the Board of Directors Meeting
Wednesday, July 15, 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, July 15, 2026, at 1:39 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, are there any known conflicts of interest to disclose currently? There were no conflicts of interest to disclose.

### ADMINISTER OATH OF OFFICE TO INCOMING BOARD OF DIRECTORS

Attorney, Ozuna administered the oath of office to Board of Directors Carlos Perez, Irma Sánchez Peña, Carlos Muñiz, and Maria I. Borjas. Not present was Bettina Elliott.

### ROLL CALL/DETERMINATION OF A QUORUM

President Perez determined a quorum was present consisting of Carlos Perez, Irma Sánchez Peña, Carlos Muñiz, and Maria I. Borjas. Not present was Bettina Elliott.

### INVOCATION

President Perez suggested to skip the Invocation. The Board agreed.

### PLEDGE OF ALLEGIANCE

President Perez suggested to skip the Pledge of Allegiance. The Board agreed.

### INTRODUCTION OF STAFF, VISITORS, AND GUESTS

President Perez suggested to skip introduction of staff, visitors, and guests. The Board agreed. In attendance were Hilda Benavides, Chief Executive Officer, Cynthia De La Fuente, Procurement Specialist/Property Manager, Nancy Garza, Admissions Coordinator (virtual), Melissa Guajardo, Human Resources/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 include: Alan Ozuna, Attorney, and John Alvarado, Computer Network Group.

### PUBLIC COMMENTS

There were no public comments presented at the Board of Directors Meeting at the Administrative Building 219 East Jackson Avenue, Harlingen, Texas 78550.

### MINUTES

None

## II. NEW BUSINESS

### 1. CONSIDERATION AND POSSIBLE ACTION TO APPROVE CORPORATION BYLAWS

Attorney Ozuna presented the corporation bylaws for approval from the Board. No questions were asked. President Perez entertained a motion to approve the corporation bylaws. Vice-President Sánchez Peña made the motion to approve the corporation bylaws. Motion was seconded by Director Muñiz and passed unanimously.

### 2. CONSIDERATION AND POSSIBLE ACTION TO APPOINT BOARD OFFICERS.

Director Muñiz made a motion to nominate Board Officers to remain the same as the Harlingen Affordable Housing Corporation with Carlos "Charlie" Perez for President and Irma Sánchez Peña for Vice-President. Motion was seconded by Director Borjas and passed unanimously.

### 3. CONSIDERATION AND POSSIBLE ACTION TO ADOPT RESOLUTION 1535 TO AUTHORIZE THE OPENING OF A BANK ACCOUNT AND DESIGNATE CHECK-SIGNING AUTHORITY.

Attorney Ozuna presented resolution 1535 for approval from the Board authorizing the opening of a bank account and designating check-signing authority. No questions were asked. President Perez entertained a motion to approve Resolution 1535 authorizing the opening of a bank account and designating check-signing authority. Vice-President Sánchez Peña made the motion to approve Resolution 1535 authorizing the opening of a bank account and designating check-signing authority. Motion was seconded by Director Muñiz and passed unanimously.

## III. OLD BUSINESS-NON-ACTION ITEMS

None

## IV. ADJOURNMENT

President Perez entertained a motion to adjourn. Motion to adjourn was made by Vice-President Sánchez Peña. Motion was seconded by Director Muñiz. Meeting was adjourned at 1:44 p.m.

Date:_____

_____ _____

President, Perez or Vice-President, Sánchez Peña Chief Executive Officer, Benavides

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

# 2027 Schedule of Board Meetings

The Harlingen Housing Authority (HHA)
and
The Harlingen Affordable Housing Corporation (Non-Profit)
and
The Washington Property Corporation (Non-Profit for Bonds)

| Date | Board Meetings | Location | Time |
|---|---|---|---|
| Wednesday, January 20, 2027 | HHA | Administrative Building<br>219 E. Jackson Ave. Harlingen, TX 78550 | 12:00 P.M. |
| | HAHC | | 12:30 P.M |
| | Washington Property | | 12:30 P.M. |
| | | | |
| Wednesday, February 17, 2027 | HHA | Bonita Park<br>601 S. Rangerville Rd Harlingen, TX 78552 | 12:00 P.M. |
| | | | |
| Wednesday, March 17, 2027 | HHA | Le Moyne Gardens<br>3221 N. 25th St. Harlingen, TX 78550 | 12:00 P.M. |
| | | | |
| Wednesday, April 21, 2027 | HHA | Administrative Building<br>219 E. Jackson Ave. Harlingen, TX 78550 | 12:00 P.M. |
| | HAHC | | 12:30 P.M. |
| | Washington Property | | 12:30 P.M. |
| | | | |
| Wednesday, May 19, 2027 | HHA | Sunset Terrace<br>1401 N. Sunset Dr. Harlingen, TX 78552 | 12:00 P.M. |
| | | | |
| Wednesday, June 16, 2027 | HHA | Administrative Building<br>219 E. Jackson Ave. Harlingen, TX 78550 | 12:00 P.M. |
| | | | |
| Wednesday, July 21, 2027 | HHA | Administrative Building<br>219 E. Jackson Ave. Harlingen, TX 78550 | 12:00 P.M. |
| | HAHC | | 12:30 P.M. |
| | Washington Property | | 12:30 P.M. |
| | | | |
| **August 18, 2027, No Board Meeting Scheduled** | | | |
| | | | |
| Wednesday, September 22, 2027 | HHA Annual | Harlingen Convention Center<br>701 Harlingen Heights Dr. Harlingen, TX 78550 | 11:30 A.M. |
| | HAHC Annual | | 12:30 P.M. |
| | Washington Property Annual | | 12:30 P.M. |
| | | | |
| Wednesday, October 20, 2027 | HHA | Administrative Building<br>219 E. Jackson Ave. Harlingen, TX 78550 | 12:00 P.M. |
| | | | |
| Wednesday, November 17, 2027 | HHA | Los Vecinos<br>702 S. M. St. Harlingen, TX 78550 | 12:00 P.M. |
| | | | |
| Wednesday, December 15, 2027 | HHA | Administrative Building<br>219 E. Jackson Ave. Harlingen, TX 78550 | 12:00 P.M. |