



THE HOUSING AUTHORITY OF THE CITY OF McALLEN

NOTICE OF REGULAR MEETING

The Board of Commissioners of the McAllen Housing Commission will meet in a Regular Session scheduled for 11:00 a.m. (concurrently with MHFC & MHDC Board Meeting).

Thursday, March 27, 2025

Family Development Center | 2501 W. Maple Ave. | McAllen, TX 78501

or

via ZOOM Teleconference

<https://us06web.zoom.us/j/84685066457?pwd=CUIJULYUItbD5bqRPTOgADxV0rdfoVJ.1>

Meeting ID: 846 8506 6457

United State +1 346 248 7799

Passcode: 576325

For the following purpose:

AGENDA

1. Call Meeting to Order
2. Public Comment
3. Pledge of Allegiance
4. Invocation
5. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Workshop Meeting and Regular Board Meeting of January 30, 2025.
 - b) Consideration and Possible Action to Approve Resolution McHC 2025-02; A Resolution of the housing Authority of the City of McAllen Authorizing the Executive Director submission of the 2025 Annual Agency Plan and 5 Year 2025 – 2029 PHA Plan.
 - c) Consideration and Possible Action to Approve Revisions to the Housing Choice Voucher (HCV) Admin Plan.
 - d) Consideration and Possible Action to Approve Revisions to the McAllen Housing Commission's Employee Organizational Chart
 - e) Consideration and Possible Action to Approve Bids for Family Development Center (FDC) – Roof Improvements.
6. Non-Action Items:
 - a) Update on 2025 LIHTC Applications
 - b) Executive Directors Report

- c) FSS Presentation
- d) Financial Report

- 7. Executive Session: Closed Session Under Government Code 551 Sections
- 8. Reconvene to Open Session; Action, if any, on:
- 9. Board Agenda Requests for April Board Meeting
- 10. Adjournment

Executive Session: If during the course of the meeting, any discussion of any item on the agenda should be held in executive or closed session, the Board of Commissioners shall convene in such executive session or closed session in accordance with the Texas Open Meeting Act, Texas Government Code Section 551.007 through 551.075. Before any such session is convened, the presiding officer shall publicly identify the section or sections of the act authorizing the executive session. All final votes, actions, or discussions shall be taken in open session.

I certify that this Notice of Regular Meeting was posted on **Friday, March 21, 2025, at or before 12:00 p.m.**, at the Main Office of the McAllen Housing Authority and Municipal Government Office, 1300 Houston Ave, McAllen, TX 78501 in compliance with Chapter 551, Government Code.



THE HOUSING AUTHORITY OF THE CITY OF MCALLEN

Rodolfo "Rudy" Ramirez, Executive Director

The Housing Authority of the City of McAllen is committed to compliance with the Americans with Disabilities Act (ADA). This meeting site/video conference is accessible to disabled persons. Reasonable accommodation and equal access to communications will be provided to those who provide notice to the Executive Director at (956) 686-3951 at least 48 hours in advance of the meeting.

Invocation

Most merciful God, be with us today as we gather. May we honor one another by keeping an open mind. May we voice our truth and listen with an open heart. May we discern your will to unite in fruitful outcome. We ask for your wisdom and grace, to use our talents for the betterment of others. With gratitude, we offer this prayer in your name. Amen.

MINUTES OF THE MEETING
OF THE MCALLEN HOUSING COMMISSION REGULAR BOARD MEETING
Thursday, January 30, 2025

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Commission was held Thursday, January 30, 2025, at the Family Development Center. Chair Elva M. Cerda called the meeting to order at 11:32 a.m. (concurrently with MHFC & MHDC Board Meeting) Present and attendance for roll call were:

Present: Chair Elva M. Cerda
Vice Chair Eliseo “Tito” Salinas
Commissioner Marc David Garcia
Resident Commissioner Kristel Garcia

Absent: Assistant City Attorney Evaristo Garcia

Staff: Executive Director Rodolfo “Rudy” Ramirez
Deputy Director Daniel Delgado
FSS Coordinator Maria Loreda
Finance Director Jose Garcia
HCV Director Elena Saucedo

Guest: Cascos & Associates, PC - Audit Manager Alfredo Vera, JR.,CPA
Attorney Marissa Carranza Hernandez

1. Call the meeting to order – 11:32 a.m.
2. Public Comment – N/A
3. Pledge of Allegiance – Chair Elva M. Cerda
4. Invocation – Vice Chair Eliseo “Tito” Salinas
5. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Workshop Meeting and Regular Board Meeting of November 20, 2024. **Chair Elva M. Cerda entertained a motion to approve Meeting Minutes of the Workshop Meeting and Regular Board Meeting of November 20, 2024. Resident Commissioner Kristel Garcia made a motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously.**
 - b) Consideration and Possible Action to Approve the Annual Financial Audit Report for the Year ending June 30, 2024; as prepared by Cascos & Associates, PC. **Cascos & Associates, PC Audit Manager Alfredo Vera presented audit report and concluded an unmodified opinion as a result. Chair Elva M. Cerda entertained a motion to approve Annual Financial Audit Report for the Year ending June 30, 2024; as prepared by Cascos & Associates, PC. Vice-Chair Eliseo**

“Tito” Salinas made a motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.

- c) Consideration and Possible Action to Approve Resolution McHC 2025-01; A Resolution of the Housing Authority of the City of McAllen Approving Revisions to the Housing Choice Voucher (HCV) Admin. Plan, 2025 Annual Agency Plan and 5 Year 2025-2029 PHA Plan. **McHC Staff recommended approval of revisions as they will permit the expanded use of Project Based Vouchers in developing future affordable Housing developments. The proposal consists of adopting a new plan as written by Nan McKay & Associates and discontinuing the existing HCV Admin Plan. Chair Elva M. Cerda entertained a motion to approve Resolution McHC 2025-01; A Resolution of the Housing Authority of the City of McAllen Approving Revisions to the Housing Choice Voucher (HCV) Admin. Plan, 2025 Annual Agency Plan and 5 Year 2025-2029 PHA Plan . Commissioner Marc David Garcia made a motion to approve; Vice-Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**
 - d) Consideration and Possible Action to Approve Bids for McHC Administration Building – Security Improvements. **McHC Staff recommended approval of bid to be awarded to Junior Construction Enterprises, LLC with a cost of \$27,912.00, funds available within Capital Fund grant program/s. Project for security improvement will consist of replacing existing glass portions and sliding window in guest lobby area with reinforced material to create more security and replace sixteen existing door locksets in administrative office spaces with new and secure ones. Chair Elva M. Cerda entertained a motion to approve Bids for McHC Administration Building – Security Improvements. Vice-Chair Eliseo “Tito” Salinas made a motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.**
 - e) Consideration and Possible Action to Approve Bids for McHC Administration Building – New HVAC Units. **McHC staff recommends approval of bid to be awarded to Everesst Services Tech Rheem with a cost of \$24,900.00 funds available within Capital Fund grant program/s. Project will consist of new air conditioning upgrades, staff identified multiple HVAC units that have fully depreciated and have a short useful life based on the installation date. Chair Elva M. Cerda entertained a motion to approve Bids for McHC Administration Building – New HVAC Units. Vice-Chair Eliseo “Tito” Salinas made a motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously.**
6. Non-Action Items:
- a) Update on 2025 LIHTC Applications

- Villas at Primrose application was submitted to Texas Department of Housing and Community Affairs (TDHCA), currently in fifth place in the log, but are optimistic that application will be moved up to the top three and get awarded.

b) Executive Director Report

- Audit report to be submitted to U.S. Department of Housing and Urban Development (HUD) on or before February 28th, 2025.
- Annual plan for March Meeting – bringing back for potential shift of 5-year rolling vs a fixed 5-year plan. Agency wants to move into a rolling.
- Home is Where the Heart is 5k coming up February 22, 2025. Funding nearing amount of last year's money raised. Goal to have 500 attendees.
- Scholarship Banquet scheduled for May 15th at Radisson Hotel. Funds fundraised at the 5k will be distributed as scholarship awards for awarded recipients.
- Second FSS Coordinator funding approved in December. Victoria Valdez will be taking on second coordinator position.
- Stand-alone audit for La Vista, Retama I & II and Villas at Beaumont to take place soon.
- UTRGV Student doing an Economic impact of McHC for City of McAllen project under School of Business for scholars' program. Results of economic impact to be submitted before the end of Spring Semester.
- Dr. Nazanin Heydarian second phase walk audit happening this spring semester.
- Finance Department to get clerical staff for the department to provide additional support.
- McHC Deputy Director Daniel Delgado obtained his Certified Public Manager (CPM) Certification – completed 14-month program with UTRGV.

c) Financial Report

- Finance Director Jose Garcia reported Financial update for December 2024 with no significant findings.

7. Executive Session: Closed Session Under Government Code 551 Sections

-N/A

8. Reconvene to Open Session; Action, If any, on:

9. Board Agenda Requests for January Board Meeting

10. Adjournment. Chair Elva M. Cerda entertained a motion to adjourn the meeting. Commissioner Marc David Garcia made a motion to approve; Vice-Chair Eliseo "Tito" Salinas second the motion. Meeting adjourned at 12:38 p.m.

Rodolfo "Rudy" Ramirez, Executive Director

Executive Summary

Item: 2025 Public Housing Agency (PHA) Annual, 2025-2029 5-Year Plan for McAllen Housing Commission.

Discussion: The 2025 PHA Annual and 5-Year Plan, and HCV Admin Plans are recommended for approval and submission to the Department of Housing and Urban Development. Both plans continue the McHC's mission to serve our community with affordable housing needs, funding and program services including self-sufficiency initiatives. These plans align with the City of McAllen's Consolidated Plan and were approved by the City on February 18, 2025.

Publications of the proposed plans were published in Saturday editions of the Monitor legal sections on February 1st and 8th, 2025. In addition, a public hearing was held at FDC and via Zoom on February 17, 2025. No public comments against the proposed plans were received.

Both plans must be submitted to HUD on or before April 15, 2025.

Recommendation: Staff recommends approval.

**Certification by State or Local
 Official of PHA Plans Consistency
 with the Consolidated Plan or
 State Consolidated Plan
 (All PHAs)**

U. S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Isaac J. Tawil, the City Manager, City of McAllen
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal
 year 2025 of the Housing Authority of The City of McAllen (TX028) is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
 Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of McAllen
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
 State Consolidated Plan.

Expands the affordable housing opportunities for low-income members of the community.
Ensures fair housing and equal opportunity in housing regardless of race, color, religion, national
origin, sex, familial status and disability.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will
 prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: Isaac J. Tawil	Title: City Manager
Signature: 	Date: <u>2-18-25</u>

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S.
 Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information
 are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to
 ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing
 instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD
 may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**McALLEN HOUSING AUTHORITY
RESOLUTION 2025-02**

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF MCALLEN APPROVING THE SUBMISSION OF THE 2025 ANNUAL AND REVISED 2025-2029 AGENCY PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

STATE OF TEXAS

COUNTY OF HIDALGO

WHEREAS, section 5A of the United States Housing Act of 1937 as amended requires the preparation and submission of 5-year and annual Public Housing Authority agency plan; and

WHEREAS, McAllen Housing Authority has prepared its 2025 Annual Plan and revised 2025-2029 5-Year Agency Plan as required; and

WHEREAS, proper notice has been given to both the public and residents through advertisement and a public hearing of the proposed 2025 Annual and 2025-2029 Revised 5-Year Agency Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS THAT:

The Executive Director is hereby authorized to submit the 2025 TX028 Annual and 2025-2029 Revised Agency Plan to the U.S. Department of Housing and Urban Development via the HUD electronic submission system or email.

(SEE ATTACHED HUD 50077 RESOLUTION AND ANNUAL PLAN DOCUMENTS)

READ, CONSIDERED, PASSED AND APPROVED this 27 day of March 2025 at a regular meeting of the Board of Commissioners of the Housing Authority at which a quorum was present and which was held in accordance with Chapter 551 Government Code.

Signed this 27th day of March 2025

MCALLEN HOUSING AUTHORITY

BY: _____
Elva M. Cerda, Chairman
Housing Authority Board of Commissioners

ATTEST: _____
Rodolfo “Rudy” Ramirez, Executive Director

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07-01-2025, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD’s Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of The City of McAllen

TX028

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2025

5-Year PHA Plan for Fiscal Years 2025 - 2029

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director

Name of Board Chairman

Signature

Date

Signature

Date

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Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. (Items 1 – 6) Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (Items 7 – 12)

GOALS AND OBJECTIVES 5-YEAR PLAN 2025- 2029

1- PHA Goal: Expanding the supply of assisted housing:

- 2- Apply for additional tenant-based vouchers when available including Foster Youth Initiative (FYI) vouchers.
- 3- Submit NOFA/NOFO applications for funding and/or program changes that permit the expansion of housing as available.
- 4- Reduce Public Housing vacancies by maintaining proper unit capital improvement needs subsequently reducing unit turnaround time. While keeping an active waiting list for quick unit assignment.
- 5- Leverage private or other public funds to create additional affordable housing units.
- 6- Work with community partners to expand services and upward mobility opportunities for targeted families.

2- PHA Goal: Improve the quality of assisted housing:

- Maintain high level of performance with programs as measured by HUD. (i.e SEMAP, PHAS & REAC)
- Maintain a high level of customer satisfaction by training staff in customer relations.
- Assure that unit maintenance and capital needs are addressed in a timely manner.
- Submit demolition and disposition of obsolete units and/or developments.
- Provide replacement units for disposed or demolished units as funding sources permit.

3- PHA Goal: Increase assisted housing choices:

- Conduct landlord outreach to expand the availability of units for the tenant-based Section 8 program.
- Educate Section 8 participants in the mobility of their voucher assistance and the benefits of locating in higher income and opportunity areas.
- Educate Section 8 participants in the ability to utilize their voucher toward homeownership.
- Utilize the opportunity to assign Tenant Based vouchers to Project Based Voucher for the purpose of expanding safe, decent, and affordable housing. The PHA intends to apply for funding between 2026-2029 that would allow 25-100 units to be project based vouchers in the McAllen area. Additionally, the PHA intends to have an ownership interest in the proposed projects and may use non-competitive selection for PBV assistance. The use of Project Based Vouchers in the proposed development would be new construction and/or transfer of PBRA assistance to a new project and consistent with the PHA annual plan by increasing assisted housing choices, improving the quality of assisted housing and expanding the supply of assisted housing.
- Maintain a understanding of changing regulations and opportunities to change programs for the expansion of affordable housing units and submit applications for such opportunities as the agency chooses.

4- PHA Goal- Promote self-sufficiency and asset development of assisted households:

- Increase of the number of program participants who are employed by partnering with community organizations who offer education, training, and job skills.
- Expand the resource of available community partners who offer self-sufficiency opportunities.
- Expand the resources of available community partners who can educate participants in the benefits of financial and asset management.
- Develop, manage, and maintain an effective Family Self-Sufficiency (FSS) Action Plan. Update annually or as needed.
- Increase the number of FSS program participants to one hundred twenty-five (125)

5- PHA Goal- Ensure equal opportunity and affirmatively further fair housing:

- Undertake affirmative measures to ensure access to assisted housing is available to families regardless of race, color, religion, national origin, sex, family status and disabilities.
- Encourage community investors and developers to construct housing with accessibility for families with disabilities.

6- PHA Goal- Provide an improved living environment:

- Offer a diverse opportunity of services for families such as self-sufficiency, education and training.
- For the elderly population, social entertainment activities and health awareness opportunities.
- Maintain measures of de-concentration by promoting mixed income developments and bringing higher income households within lower income developments.

PROGRESS REPORT FOR THE PREVIOUS 5-PLAN 2020-2024

5.2

7- **PHA Progress: Expanding the supply of assisted housing:**

- 8- Apply for additional tenant based vouchers when available. No additional tenant based vouchers available during this progress report.
- 9- Submit NOFA/NOFO applications for funding and/or program changes that permit the expansion of housing as available. **PHA was successful in adding additional VASH vouchers, Emergency Housing Vouchers and Stability vouchers to**
- 10- Reduce Public Housing vacancies by maintaining proper unit capital improvement needs subsequently reducing unit turnaround time. While keeping an active waiting list for quick unit assignment. **PHA REAC Physical Inspection scored high and demonstrates a satisfactory performance in maintaining units and assets.**
- 11- Leverage private or other public funds to create additional affordable housing units. **Successful application to TDHCA Tax Credit program for the development of Hibiscus Village, a 96 unit development for multi-family.**
- 12- Work with community partners to expand services and upward mobility opportunities for targeted families. **Successfully working with McAllen School District and area partners for educational (GED) courses and self-sufficiency programs.**

8- **PHA Progress: Improve the quality of assisted housing:**

- Maintain high level of performance with programs as measured by HUD . (i.e SEMAP, PHAS & REAC) **High-Performer**
- Maintain a high level of customer satisfaction by training staff in customer relations. **Satisfactory outcome (minimal complaints) and continued education for staff.**
- Assure that unit maintenance and capital needs are addressed timely. **Work Order turnaround within 24 hrs. and HUD 99 REAC Physical Site Inspection Score**
- Submit demolition and disposition of obsolete units and/or developments. Successfully submitted a disposition application to assist with the Hibiscus Village tax credit development.
- Provide replacement units for disposed or demolished units as funding sources permit. **N/A**

9- **PHA Progress: Increase assisted housing choices:**

- Conduct landlord outreach to expand the availability of units for the tenant based Section 8 program. **Section 8 department maintains open communication for landlords and potential landlords. Annual Landlord Outreach. PHA is on a committee with other local PHAs to create and host a regional landlord symposium.**
- Educate Section 8 participants in the mobility of their voucher assistance and the benefits of locating in higher income and opportunity areas. **Section entry briefings and recertification introduce and reinforce mobility opportunities.**
- Educate Section 8 participants in the ability to utilize their voucher toward homeownership. **Successful outcome by partnering with Affordable Homes of South Texas families have been utilizing voucher for homeownership.**
- Utilize the opportunity to assign Tenant Based vouchers to Project Based Voucher for the purpose of expanding safe, decent and affordable hous
- Maintain an understanding of changing regulation and opportunities to change programs for the expansion of the affordable housing units and submit application for such opportunities as the agency chooses. **PHA was awarded additional vouchers for the Emergency and Stability Vouchers program and has maintained high utilization rates.**

10- **PHA Progress- Promote self-sufficiency and asset development of assisted households:**

- Increase of the number of program participants who employed by partnering with community organizations who offer education, training and job skills. **73 families are currently enrolled in our Family Self-Sufficiency program.**
- Expand the resource of available community partners who offer self-sufficiency opportunities. **Working with local Workforce agency to promote job opportunities.**
- Expand the resources of available community partners who can educate participants in the benefits of financial and asset management.

11- **PHA Progress- Ensure equal opportunity and affirmatively further fair housing:**

- Undertake affirmative measures to ensure access to assisted housing is available to families regardless of race, color, religion, national origin, sex, family status and disabilities. **Successful application (no Complaints filed)**
- Encourage community investors and developers to construct housing with accessibility for families with disabilities. **Successful outreach to developers.**

12- **PHA Progress- Provide an improved living environment:**

- Offer a diverse opportunity of services for families such as self-sufficiency, education, and training. **Successful with education and training opportunities within the new Family Development Center. Monthly scheduled GED and Training sessions are conducted.**
- For elderly population provide for social entertainment activities and health awareness opportunities.

5.2

- Maintain measures of de-concentration by promoting mixed income developments and bringing higher income households within lower income developments. **Successful with the scheduling of Social Activities for elderly and partnering with medical service providers for health education fairs.**

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

- **Utility Allowance Schedule for Calendar Year 2024**
- **Payment Standard for Calendar 2024**
- **PHA HCV Administrative Plan 2024**

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

PHA Plan Elements (924 CFR 903.7) – All documents listed below are located at the administrative offices of the McAllen Housing Authority at 1200 N. 25th St., McAllen, Texas. or the PHA website www.mcallenhc.org

1. The Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP); the Section 8 Admin Plan which includes participant Eligibility for both programs; the Tenant Selection and Assignment Plan (TSAP) and the Waiting List Procedure.
2. The Capital Fund Grant Program Annual Statement / Performance and Evaluation Reports for any active grant year. Most recent board-approved operating budget for the public housing program
3. The Public Housing rent determination policies, including the method for setting public housing flat rents and schedule of flat rents are included in the PHA A&O Policy. The Housing Choice Voucher rent determination and payment standards are included in Section 8 Administrative Plan.
4. The Public Housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation.
5. The Public Housing grievance procedures are included in the PHA A&O Policy and Section 8 informal review and hearing procedures are included in Section 8 Administrative Plan.
6. There are no public housing developments which the PHA owns or operates that are Designated Housing for Elderly and Disabled Families. The PHA participates in a Voucher Base development for elderly/disabled/handicapped with 36 vouchers from its current allocation.
7. The Public Housing Community Service Policy/Programs for families in public housing developments are included in PHA A&O Policy.
8. The PHA contracts and provides security services with off-duty police officers at its developments for safety and crime prevention measures of the public housing residents. Officers document incidents for reporting and tracking purposes. PHA follows up with family counseling and lease enforcement as necessary. Officers also have arresting authority if incident requires such action.
9. The Policy on Ownership of Pets in Public Housing Family Developments is included in the PHA A&O Policy.
10. The documents reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.
11. The results of the most recent fiscal year audit conducted by the PHA under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings are available upon request.
12. The PHA opted out of Asset Management.
13. The PHA has an MOU in place with Women Together/Mujeres Unidas that address matters involved with issues of domestic violence. The PHA has also set aside, depending upon funding, availability of vouchers for family unification and/or housing assistance to victims of domestic violence who have met the services program of Women Together and require housing to complete their program of work towards independence. The PHA adheres to VAWA processes in its assessment of incidents involving domestic disputes in assisted housing.

5.2

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since the last Annual Plan Submission:

The following PHA Plan elements marked 'R' have been revised since the last Annual Plan submission by the McAllen Housing Authority. 'NR' notes no revision and 'NA' denotes not applicable,

R 903.7 (1) Eligibility, Selection and Admission Policies, including Deconcentration and Wait List Procedures

NR 903.7 (2) Financial Resources

NR 903.7 (3) Rent Determination

R 903.7 (4) Operation and Management

NR 903.7 (5) Grievance Procedures

NR 903.7 (6) Designated Housing for Elderly and Disabled Families

NR 903.7 (7) Community Service and Self-Sufficiency

NR 903.7 (8) Safety and Crime Prevention

NR 903.7 (9) Pets

NR 903.7(10) Civil Rights Certification

NR 903.7(11) Fiscal Year Audit

NR 903.7(12) Asset Management

NR 903.7(13) Violence Against Women Act (VAWA)

6.0

(b) Identify the specific locaton(s) where the public may obtain copies of the Annual and 5-Year Plan.

The following are the specific locations where the public may obtain copies of the 2025 Annual and 2025-2029 Five Year Plan:

- Administrative Office- 1200 N. 25th St., McAllen, Texas 78501
- PHA website - www.mcallenhc.org

Plan Elements

903.7 (1) Eligibility, Selection and Admissions Policies, including Decentration and Wait List Procedures

A. Public Housing

Public Housing policies that govern resident or tenant eligibility, selection and admission, unit assignment, procedures to maintaining waiting list for admissions to public housing and site-based waiting lists:

Eligibility-

The McAllen Housing Authority (PHA) verifies eligibility for admission to public housing when:

- Families are number (1) on the waiting list. Within 24 hours of the tenant advisement to vacate is received, eligibility for the next family is processed.

The PHA uses the following non-income screening factors to establish eligibility for admissions to public housing:

- Criminal or Drug related activity
- Rental history
- Housekeeping
- Eviction of Public Housing or Section 8 HCV Program for Drug or Criminal Activity

The PHA requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State Law enforcement agencies
- FBI Criminal Records

Selection and Assignment-

Selection for admission to public housing shall be made from the PHA's current waiting list in accordance with the date and time of the application and applicable preference(s) as follows:

Preferences-

The PHA does not plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income.

It is the policy of the PHA that the transfers will take precedence over new admissions in the following circumstances:

- Emergencies
- Over-Housed
- Under-Housed
- Medical Justification
- Administrative reasons determined by the PHA
- Domestic Violence
- Incentive Transfers-Modernized units can be filled with existing PH families provided they are in good standing with the PHA
- Deconcentration Transfers- to correct or avoid concentration of economically and deprived families within sites or between sites.

The PHA utilizes the following admission preferences:

- #1- Date & Time
- #2-Type of development and unit available

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet targeting requirements.

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Unit Assignment-

Applicants are ordinarily given two (2) vacant choices before they fall to the bottom of the waiting list. They are given new date and time based on the date of unit rejection. This policy is consistent across all waiting list types.

Maintaining Waiting List-

The PHA maintains a community-wide waiting list. Interested persons may apply for admission to public housing at the main administrative office located at 1200 N. 25th St. McAllen, Tx. 78501 or online at www.mcallenhc.org

Occupancy-

Applicants and residents may use the following reference materials to obtain information about the rules and of occupancy of public housing:

- The PHA Resident Lease
- The PHA Admission and Continued Occupancy Policy
- PHA briefing seminars and seminar material

Residents must notify the PHA of changes in family composition at the time the change occurs and at the annual Reexamination.

Deconcentration and Income Mixing-

The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results are as follows:

The PHA does not have general occupancy public housing developments covered by the deconcentration rule and none of the covered developments have average income that fall above or below the Established Income Range. Additionally, the PHA is below the 100 public housing unit threshold and is exempt from deconcentration.

B. Section 8 Home Choice Voucher Program

Section 8 HCV policies that govern participant eligibility, selection for assistance and procedures for maintaining waiting list.

Eligibility-

The PHA conducts screening to the extent of:

- Criminal or Drug related activity only to the extent required by law or regulation.
- Past Fraudulent History related to any Federal Housing Program

The PHA requests criminal records from the following enforcement agencies for screening purposes:

- Local Law enforcement agencies
- State law enforcement agencies
- FBI Criminal Records

Waiting List Organization-

The PHA waiting list for the Section 8 Home Choice Voucher tenant-based assistance is merged with the other program waiting list.

Interested persons may apply for admission to Section 8 HCV program assistance at:

- PHA main administrative office; 1200 N. 25th St., McAllen, Texas 78501 or at www.mcallenhc.org

Search Time-

PHA does give extensions on the standard 60-day search period for a unit under the following circumstances:

- Hard to house
- Other good cause

Preferences-

The PHA does not plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 HCV program to families at or below 30% of the median area income.

The PHA employs the following priority preferences:

- 1 Rental Assistance Demonstration (RAD)
- 2 Project Based Voucher (PBV)
- 3 Date and Time

Among applicants on the waiting list with equal preferences status applicants are selected based on Time & Date of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

Special Purpose Section 8 Assistance Programs-

The policies governing eligibility, selection and admissions to any special purpose Section 8 program administered by the PHA are contained in the following documents or other referencing material:

- The Section 8 HCV Administrative Plan
- Briefing sessions and materials.

6.0

- g. Individual Savings accounts (ISA's)
The PHA does not plan to implement individual savings accounts for residents as an alternative to the required 12 month disallowance of earned income and phasing in the rent increase in the next year.

Flat Rent-

The PHA used the following sources of information in setting the market-based flat rent to establish comparability and assurance that flat rent is set to no less than 80% of area FMR.

- The Section 8 rent reasonableness study of comparable housing.

Section 8 HCV Tenant-Based Assistance

Payment Standards-

The PHA's payment standard is:

- At or above 90% but below 110% of SAFMR
- 1 Bedroom units 105% of SAFMR
- 2 Bedroom units 105% of SAFMR
- 3 Bedroom units 105% of SAFMR
- 4 Bedroom units 105% of SAFMR

Minimum rent-

The PHA's minimum, rent is \$50.00.

The PHA has adopted the following discretionary minimum rent hardship exemption policies:

- Waiting period for eligibility for federal, state or local financial assistance
- Change in family income due to separation, divorce or abandonment
- Loss of employment
- Family would be evicted as a result of imposing minimum rent
- Death in Family
- Other hardships as determined by the PHA such as but not limited to no-receipt of alimony/child support etc.

6.0 903.7 (4) Operation and Management

PHA Management Structure-

- a. A brief description of the management structure and organization of the PHA
The Executive Director directs the day-to-day management and operation of the Housing Authority with the assistance of the Deputy Director, The following are the department manager positions:
 - Housing Choice Voucher Program Manager
 - Maintenance Supervisor
 - Finance Director
- b. HUD programs under PHA Management
 - Public Housing – 89 units
 - Section 8 HCV Program- 1,384
- c. Management and Maintenance Policies
The PHA has adopted the following policies that contain the Agency's rules, standards and policies that govern management, operation and maintenance of the Public Housing and Section 8 HCV programs:
Public Housing Management
 - Admissions and Continued Occupancy Policy (ACOP)
 - Maintenance Work Plan
 - Pet Policy
 - Transfer Policy
 - Grievance Policy
 - Community Service Policy
 - VAWA Policy
 - Schedule of Charges
Section 8 HCV Management
 - Administrative Plan, includes VAWA, Homeownership, STV, Foster Youth, and EHV

903.7 (5) Grievance Procedures

a. Public Housing

The PHA has not established any written grievance procedures in addition to federal requirements found at 24 CFR Part 96, Subpart B, for residents of public housing.

Residents or applicants who desire to initiate the PHA grievance process should contact the following:

- PHA main administrative office; 1200 N. 25th St., McAllen Tx. 78501

b. Section 8 HCV Tenant-Based Assistance

The PHA has not established informal review and informal hearing procedures for applicants to the Section 8 HCV Tenant-Based Assistance program in addition to federal requirements at 24 CFR 982.

Section 8 HCV applicants or assisted families who desire to initiate the informal review and informal hearing process should contact the following:

- PHA main administrative office; 1200 N. 25th St., McAllen Tx. 78501

903.7 (6) Designated Housing for Elderly and Disabled Families

The PHA has not designated or applied for approval to designate or does not plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will not apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year.

903.7 (7) Community Service and Self-Sufficiency

a. PHA Coordination with the Welfare Agency (TANF)

The PHA has not entered into a cooperative agreement with the TANF agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of Housing Act of 1937)

Other coordination effort between the PHA and TANF agency include:

- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program when available
- Joint administration of other demonstration programs as they materialize.

b. Services and programs offered to residents and participants by the PHA are as follows:

Self-Sufficiency-

The PHA will employ discretionary policies to enhance the economic and social self-sufficiency of assisted families in the following areas:

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 HCV admissions policies
- Preferences in admission to Section 8 HCV for certain public housing families
- Preference/eligibility for public homeownership option participation
- Preference/eligibility for Section 8 HCV homeownership participation

Economic and Social self-sufficiency programs-

The PHA does coordinate, promote or provide services or programs for residents and participants.

Service Description	Estimate Number	Allocation Type	Access Site	Eligible Participants
English Language	15	PH/Sec. 8 HCV	Family Development Center	PH/Sec 8 HCV
Financial Planning	25	PH/Sec. 8 HCV	Family Development Center	PH/Sec. 8 HCV
Homeownership	25	PH/Sec. 8 HCV	Family Development Center	PH/Sec. 8 HCV

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Scholarship Program	15	PH/Sec. 8 HCV	Family Development Center	PH/Sec. 8 HCV
Annual Health Fair	100	PH/Sec. 8 HCV	Family Development Center	PH/Sec. 8 HCV
Summer Lunch Program	50	PH/Sec. 8 HCV	Family Development Center	PH/Sec. 8 HCV
Nutrition Classes for Elderly	50	PH/Sec. 8 HCV	Family Development Center	PH/Sec. 8 HCV
GED	10	PH/Sec. 8 HCV	Family Development Center	PH/Sec. 8 HCV
M.I.S.D. Parent Involvement Program	10	PH/Sec. 8 HCV	Family Development Center	PH/Sec. 8 HCV

Family Self-Sufficiency programs-

Program	Required Participants	Actual Participants (01/31/2025)
Public Housing & Section 8 HCV	25	74

Welfare Benefit Reductions-

The PHA is complying with statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:

- Adopting appropriate changes to the PHA's public housing rent determination policies and training staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying the public and residents of new policy as it is adopted
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies.

Community Service Requirements-

Pursuant to section 12(c) of U.S. Housing Act of 1937, the PHA will comply with requirements of community service by identifying the number of tenant required to perform community service, the number of tenants granted exemptions, the number of tenants in non-compliance, and the number of tenants terminated/evicted due to non-compliance.

- Number of tenants required to perform community service 4
- Number of tenants performing community service 4
- Number of tenants granted exemptions 85
- Number of tenants in non-compliance 0
- Number of tenants terminated/evicted due to non-compliance 0

6.0

903.7 (8) Safety and Crime Prevention

The PHA's plan for safety and crime prevention to ensure the safety of the public housing residents is addressed as follows:

Need for measures to ensure safety of public housing residents-

Description of the need for measures to ensure the safety of public housing residents:

- High incidence of violent and/or drug related crime in some or all of the PHA's developments
- High incidence of violent and/ or drug related crime in areas surrounding PHA's developments
- Resident fearful for their safety and/or the safety of their family members
- Observed lower-level crime, vandalism and/or graffiti.
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violence and/or drug related activity.

Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:

- Safety and security survey of residents
- Analysis of crime statistics over time for crime committed "in and around" public housing developments.
- Analysis of cost trends over time for the repair of vandalism and removal of graffiti
- Resident reports

- PHA employee Reports
- Police Reports
- Fire Department Reports
- Demonstrable, quantifiable success with previous or ongoing anti-crime & anti-drug programs

Developments that are most affected

- All Development and PHA properties

Crime and Drug Prevention activities the PHA has undertaken or plans to undertake.

List of crime prevention activities:

- Contracting with outside and/or resident organization for the provision of crime and/or drug prevention activities
- Crime Prevention through environmental design
- Activities targeted to at-risk youth, adults or seniors
- Volunteer resident patrol/block watchers program
- Notices of safety measures are distributed
- Off-duty Police Officers are hired to patrol all PHA properties

Developments that are most affected:

- All Developments and PHA properties

Coordination between PHA and Police.

Description of the coordination between the PHA and the appropriate police precinct for carrying out crime prevention measures and activities:

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority developments and properties
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above baseline law enforcement services.

Developments that are most affected:

- All Developments and PHA properties

6.0

903.7 (9) Pets

Description of Pet Policy-

All residents are permitted to own and keep common domesticated household pets. Common household pet means a domesticated cat, dog, bird, gerbil, and hamster. Guinea pig, and fish in aquariums. Reptiles of any kind, as well as mice and rats are prohibited. Small turtles or lizards in a terrarium are permitted. These definitions do not include any wild animal, bird of prey, dangerous fish, snakes, spiders or other insects, or any farm animal.

Each household shall have only one (1) pet (except fish or birds). The limit for bird is two (2).

Pet owner may have only a small cat or a small dog. Limitations: weight not to exceed twenty (20) pounds; height shall not exceed fifteen (15) inches. This does not apply to service animals that assist persons with disabilities.

Pet owner must agree to abide by the PHA's Pet Ownership Rules. Pet owners shall license their pets (if required by state law or local ordinances) yearly with the City of McAllen or as required. The pet owner must show the PHA proof of rabies and distemper booster inoculations and licensing annually.

Pet owner must not violate any state or local health or humane laws. Pet must be spayed or neutered at the cost of the owner. A veterinarian shall verify the spaying and neutering has been accomplished. All cats shall be declawed and proof of compliance shall be furnished to management.

Pet must be maintained on leash and kept under control when taken outside the unit.

No resident shall keep, raise, train, breed or maintain any pet of any kind at any location, either inside or outside the dwelling unit, for any commercial purpose.

No resident shall keep a vicious or intimidating pet on premises (i.e. Pit bulls, or any other vicious or intimidating breed). Any animal identified as dangerous or vicious by state law or local ordinances will be prohibited.

No pet owner shall permit his or her pet to disturb, interfere or diminish the peaceful enjoyment of the pet owner's neighbors or other residents.

Each pet owner shall pay a non-refundable pet fee of \$200.00 and a refundable pet deposit of \$50.00. A refundable pet deposit of \$50.00 will be assessed for caged animals such as; birds, gerbils, hamsters, guinea pigs or turtles and is intended to cover costs directly attributable to the pet's presence. The non-refundable pet fee is intended to cover the reasonable operating costs to the development directly attributed to a pet or pets in the unit (i.e. fumigation of a unit). Elderly/Handicapped will pay a \$200.00 refundable pet fee and no deposit will be charged for caged animals.

Animals that are used to assist the disabled (pertaining to ownership of service animals) are excluded from the size, weight, type and non-refundable fee requirements; however, they will be required to assure that the proper licensing, inoculations, leash restraints, etc. in accordance with the State and Local ordinances are observed. Residents needing a service animal must provide documentation and/or verification for this need and that the animal is considered to be a service animal from a recognized and proper authority.

Please see complete pet ownership rules in the Pet Policy provided by the PHA.

903.7 (10) Civil Rights Certification

The PHA has examined its programs and proposed to identify any impediments to fair housing choices, has addressed those impediments in a reasonable fashion, and is working with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing. The PHA assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

The PHA has taken the following specific actions to Affirmative Further Fair Housing in its public housing and Section 8 HCV programs.

The PHA **will not**, on grounds of race, color, creed, sex, religion, age, disability, national origin or familial status:

- Deny a person or family admission to housing assistance programs
- Provide housing which is different than that provided others, except for elderly and/or disabled where accessibility features may be required
- Subject a person to segregation or disparate treatment
- Restrict a person's access to any benefit enjoyed by others in connection with the housing program
- Treat a person differently in determining eligibility or other requirements for admission or assistance
- Deny any person access to the same level of services provided others
- Deny a person the opportunity to participate in a planning or advisory group that is an integral part of housing programs

The PHA will not intimidate, threaten or take any retaliatory action against any applicant, resident, or participant because of a person's participation in civil rights activities or assertion of civil rights.

HUD Fair Housing Posters are posted at the PHA main administrative office and at each development office.

The PHA will ensure accessibility to offices to afford persons with disabilities the opportunity to apply for admission or assistance to the public housing programs.

The PHA will make sure that all employees of the PHA are familiar with non-discrimination requirements, especially those employees who are involved in the admissions process.

The PHA prominently displays a fair housing poster at each office where applications are taken and at each management office.

The PHA's policies and practices are designed to provide assurance that all persons with disabilities will be provided reasonable accommodations so that they can fully access utilize the housing programs and related services.

The PHA will identify and eliminate situations and/or practices that create barriers to equal housing opportunities for all.

The PHA reviews its policies and procedures, at least annually, to assure compliance with civil rights requirements

6.0

	<p>903.7 (11) Fiscal Year Audit</p> <p>The PHA is required to have an audit conducted under section 5(h) (2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437 c(h)).</p> <p>The most recent fiscal audit was submitted to HUD. There were no findings as a result of the audit.</p> <p>903.7 (12) Asset Management Not Applicable</p> <p>903.7 (13) Violence Against Women Act (VAWA)</p> <p>The PHA adheres to VAWA processes in its assessment of incidents involving domestic disputes in assisted housing. The current Admissions and Continued Occupancy policy (ACOP) and the Section 8 HCV Administrative Plan include VAWA processes.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>(a) McAllen Housing Authority continues to solicit properties in anticipation of undertaking another mixed finance development to increase inventory for families in need of housing and/or to replace the 61 public housing units that were demolished in prior years' demolition activity. Financing for these developments will be any of following individually or in combination as required; Capital Fund Financing Program, Replacement Housing Factor Funding, Public Housing Operating Funds, Local, State, Federal and Private funding sources.</p> <p>(b) Homeownership – The McAllen Housing Authority continues to market its Voucher Homeownership program that affords voucher participants the opportunity to purchase their own home. The program has assisted fifty-five (55) families since its inception in July 2004. Of the fifty-five families assisted, forty-one have “graduated” towards no longer needing voucher assistance. Family Self-Sufficiency (FSS) Program is also in place to assist families from a rental environment into homeownership. FSS funding was awarded for 75 voucher participants and PHA will continue to solicit funding for family transitioning into homeownership with this program.</p> <p>(c) Project Based Vouchers- The McAllen Housing Authority may elect to project base a portion of its Tenant Based vouchers as permitted by federal regulation and/or may submit applications via NOFA or other awards as they may become available. Such action will be for promoting and development of safe, decent and affordable housing for eligible families. MHA intends to apply for funding in 2026 to permit the use of project based vouchers in North-Northwest or general McAllen area. The Housing Authority will continue to review Project Based Voucher options for its Public Housing Developments as per any new or existing Federal program may permit. (i.e. Rental Demonstration Program (RAD), Public Housing Conversion)</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. Please 50075.1, 50075.2 & P&E Reports attached.</p> <ul style="list-style-type: none"> • Performance and Evaluation Report as of 12/31/2024 for TX59P02850124 • Performance and Evaluation Report for TX59P02850125 is a draft only. Final funding amount to be announced by HUD at a later date. April - May 2025
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five-year period). Large capital items must be included in the Five-Year Action Plan.</p>

<p>8.3</p>	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>The Capital Fund Financing Program (CFFP) is being considered in anticipation of financing improvements for the following activities:</p> <ul style="list-style-type: none"> • Renovation and/or new construction improvements for the Administration Building of the McAllen Housing Authority • The use of this funding on property acquisition and/or public donated land for new construction of a new development to replace public housing units previously demolished for prior mixed finance developments. • The use of this funding to acquire existing multi-family apartment complexes to replace public housing units previously demolished for prior mixed finance developments.
<p>9.0</p>	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>City of McAllen Community Development Block Grant Action Plan FY 2024-2025</p> <p>Highlights identifying obstacles to meeting underserved families:</p> <ul style="list-style-type: none"> • McAllen is located in one of the fastest growing regions in the country, and its population threatens to outstrip the existing capacity of local housing and community development organizations. With ongoing cutbacks to public services, individuals and families will be hard pressed to meet their needs for affordable housing and other community development assistance. • McAllen percentage of households living in poverty was 20.97%; higher than average unemployment at 4.3% • Housing market analysis: the median gross rent has risen 24.16% from \$799 (2021) to \$992 (2025). This drastic inflation of the rental market indicates a growing barrier to affordable housing for renters in McAllen and throughout Hidalgo County. (Source: HUD Fair Market Rents) • Much of the region continues to struggle with high unemployment. The December 2024 data for non-seasonal adjusted unemployment rate for the McAllen-Edinburg-Mission MSA was 6.2% (Bureau of Labor Statistics) • A major contributor to the region’s high unemployment and poverty rates is its low educational attainment levels. According to the 2019-2023 Census assessment, 79.7 percent of residents of McAllen have at least a high school diploma, compared to 85.7 % statewide. However, the percent of McAllen’s residents who have a bachelor’s degree or higher are comparable with the state level, 32% and 33.1% respectively. <p>In order to overcome the identified obstacles, the City of McAllen has designated social services, housing and infrastructure, public facilities and economic developments activities as “High” priorities. As such HUD-awarded funds will be utilized to further these types of activities for the benefit of low-and moderate income persons.</p>

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction:

AS 01/31/2025	# of families	% of total families	Annual Turnover
Waiting list total	385		120
Extremely low income <=30% AMI	337	88%	
Very low income (>30% but <=50% AMI)	42	11%	
Low income (>50% but <80% AMI)	4	1%	
Families with children	184	48%	
Elderly families	105	27%	
Families with Disabilities	96	25%	
White	294	76%	
Black/African American	13	3%	
Hispanic	338	88%	
Other or Declined to Report	78	20%	

Characteristics by Bedroom Size (Public Housing Only)	Section 8 WL		
1BR	N/A		
2 BR	N/A		
3 BR	N/A		
4 BR	N/A		
5 BR	N/A		
5+ BR	N/A		

Is the waiting list closed (select one) No Yes

If yes: Section 8 HCV only

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 6 MONTHS

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No Yes

9.0

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub jurisdiction:

As of 01/31/2025	# of families	% of total families	Annual Turnover
Waiting list total	297		25
Extremely low income <=30% AMI	236	79%	
Very low income (>30% but <=50% AMI)	42	14%	
Low income (>50% but <80% AMI)	19	6%	
Families with children	138	46%	
Elderly families	92	31%	
Families with Disabilities	67	23%	
White	244	82%	
Black/ African American	11	4%	
Hispanic	277	93%	
Other or Declined to Report	42	14%	

Characteristics by Bedroom Size (Public Housing Only)	Public Housing WL		
1BR	164		
2 BR	43		
3 BR	90		
4 BR	0		
5 BR	0		
5+ BR	0		

Is the waiting list closed (select one) No Yes
 If yes: Section 8 HCV only
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?
 Does the PHA expect to reopen the list in the PHA Plan year? No Yes
 Does the PHA permit specific categories of families onto the waiting list, even if generally closed?
 No Yes

9.0

<p>9.1</p>	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year.</p> <p>The McAllen Housing Authority will continue to work with partners such as the City of McAllen, McAllen CDBG, City Police Dept., City Fire Dept., McAllen School District, local business, media, developers and partners to expand the housing needs of extremely, low and moderate income families. Gaining community support for our programs through education and outreach will be key to expanding the services we provide.</p>
<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>5-Year Plan (2020-2024) Mission and Goals Accomplishments</p> <ul style="list-style-type: none"> • Continue to manage 49 unit multi-family development RAD PBV property known as Vine Terrace; • Continue to support 89 public housing units in two LIHTC developments with operating subsidy; • Continue to administer the Voucher Program allocation of 1,359 vouchers which includes 21 VASH and 5 Stability vouchers; • Successful administration and high utilization of the Emergency Housing Voucher program (54 vouchers) • Continue to administer the Voucher Homeownership Program; 55 families assisted with this program • Continue management arrangements with McAllen Housing Facility Corporation to manage 106-unit elderly developments known as Sunset Gardens and Villas at Beaumont; • Continue management arrangements with McAllen Housing Facility Corporation to manage 78-unit family development known as Orchid Place Apartments. • Continue management arrangements with McAllen Housing Development Corporation to manage 20-unit multi-family development known as Hibiscus Apartments. • Continue to administer in a fiscally responsible and prudent manner, with no audit findings, the Public Housing, Housing Choice Voucher and Capital Fund Program; • Continue to fulfill the reporting program requirements as directed by HUD for PHAS, SEMAP, FASS, VMS, etc. • Continue efforts of land acquisition activity for replacement of demolished public housing units or to build new units; including acquisition of existing multi-family developments to increase housing inventory • Continue to explore funding venues including CFFP, LIHTC, Bond Issues, RHF, Operating Subsidy and regular financing to construct 61 new public housing units to replace previously demolished units not in inventory • Added 1 multi-family LIHTC development to portfolio and will continue to explore options for similar developments. • Achieved the Connect Home designation for the PHA. • Enrollment of new members/community stakeholders within the FSS PCC Committee. • Increased community and local stakeholder engagement to enhance services and educational scholarship opportunities to low-income families • PHA was awarded the Foster Youth Initiative (FYI) program in CY 2024. 25 FYI vouchers. <p>6-Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>Significant Amendment:</p> <ul style="list-style-type: none"> ▪ Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund Program Annual Statement; ▪ Any change being submitted to HUD that requires a separate notification to residents, such as changes in the Hope VI, Public Housing Conversion, Demolition/Disposition, Designated Housing or Public Housing Homeownership programs; and ▪ Any change in policy or operation that is inconsistent with the applicable Consolidated Plan. <p>Substantial Deviation/Modification</p> <ul style="list-style-type: none"> ▪ Any change to the Mission Statement; ▪ 50% deletion from or addition to the goals and objectives as a whole; and ▪ 50% or more decrease in the quantifiable measurement of any individual goal or objective.

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated there under at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0157
 Expires 11/30/2023

“Public reporting burden for this collection of information is estimated to average 2.2 hours. This includes the time for collecting, reviewing, and reporting the data. The information requested is required to obtain a benefit. This form is used to verify allowable and reasonableness of grant expenses. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

PHA Name Housing Authority of The City of McAllen	Grant Type and Number TX59P02850124 Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2024 FFY of Grant Approval: 2024
---	---	--

- Type of Grant
- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:
- Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) ³	39,154.40		39,154.40	39,154.40
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 15)	19,577.20		19,577.20	19,577.20
5	1480 General Capital Activity	137,522.40		24,806.48	24,806.48
6	1492 Moving to Work Demonstration				
7	1501 Collateralization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0157
 Expires 11/30/2023

Part I: Summary					
PHA Name: Housing Authority of The City of McAllen		Grant Type and Number Capital Fund Program Grant No: TX59P02850124 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FFY of Grant Approval: 2024	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	196,254		83,538.08	83,538.08
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				
Signature of Executive Director *		Date		Signature of Public Housing Director	
				Date	

* I certify that the information provided on this form and in any accompanying documentation is true and accurate. I acknowledge that making, presenting, or submitting a false, fictitious, or fraudulent statement, representation, or certification may result in criminal, civil, and/or administrative sanctions, including fines, penalties, and imprisonment.

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of The City of McAllen					Federal FFY of Grant: 2024
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
TX028 Agency Wide	05/05/2026	TBD (in progress)	05/05/2028	TBD (in progress)	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Amounts are estimate only and subject to
 change based on final award from HUD.

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PHA Name Housing Authority of The City of McAllen	Grant Type and Number Capital Fund Program Grant No: TX59P02850125 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2025 FFY of Grant Approval: 2025
---	---	--

- Type of Grant
- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:
- Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) ³	44,000.00 (estimate)		0	0
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 15)	19,500 (estimate)		0	
5	1480 General Capital Activity	136,500 (estimate)		0	0
6	1492 Moving to Work Demonstration				
7	1501 Collateralization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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 Expires 11/30/2023

Part I: Summary					
PHA Name: Housing Authority of The City of McAllen		Grant Type and Number Capital Fund Program Grant No: TX59P02850125 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FFY of Grant Approval: 2025	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	200,000			
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				
Signature of Executive Director *		Date		Signature of Public Housing Director	
				Date	

* I certify that the information provided on this form and in any accompanying documentation is true and accurate. I acknowledge that making, presenting, or submitting a false, fictitious, or fraudulent statement, representation, or certification may result in criminal, civil, and/or administrative sanctions, including fines, penalties, and imprisonment.

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Executive Summary

Item: 2025 HCV Admin Plan for McAllen Housing Commission.

Discussion: The 2025 HCV Admin Plan has been recommended for revision by **Nan McKay & Associates**. All revisions are intended to better align with HUD guidelines including HOTMA and NSPIRE updates. All revisions have been reviewed internally and are anticipated to enhance the HCV program. A summary of all revisions can be found on the attached summary of changes document.

The entire 2025 HCV Admin Plan policy as proposed can be found on our website: <https://mcallenhc.org/wp-content/uploads/2025/03/HCV-Admin-Plan-Revised-March-2025.pdf>

Publications of the proposed revisions were published in Saturday editions of the Monitor legal sections on February 22 and March 1, 2025. In addition, a public hearing was held at FDC on March 10, 2025, and a (30) thirty-day public comment period closed on March 24, 2025. No public comments against the revisions were received.

Recommendation: Staff recommends approval.

McAllen Housing Commission

Summary of Changes in the Proposed HCV Admin Plan February 2025

Below is a high-level summary of the changes contained in the February 2025 revision, organized by chapter.

Chapter 3

- Incorporated the definitions of *family*, *foster adult*, and *foster child* to be effective prior to the PHA's general HOTMA 102/104 compliance date as required by Notice PIH 2024-38.

Chapter 5

- This chapter contains only one citation correction.

Chapter 6

- Chapter 6.A. incorporates HOTMA 102/104 changes required to be implemented by July 1, 2025, per Notice PIH 2024-38. This includes changes regarding:
 - Minors
 - Full-time students and student financial assistance
 - Earned income
 - Business income
 - Periodic payments
 - Nonrecurring income
 - State payments to allow individuals with disabilities to live at home
 - Civil rights settlements
 - Federally mandated and other income exclusions
 - Lump-sum additions to net family assets
 - ABLE accounts
 - Trusts
 - Health and medical care expenses
- Chapter 6.B represents the policies the PHA will use upon the HOTMA 102/104 compliance date. Only minor corrections and clarifications have been made to this chapter.

Chapter 7

- Chapter 7.A. incorporates HOTMA 102/104 changes required to be implemented by July 1, 2025, per Notice PIH 2024-38. This includes changes regarding:
 - Student financial assistance
 - The health and medical care expense deduction
- Chapter 7.B represents the policies the PHA will use upon the HOTMA 102/104 compliance date. This chapter contains no changes since the last revision.

Chapter 9

- This chapter contains only a minor citation update.

Chapter 11

- Chapter 11.A. contains only one minor chapter number correction.
- Chapter 11.B represents the policies the PHA will use upon the HOTMA 102/104 compliance date. It likewise contains only one minor chapter number correction.

Chapter 12

- Moved the callout to state that a newly added policy on failure to provide consent, rather than the section, is effective upon the PHA's HOTMA 102/104 compliance date.
- Added cross reference to Chapter 16 under policy regarding consideration of circumstances.

Chapter 14

- Revised amount of federal awards required to have an independent audit.
- Revised section on De Minimis Errors to be effective prior to the PHA's general HOTMA 102/104 compliance date as required by Notice PIH 2024-38.

Chapter 15

- Clarified language regarding homeownership assistance expenses.

Chapter 16

- Clarified language regarding informal hearings.
- Added section on Criminal Prosecution for Program Fraud/Abuse to better align with HUD protocols.
- Revised section on General Repayment Agreement Guidelines for Families to better align with HUD protocols.

Chapter 18

- Multiple sections of this chapter have been revised to align with Notice PIH 2025-03, RAD Supplemental Notice 4C.

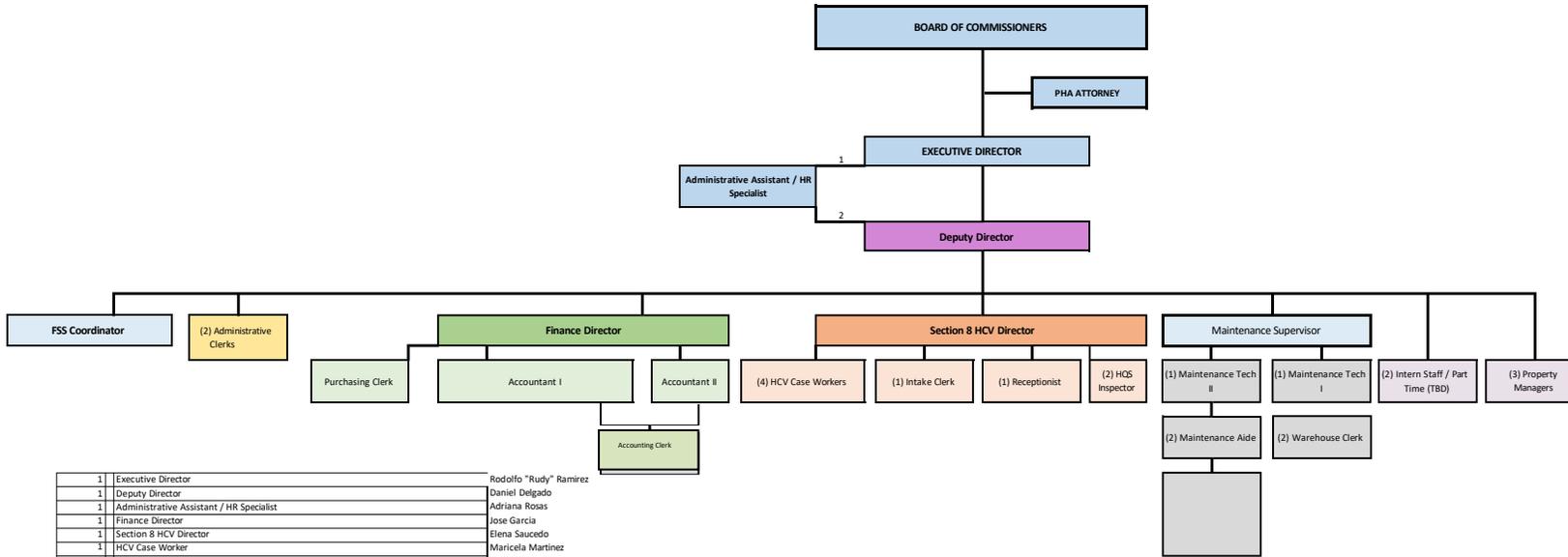
Glossary

- Removed references to various definitions related to HOTMA 102/104 becoming to be effective upon the compliance date as required by Notice PIH 2024-38.

Appendix

- Revised appendix to explicitly call out HOTMA 102/104 policies that are on hold until implementation versus policies that are applicable no later than July 1, 2024, per Notice PIH 2024-38.

**McAllen Housing Authority
Organizational Chart
FY 2024 - 2025**



1	Executive Director	Rodolfo "Rudy" Ramirez
1	Deputy Director	Daniel Delgado
1	Administrative Assistant / HR Specialist	Adriana Rosas
1	Finance Director	Jose Garcia
1	Section 8 HCV Director	Elena Saucedo
1	HCV Case Worker	Maricela Martinez
1	HCV Case Worker	Rubia Diaz
1	HCV Case Worker	Blanca Barrientos
1	HCV Case Worker	Nora Chavez
1	Receptionist	Sylvia Pacheco
1	Intake Clerk	Alexandria Espinosa
1	HCV HQS Inspector / Warehouse Clerk	Eder Uvalle
1	Maintenance Supervisor	Caesar Alvarado
1	Warehouse Clerk/HCV HQS Inspector	Open - Vacant
1	Maintenance Tech II	Javier Molina
1	Maintenance Tech I	Pedro Acosta
1	Maintenance Aide	Canuto Mendez
1	Maintenance Aide	Roberto Trejo
1	Custodian - Part-Time	Open - Vacant
1	Custodian - Part-Time	Jehu Cabrera
1	Accountant I	Habel Garcia
1	Accountant I	Gerardo Granados
1	Accounting Clerk	Aida Gaona
1	Purchasing Clerk	Belladonna Flores
1	FSS-Self Sufficiency Program Coord.	Maria Loredo
1	FSS - Self Sufficiency Program Coord.	Victoria Valdez
1	Resident Services - Admin. Clerk	Daniela Granados
1	Apartment Manager -Orchid / Vine Terrace	Open - Vacant
1	Apartment Manager - Sunset Gardens	Cynthia Fontenot
1	Apartment Manager - Villas @ Beaumont / Hibiscus Apts.	Allan Pacheco
1	Intern Staff - Part-Time/Temp. - Acct. Dept.	Natalie Moreno
1	Intern Staff - Part-Time/Temp.	Open - Vacant
28	Total Employees	

Current FY 2023-2024 Employee Listing

Administration	
Executive Director	Rodolfo "Rudy" Ramirez
Deputy Director	Daniel Delgado
Administrative Assistant / HR Specialist	Adriana Rosas
Accounting / Finance	
Finance Director	Joe A. Garcia
Accountant II	Isabel Garcia
Accountant I	Gloria Garza
Purchasing Clerk	Bella Flores
Housing Choice Voucher	
Section 8 HCV Director	Elena Saucedo
HCV Case Worker	Maricela Martinez
HCV Case Worker	Rubia Diaz
HCV Case Worker	Blanca Barrientos
HCV Case Worker	Nora Chavez
Receptionist	Sylvia Pacheco
Intake Clerk - Part-Time	Alexandria Espinosa
HQS Inspector	Eder Uvalle
Maintenance	
Maintenance Supervisor	Caesar Alvarado
Mechanic Tech II	Fred Rodriguez
Mechanic Tech II	Javier Molina
Maintenance Tech I	Pedro Acosta
Maintenance Tech I	Randy Bustamante
Maintenance Aide	Canuto Mendez
Warehouse Clerk	Roberto Trejo
Custodian P/T	Jehu Cabrera
Custodian P/T	Reynaldo Salas
Resident Services	
FSS-Self Sufficiency Program Coord.	Maria Loreda
Admin. Clerks	Daniela Granados
Admin. Clerks	Victoria Valdez
Property Management	
Apartment Manager -Orchid / Vine	Maria Rosie Oyervides
Apartment Manager - Sunset Gardens	Cynthia Fontenot
Apartment Manager - Villas @ Beaumont /Hibiscus	Maria Lulu Dinzey
Intern Staff - Part-Time Acct. Dept.	Open -Vacant
2 Part-Time Staff (Intern and/or Volunteer)	Open - Vacant

Proposed FY 2024-2025 Employee Listing

Administration	
Executive Director	Rodolfo "Rudy" Ramirez
Deputy Director	Daniel Delgado
Administrative Assistant / HR Specialist	Adriana Rosas
Accounting / Finance	
Finance Director	Joe A. Garcia
Accountant II	Isabel Garcia
Accountant I	Gerardo Granados
Accounting Clerk	Aidanela Gaona
Purchasing Clerk	Bella Flores
Housing Choice Voucher	
Section 8 HCV Director	Elena Saucedo
HCV Case Worker	Maricela Martinez
HCV Case Worker	Rubia Diaz
HCV Case Worker	Blanca Barrientos
HCV Case Worker	Nora Chavez
Receptionist	Sylvia Pacheco
Intake Clerk	Alexandria Espinosa
HQS Inspector/Warehouse Clerk	Eder Uvalle
Maintenance	
Maintenance Supervisor	Caesar Alvarado
Mechanic Tech II	Javier Molina
Maintenance Tech I	Pedro Acosta
Maintenance Aide	Canuto Mendez
Maintenance Aide	Roberto Trejo
Warehouse Clerk /HQS Inspector	Eder Uvalle
Warehouse Clerk/HQS Inspector	Open – Vacant
Custodian P/T	Jehu Cabrera
Custodian P/T	Open - Vacant
Resident Services	
FSS-Self Sufficiency Program Coord.	Maria Loreda
FSS-Self Sufficiency Program Coord.	Victoria Valdez
Admin. Clerks	Daniela Granados
Property Management	
Apartment Manager -Orchid / Vine	Open - Vacant
Apartment Manager - Sunset Gardens	Cynthia Fontenot
Apartment Manager - Villas @ Beaumont / Hibiscus	Allan Pacheco
Intern Staff - Part-Time Acct. Dept.	Natalie Moreno
1 Part-Time Staff (Intern and/or Volunteer)	Open - Vacant

Executive Summary

Item: Roof Repairs at the Family Development Center Building

Discussion: This agenda item is a request to approve roof repairs at the Family Development Center building located at 2501 W. Maple. This is a preventative maintenance project due to the roof's estimated useful life cycle, which was placed in service back in 2012.

McHC Staff requested bids from multiple local contractors to upgrade/repair the roof. Only one 1 contractor submitted a complete restoration bid. The bid tabulation for this project is as follows:

Recent photos of roof



BID TAB	
FDC Roof Repairs QUOTES	
DLJ Commercial Roofing Labor and materials to provide a restoration silicone coating over an existing single-ply roof system. 10-year warranty included.	TOTAL \$ 30,760.00

<p style="text-align: center;">McAllen Valley Roofing Company</p> <p>Incomplete bid. The vendor requires a cleaning service/fee before an estimate can be provided.</p>	<p style="text-align: center;">Bid Estimate \$_____</p> <p style="text-align: center;">Not Applicable</p>
<p style="text-align: center;">Vega Roofing</p> <p>Incomplete bid. The vendor requires a cleaning service/fee before an estimate can be provided.</p>	<p style="text-align: center;">Bid Estimate \$_____</p> <p style="text-align: center;">Not Applicable</p>

Recommendation: Staff recommends approval to award the project to the lowest responsive bidder **DLJ Commercial Roofing**. Funds for this project are immediately available within our Capital Fund grant program/s.

McAllen Housing Commission - All Entities (Excluded Third-Party Managed Properties)

Dashboard Financial Summary

2/28/2025

Budget Variance Highlights

1	Unrestricted Cash - CY	\$ 5,961,336	MTD Revenues	MTD Operating Exp.	MTD Operating Inc. (Loss)	MTD Net HAP / Other	MTD Net Income (Loss)	
2	Prior Year	\$ 5,725,761	\$386,045	\$307,321	\$78,725	\$22,337	\$101,062	
3	Variance ↑	\$ 235,575	YTD Revenues	YTD Operating Exp.	YTD Operating In. (Loss)	YTD Net HAP / Other	YTD Net Income (Loss)	
4			Actual	Actual	Actual	Actual	Actual	
5	Restricted Cash - CY	\$ 2,818,624	\$2,894,442	\$2,545,304	\$349,137	\$328,882	\$678,019	
6	Prior Year	\$ 2,775,259	Budget	Budget	Budget	Budget	Budget	
7	Variance ↑	\$ 43,364	\$3,004,285	\$2,731,570	\$272,715	\$11,579	\$284,294	
8			Variance	Variance	Variance	Variance	Variance	
9	Total Asset	\$ 18,586,607	↓ (109,843)	-	↓ (186,266)	↑ 76,422	↑ 317,303	↑ 393,725
10	Prior Year	\$ 18,528,742						
11	Variance ↑	\$ 57,865						
12	Vacancy Rate ⇒	\$ -						

Entity Snapshots

36	METRIC	2/28/2025	% Change	2/29/2024	Budget	Budget Variance	CYR to Last YR
37	MTD - Tenant Revenue	\$ 184,449	⇒ 5.6%	\$ 174,678	\$ 200,082	↓ \$ (15,633)	9,771
38	YTD - Tenant Revenue	\$ 1,416,115	↑ 3.8%	\$ 1,363,833	\$ 1,600,654	↓ \$ (184,540)	52,282
39	MTD - Grant Admin Funding	\$ 96,351	⇒ 8.6%	\$ 88,685	\$ 96,383	↓ \$ (32)	7,666
40	YTD - Grant Admin Funding	\$ 760,725	↓ -8.4%	\$ 830,598	\$ 771,064	↓ \$ (10,339)	(69,873)
41	MTD - Administrative Expense	\$ 120,552	↓ -18.5%	\$ 147,838	\$ 163,545	↓ \$ (42,994)	(27,287)
42	YTD - Administrative Expense	\$ 1,206,694	⇒ 5.3%	\$ 1,145,417	\$ 1,308,363	↓ \$ (101,670)	61,277
43	MTD - Replacement Costs	\$ 4,973	↑ 51.6%	\$ 3,281	\$ 8,450	↑ \$ (3,477)	1,692
44	YTD - Replacement Costs	\$ 64,048	↑ 35.9%	\$ 47,127	\$ 67,603	↑ \$ (3,555)	16,921
45	MTD - Maintenance and Operations	\$ 73,136	↑ 35.3%	\$ 54,042	\$ 82,757	↑ \$ (9,620)	19,095
46	YTD - Maintenance and Operations	\$ 565,750	↓ 2.9%	\$ 549,802	\$ 662,053	↓ \$ (96,303)	15,948
47	MTD - Developer Fees	\$ -		\$ -	\$ -	↑ \$ -	-
48	YTD - Developer Fees	\$ 212,101	↑ 43.7%	\$ 147,558	\$ -	↓ \$ 212,101	64,543

McALLEN HOUSING COMMISSION

Dashboard Financial Summary

2/28/2025

Budget Variance Highlights

1	Unrestricted Cash - CY	\$ 433,912	MTD Revenues	MTD Operating Exp.	MTD Operating Inc. (Loss)	MTD HAP / CF / Trfer In	MTD Net Income (Loss)
2	Prior Year	\$ 443,027	\$34,000	\$40,793	(\$6,793)	\$13,617	\$6,824
3	Variance	↓ \$ (9,115)	YTD Operating Revenues	YTD Operating Exp.	YTD Operating Inc. (Loss)	MTD HAP / CF / Trfer In	YTD Net Income (Loss)
4			Actual	Actual	Actual	Actual	Actual
5	Restricted Cash - CY	\$ 994,903	\$297,950	\$333,218	(\$35,268)	\$101,652	\$66,385
6	Prior Year	\$ 993,210	Budget	Budget	Budget	Budget	Budget
7	Variance	↑ \$ 1,693	\$298,301	\$430,411	(\$132,109)	\$87,009	(\$45,100)
8			Variance	Variance	Variance	Variance	Variance
9	Total Asset	\$ 3,960,303	↓ (351)	↓ (97,193)	↑ 96,842	↑ 14,643	↑ 111,485
10	Prior Year	\$ 3,801,240					
11	Variance	↑ \$ 159,063					
12	Vacancy Rate	⇒ 0%					

Entity Snapshots

METRIC	2/28/2025	% Change	2/29/2024	Budget	Budget Variance	CYR to Last YR
37 MTD - Tenant Revenue	\$ -		\$ -	\$ -	⇒ \$ -	-
38 YTD - Tenant Revenue	\$ -		\$ -	\$ -	⇒ \$ -	-
39 MTD - Grant Admin Funding	\$ 27,789	⇒ -23.0%	\$ 36,089	\$ 29,473	↓ \$ (1,684)	(8,301)
40 YTD - Grant Admin Funding	\$ 248,339	↑ 6.3%	\$ 233,582	\$ 235,785	↓ \$ 12,554	14,757
41 MTD - Administrative Expense	\$ 12,051	⇒ -38.6%	\$ 19,632	\$ 22,002	↓ \$ (9,951)	(7,581)
42 YTD - Administrative Expense	\$ 130,235	↑ -15.2%	\$ 153,617	\$ 176,019	↓ \$ (45,785)	(23,383)
43 MTD - Replacement Costs	\$ -		\$ -	\$ -	↑ \$ -	-
44 YTD - Replacement Costs	\$ -		\$ -	\$ -	↑ \$ -	-
45 MTD - Maintenance and Operations	\$ 1,676	↓ -61.2%	\$ 4,325	\$ 8,869	↑ \$ (7,193)	(2,649)
46 YTD - Maintenance and Operations	\$ 42,464	⇒ -17.1%	\$ 51,200	\$ 70,955	↓ \$ (28,491)	(8,737)
47 MTD - Developer Fees	\$ -		\$ -	\$ -	↑ \$ -	-
48 YTD - Developer Fees	\$ -		\$ -	\$ -	↓ \$ -	-

Capital Funds

Dashboard Financial Summary

2/28/2025

Budget Variance Highlights

1	Unrestricted Cash - CY	\$ -	MTD Revenues	MTD Operating Exp.	MTD Operating Inc. (Loss)	MTD CF / Transfer Out	MTD Net Income (Loss)
2	Prior Year	\$ -	\$14,020	\$0	\$14,020	(\$14,020)	\$0
3	Variance	⇒ \$ -	YTD Operating Revenues	YTD Operating Expenses	YTD Operating Inc(Loss)	YTD CF / Transfer Out	YTD Net Income (Loss)
4			Actual	Actual	Actual	Actual	Actual
5	Restricted Cash - CY	\$21	\$72,753	\$0	\$72,753	(\$72,751)	\$1
6	Prior Year	\$16	Budget	Budget	Budget	Budget	Budget
7	Variance	↑ \$4	\$39,228	\$0	\$39,228	(\$521)	\$38,707
8			Variance	Variance	Variance	Variance	Variance
9	Total Asset	\$21	↑ 33,525 -	⇒ -	↑ 33,525	↓ (72,231)	↓ (38,706)
10	Prior Year	\$16					
11	Variance	↑ \$4					
12	Vacancy Rate	⇒ 0%					

Entity Snapshots

METRIC	2/28/2025	% Change	2/29/2024	Budget	Budget Variance	CYR to Last YR
37 MTD - Tenant Revenue	\$ -		\$ -	\$ -	⇒ \$ -	-
38 YTD - Tenant Revenue	\$ -		\$ -	\$ -	⇒ \$ -	-
39 MTD - Grant Admin Funding	\$ 14,020		\$ -	\$ 4,903	↑ \$ 9,117	14,020
40 YTD - Grant Admin Funding	\$ 72,751	↑ 20.5%	\$ 60,355	\$ 39,221	↓ \$ 33,530	12,397
41 MTD - Administrative Expense	\$ -		\$ -	\$ -	↓ \$ -	-
42 YTD - Administrative Expense	\$ -		\$ -	\$ -	⇒ \$ -	-
43 MTD - Replacement Costs	\$ -		\$ -	\$ -	↑ \$ -	-
44 YTD - Replacement Costs	\$ -		\$ -	\$ -	↑ \$ -	-
45 MTD - Maintenance and Operations	\$ -		\$ -	\$ -	↑ \$ -	-
46 YTD - Maintenance and Operations	\$ -		\$ -	\$ -	↓ \$ -	-
47 MTD - Developer Fees	\$ -		\$ -	\$ -	↑ \$ -	-
48 YTD - Developer Fees	\$ -		\$ -	\$ -	↓ \$ -	-

Housing Choice Voucher Program

Dashboard Financial Summary

2/28/2025

Budget Variance Highlights

9	Unrestricted Cash - CY	\$ 2,134,459	MTD Revenues	MTD Operating Exp.	MTD Operating Inc. (Loss)	MTD NET HAP	MTD Net Income (Loss)	
2	Prior Year	\$ 2,045,268	\$146,809	\$108,260	\$38,548	\$15,177	\$53,725	
3	Variance	↑ \$ 89,191	YTD Operating Revenues	YTD Operating Exp.	YTD Operating Inc (Loss)	YTD NET HAP	YTD Net Income (Loss)	
4			Actual	Actual	Actual	Actual	Actual	
5	Restricted Cash - CY	\$ 280,051	\$1,064,714	\$907,306	\$157,408	\$130,789	\$288,197	
6	Prior Year	\$ 200,996	Budget	Budget	Budget	Budget	Budget	
7	Variance	↑ \$ 79,055	\$971,419	\$892,558	\$78,860	(\$13,270)	\$65,591	
8			Variance	Variance	Variance	Variance	Variance	
9	Total Asset	\$ 2,455,146	↑ 93,296	-	↑ 14,748	↑ 78,548	↑ 144,058	↑ 222,606
10	Prior Year	\$ 2,397,208						
11	Variance	↑ \$ 57,937						
12	Vacancy Rate	⇒ 0%						

Entity Snapshots

METRIC	2/28/2025	% Change	2/29/2024	Budget	Budget Variance	CYR to Last YR
37 MTD - Tenant Revenue	\$ -		\$ -	\$ -	⇒ \$ -	-
38 YTD - Tenant Revenue	\$ -		\$ -	\$ -	⇒ \$ -	-
39 MTD - Grant Admin Funding	\$ 96,351	↑ 8.6%	\$ 88,685	\$ 96,383	↓ \$ (32)	7,666
40 YTD - Grant Admin Funding	\$ 760,725	↓ -8.4%	\$ 830,598	\$ 771,064	↓ \$ (10,339)	(69,873)
41 MTD - Administrative Expense	\$ 70,968	↓ -8.6%	\$ 77,651	\$ 85,962	↓ \$ (14,994)	(6,683)
42 YTD - Administrative Expense	\$ 638,523	↑ 6.2%	\$ 601,236	\$ 687,697	↓ \$ (49,174)	37,288
43 MTD - Replacement Costs	\$ -		\$ -	\$ -	↓ \$ -	-
44 YTD - Replacement Costs	\$ -		\$ -	\$ -	↓ \$ -	-
45 MTD - Maintenance and Operations	\$ 1,495	↓ -50.6%	\$ 3,029	\$ 1,018	↓ \$ 477	(1,534)
46 YTD - Maintenance and Operations	\$ 17,123	↑ 128.3%	\$ 7,499	\$ 8,144	↓ \$ 8,978	9,624
47 MTD - Developer Fees	\$ -		\$ -	\$ -	↓ \$ -	-
48 YTD - Developer Fees	\$ -		\$ -	\$ -	↓ \$ -	-

Emergency Housing Voucher Program

Dashboard Financial Summary

2/28/2025

Budget Variance Highlights

1	Unrestricted Cash - CY	\$ 85,444	MTD Revenues	MTD Operating Exp.	MTD Operating Inc. (Loss)	MTD NET HAP	MTD Net Income (Loss)
2	Prior Year	\$ 61,497	\$75	\$2,502	(\$2,427)	\$1,936	(\$491)
3	Variance	↑ \$ 23,947	YTD Operating Revenues	YTD Operating Exp.	YTD Operating Inc(Loss)	YTD NET HAP	YTD Net Income (Loss)
4			Actual	Actual	Actual	Actual	Actual
5	Restricted Cash - CY	\$ 54,187	\$5,042	\$24,486	(\$19,444)	\$11,889	(\$7,555)
6	Prior Year	\$ 35,497	Budget	Budget	Budget	Budget	Budget
7	Variance	↑ \$ 18,690	\$25,160	\$32,023	(\$6,863)	\$2,399	(\$4,464)
8			Variance	Variance	Variance	Variance	Variance
9	Total Asset	\$ 115,334	↓ (20,118)	↓ (7,537)	↓ (12,581)	↑ 9,490	↓ (3,091)
10	Prior Year	\$ 68,569					
11	Variance	↑ \$ 46,765					
12	Vacancy Rate	⇒ 0%					
13							

Entity Snapshots

36	METRIC	2/28/2025	% Change	2/29/2024	Budget	Budget Variance	CYR to Last YR
37	MTD - Tenant Revenue	\$ -		\$ -	\$ -	⇒ \$ -	-
38	YTD - Tenant Revenue	\$ -		\$ -	\$ -	⇒ \$ -	-
39	MTD - Grant Admin Funding	\$ -	↓ -100.0%	\$ 3,442	\$ 3,065	↓ \$ (3,065)	(3,442)
40	YTD - Grant Admin Funding	\$ 4,517	↓ -85.0%	\$ 30,148	\$ 24,518	↓ \$ (20,001)	(25,631)
41	MTD - Administrative Expense	\$ 206	↓ -81.0%	\$ 1,080	\$ 1,297	↓ \$ (1,092)	(875)
42	YTD - Administrative Expense	\$ 6,605	↑ -27.1%	\$ 9,057	\$ 10,379	↓ \$ (3,773)	(2,452)
43	MTD - Replacement Costs	\$ -		\$ -	\$ -	↑ \$ -	-
44	YTD - Replacement Costs	\$ -		\$ -	\$ -	↑ \$ -	-
45	MTD - Maintenance and Operations	\$ -		\$ -	\$ -	↑ \$ -	-
46	YTD - Maintenance and Operations	\$ -		\$ -	\$ -	↓ \$ -	-
47	MTD - Developer Fees	\$ -		\$ -	\$ -	↑ \$ -	-
48	YTD - Developer Fees	\$ -		\$ -	\$ -	↓ \$ -	-



NOTICE OF REGULAR MEETING

The Board of Commissioners of the McAllen Housing Facility Corporation will meet in a Regular Session scheduled for 11:00 a.m. (concurrently with McHC & MHDC Regular Board Meeting).

Thursday, March 27, 2025

Family Development Center | 2501 W. Maple Ave. | McAllen, TX 78501

or

via ZOOM Teleconference

<https://us06web.zoom.us/j/84685066457?pwd=CUIULYUItbD5bqRPTogADxV0rdfOVJ.1>

Meeting ID: 846 8506 6457

United State +1 346 248 7799

Passcode: 576325

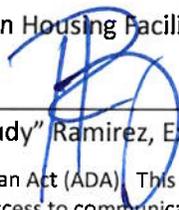
1. Call Meeting to Order
2. Action Items:
 - a) Consideration and Possible Action to Approve the Meeting Minutes of the Regular Board Meeting of January 30, 2025.
 - b) Consideration and Possible Action to Approve the Annual Financial Audit Report for Villas at Beaumont for the Year ending December 31, 2024; as prepared by Cascos & Associates, PC.
 - c) Consideration and Possible Action to Approve the Annual Financial Audit Report for Retama I for the Year ending December 31, 2024; as prepared by Cascos & Associates, PC.
 - d) Consideration and Possible Action to Approve the Annual Financial Audit Report for Retama II for the Year ending December 31, 2024; as prepared by Cascos & Associates, PC.
 - e) Consideration and Possible Action to Approve the Annual Financial Audit Report for La Vista for the Year ending December 31, 2024; as prepared by Cascos & Associates, PC.
3. Non-Action Items:
 - a) Update on 2025 LIHTC Applications
 - b) Financial Report
4. Adjournment

Executive Session: If during the course of the meeting any discussion of any item on the agenda should be held in executive or closed session, the Board of Directors shall convene in such executive session or closed session in accordance with the Texas Open Meeting Act, Texas Government Code Section 551.071 to 551.075. Before any such session is convened, the presiding officer shall publicly identify the section or sections of the act authorizing the executive session. All final votes, actions, decisions shall be taken in open session.

I certify that this Notice of Regular Meeting was posted on **Friday, March 22, 2025, at or before 12:00 p.m.**, at the Main Office of the McAllen Housing Facility Corporation, Municipal Government Offices, 1300 Houston Ave., McAllen, TX 78501 in compliance with Chapter 551, Government Code.



The McAllen Housing Facility Corporation



Rodolfo "Rudy" Ramirez, Executive Director

The McAllen Housing Facility Corporation is committed to compliance with the American Act (ADA). This meeting site/video conference is accessible to disabled persons. Reasonable accommodation and equal access to communications will be provided to those who provide notice to the Executive Director at (956) 686-3951 at least 48 hours in advance of meeting.

MINUTES OF THE MEETING

OF THE MCALLEN HOUSING FACILITY CORPORATION REGULAR BOARD MEETING

Thursday, January 30, 2025

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Facility Corporation was held Thursday, January 30, 2025, at the Family Development Center. Chair Elva M. Cerda called the meeting to order at 11:32 a.m. concurrently with McHC and MHDC. Present and attendance for roll call were:

Present: Chair Elva M. Cerda
Vice Chair Eliseo “Tito” Salinas
Commissioner Marc David Garcia
Resident Commissioner Kristel Garcia

Absent: Assistant City Attorney Evaristo Garcia

Staff: Executive Director Rodolfo “Rudy” Ramirez
Deputy Director Daniel Delgado
FSS Coordinator Maria Loreda
Finance Director Jose Garcia
HCV Director Elena Saucedo

Guest: Attorney Marissa Carranza Hernandez

1. Call Meeting to Order – 11:32 a.m.
2. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of November 20, 2024. **Chair Elva M. Cerda entertained a motion to approve Meeting Minutes of the Regular Board Meeting of November 20, 2024. Commissioner Marc David Garcia made a motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.**
 - b) Consideration and Possible Action to Approve the Annual Financial Audit Report for the Year ending June 30, 2024; as prepared by Cascos & Associates, PC. **Approved in McHC Regular Board Meeting. Chair Elva M. Cerda entertained a motion to approve Annual Financial Audit Report for the Year ending June 30, 2024; as prepared by Cascos & Associates, PC. Vice-Chair Eliseo “Tito” Salinas made a motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.**
3. Non- Action Items:
 - a. Financial Report

- Finance Director Jose Garcia reported Financial Update for December 2024 with no significant findings.
 - b. La Vista Financial Report
 - Finance Director Jose Garcia reported Financial Update for December 2024 with no significant findings.
 - c. Retama I & II Financial Report
 - Finance Director Jose Garcia reported Financial Update for December 2024 with no significant findings.
4. Adjournment – **Chair Elva M. Cerda entertained a motion to adjourn the meeting. Vice-Chair Eliseo “Tito” Salinas made a motion to approve; Resident Commissioner Kristel Garcia second the motion. Meeting adjourned at 12:50 p.m.**

Rodolfo “Rudy” Ramirez, Executive Director

McAllen Housing Facility Corporation - Internally Managed Properties Only

Dashboard Financial Summary

2/28/2025

Budget Variance Highlights

1	Unrestricted Cash - CY	\$ 2,191,809.48	MTD Revenues	MTD Operating Exp.	MTD Operating Inc. (Loss)	MTD Other Inc(Exp)	MTD Net Income (Loss)	
2	Prior Year	\$ 2,119,188.76	\$136,278	\$119,032	\$17,246	\$7,696	\$24,942	
3	Variance ↑	\$ 72,620.72	YTD Operating Revenues	YTD Operating Exp.	YTD Operating Inc(Loss)	YTD Other Inc(Exp)	YTD Net Income (Loss)	
4			Actual	Actual	Actual	Actual	Actual	
5	Restricted Cash - CY	\$ 458,615.58	\$1,049,021	\$940,474	\$108,547	\$169,847	\$278,394	
6	Prior Year	\$ 523,579.82	Budget	Budget	Budget	Budget	Budget	
7	Variance ↓	\$ (64,964.24)	\$1,217,623	\$1,002,652	\$214,971	(\$48,156)	\$166,815	
8			Variance	Variance	Variance	Variance	Variance	
9	Total Asset	\$ 8,724,863.60	↓ (168,602)	-	↓ (62,178)	↓ (106,423)	↑ 218,003	↑ 111,580
10	Prior Year	\$ 8,986,812.65						
11	Variance ↓	\$ (261,949.05)						
12	Vacancy Rate ⇒	0%						

Entity Snapshots

METRIC	2/28/2025	% Change	2/29/2024	Budget	Budget Variance	CYR to Last YR
MTD - Tenant Revenue	\$ 130,828 ↓	3.0%	\$ 126,976	\$ 143,880 ↓	\$ (13,052)	3,852
YTD - Tenant Revenue	\$ 1,016,602 ↑	3.7%	\$ 980,683	\$ 1,151,036 ↓	\$ (134,434)	35,919
MTD - Grant Admin Funding	\$ -		\$ -	\$ -	\$ -	-
YTD - Grant Admin Funding	\$ -		\$ -	\$ -	\$ -	-
MTD - Administrative Expense	\$ 29,295 ↓	-24.8%	\$ 38,936	\$ 41,615 ↓	\$ (12,320)	(9,641)
YTD - Administrative Expense	\$ 337,492 ⇒	15.9%	\$ 291,074	\$ 332,923 ↑	\$ 4,569	46,418
MTD - Replacement Costs	\$ 2,904 ↑	79.2%	\$ 1,620	\$ 6,465 ↑	\$ (3,561)	1,284
YTD - Replacement Costs	\$ 51,504 ⇒	39.8%	\$ 36,850	\$ 51,720 ↑	\$ (216)	14,654
MTD - Maintenance and Operations	\$ 51,781 ↑	46.3%	\$ 35,385	\$ 50,978 ↑	\$ 803	16,395
YTD - Maintenance and Operations	\$ 350,355 ↓	8.7%	\$ 322,384	\$ 407,824 ↓	\$ (57,470)	27,971
MTD - Developer Fees	\$ -		\$ -	\$ -	\$ -	-
YTD - Developer Fees	\$ 212,101 ⇒	43.8%	\$ 147,508	\$ -	\$ 212,101 ↓	64,593

Entity Snapshots

MHFC	SUNSET	ORCHID	VILLAS
Total Unrestricted Cash:	Total Unrestricted Cash:	Total Unrestricted Cash:	Total Unrestricted Cash:
1,452,962	229,486	140,728	368,633
MTD Total Operating Revenues:			
4,026	48,780	59,705	22,343
MTD Total Operating Expenses:			
11,104	41,184	52,965	13,780
MTD Operating Income or Loss:			
(7,077)	7,596	8,164	8,563
MTD Net Income or Loss:			
3,523	7,598	6,157	(898)
YTD Net Income Actual:			
151,969	59,253	(5,514)	72,686
YTD Net Income Budget:			
(28,195)	80,558	46,826	67,625
YTD Variance:	YTD Variance:	YTD Variance:	YTD Variance:
180,164	(21,305)	(52,340)	5,061
No Activity	No Activity	No Activity	No Activity

McAllen Housing Facility Corporation - 3rd Party Managed Properties

Dashboard Financial Summary

2/28/2025

Budget Variance Highlights

1	Unrestricted Cash - CY	\$ 890,334.83	MTD Revenues	MTD Operating Exp.	MTD Operating Inc. (Loss)	MTD Other Inc(Exp)	MTD Net Income (Loss)
2	Prior Year	\$ 689,693.75	\$161,823	\$115,954	\$45,869	(\$9,503)	\$36,366
3	Variance	↑ \$ 208,641	YTD Operating Revenues	YTD Operating Exp.	YTD Operating Inc(Loss)	YTD Other Inc(Exp)	YTD Net Income (Loss)
4			Actual	Actual	Actual	Actual	Actual
5	Restricted Cash - CY	\$ 810,710	\$1,218,188	\$962,675	\$255,513	(\$210,221)	\$45,292
6	Prior Year	\$ 596,442	Budget	Budget	Budget	Budget	Budget
7	Variance	↑ \$ 214,268	\$0	\$0	\$0	\$0	\$0
8			Variance	Variance	Variance	Variance	Variance
9	Total Asset	\$ 4,981,765	↑ 1,218,188	↑ 962,675	↑ 255,513	↓ (210,221)	↑ 45,292
10	Prior Year	\$ 3,233,661					
11	Variance	↑ \$ 1,748,104					
12	Vacancy Rate	⇒ 0%					

Entity Snapshots

METRIC	2/28/2025	% Change	February 29, 2024	Budget	Budget Variance	Trending??
CTD - Tenant Revenue	\$ 154,042		\$ -	\$ -	↑ \$ 154,042	
YTD - Tenant Revenue	\$ 1,187,767	↑ 745.5%	\$ 140,489	\$ -	↑ \$ 1,187,767	
CTD - Grant Admin Funding	\$ -		\$ -	\$ -	⇒ \$ -	
YTD - Grant Admin Funding	\$ -		\$ -	\$ -	↓ \$ -	
CTD - Administrative Expense	\$ 33,685		\$ -	\$ -	↓ \$ 33,685	
YTD - Administrative Expense	\$ 276,985	↑ 944.8%	\$ 26,510	\$ -	↑ \$ 276,985	
CTD - Replacement Costs	\$ (9,503)		\$ -	\$ -	⇒ \$ (9,503)	
YTD - Replacement Costs	\$ (210,221)	↓ 685.4%	\$ (26,767)	\$ -	↓ \$ (210,221)	
CTD - Maintenance and Operations	\$ 26,280		\$ -	\$ -	⇒ \$ 26,280	
YTD - Maintenance and Operations	\$ 246,331	↓ 748.2%	\$ 29,041	\$ -	↓ \$ 246,331	
CTD - Developer Fees	\$ -		\$ -	\$ -	⇒ \$ -	
YTD - Developer Fees	\$ -		\$ -	\$ -	↓ \$ -	

Entity Snapshots

La Vista (Acq. 7/2024)
Total Unrestricted Cash:
340,453
MTD Total Operating Revenues:
42,331
MTD Total Operating Expenses:
32,500
MTD Operating Income or Loss:
45,869
MTD Net Income or Loss:
9,182
YTD Net Income Actual:
39,814
YTD Net Income Budget:
-
YTD Variance:
39,814
No Activity

Retama I (Acq. 12/2024)
Total Unrestricted Cash:
395,145
MTD Total Operating Revenues:
73,684
MTD Total Operating Expenses:
48,604
MTD Operating Income or Loss:
25,080
MTD Net Income or Loss:
18,614
YTD Net Income Actual:
94,618
YTD Net Income Budget:
-
YTD Variance:
94,618
No Activity

Retama II (Acq. 3/25)
Total Unrestricted Cash:
162,737
MTD Total Operating Revenues:
45,808
MTD Total Operating Expenses:
34,851
MTD Operating Income or Loss:
10,957
MTD Net Income or Loss:
10,957
YTD Net Income Actual:
(89,139)
YTD Net Income Budget:
-
YTD Variance:
(89,139)
No Activity



NOTICE OF REGULAR MEETING

The Board of Commissioners of the McAllen Housing Facility Corporation will meet in a Regular Session scheduled for 11:00 a.m. (concurrently with MHA & MHFC Regular Board Meeting).

Thursday, March 27, 2025
Family Development Center | 2501 W. Maple Ave. | McAllen, TX 78501

or

via ZOOM Teleconference

<https://us06web.zoom.us/j/84685066457?pwd=CUIULYUItbD5bqRPTOgADxV0rdfOVJ.1>

Meeting ID: 846 8506 6457
United State +1 346 248 7799
Passcode: 576325

For the following purpose:

AGENDA

1. Call the meeting to Order
2. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of January 30, 2025.
3. Non-Action Items:
 - a) Financial Summary
4. Adjournment

Executive Session: If during the course of the meeting, any discussion of any item on the agenda should be held in executive or closed session, the Board of Directors shall convene in such executive session or closed session in accordance with the Texas open Meeting Act, Texas Government Code Section 551.071 to 551.075. Before any such in convened, the presiding officer shall publicly identify the section or section of the act authorizing the executive session. All final votes, actions or decisions shall be taken in an open session.

I certify that the Notice of Regular Meeting was posted on **Friday, March 21, 2025, at or before 12:00 p.m.** at the McAllen Housing Development Corporation and Municipal Government Offices., 1300 Houston Ave, McAllen, TX 78501 in compliance with Chapter 551, Government Code.



MCALLEN HOUSING DEVELOPMENT CORPORATION


Rodolfo "Rudy" Ramirez, Executive Director

The McAllen Housing Development Corporation is committed to compliance with the Americans with Disabilities Act (ADA). This meeting site/video conference is accessible to disabled persons. Reasonable accommodation and equal access to communications will be provided to those who provide notice to the Executive Director at (956) 686-3951 at least 48 hours in advance.

MINUTES OF THE MEETING

OF THE MCALLEN HOUSING DEVELOPMENT CORPORATION REGULAR BOARD MEETING

Thursday, January 30, 2025

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Development Corporation was held Thursday, January 30, 2025, at the Family Development Center. Chair Elva M. Cerda called the meeting to order at 11:32 a.m. concurrently with McHC and MHFC. Present and attendance for roll call were:

Present: Chair Elva M. Cerda
Vice Chair Eliseo “Tito” Salinas
Commissioner Marc David Garcia
Resident Commissioner Kristel Garcia

Absent: Assistant City Attorney Evaristo Garcia

Staff: Executive Director Rodolfo “Rudy” Ramirez
Deputy Director Daniel Delgado
FSS Coordinator Maria Loreda
Finance Director Jose Garcia
HCV Director Elena Saucedo

Guest: Attorney Marissa Carranza Hernandez

1. Call Meeting to Order – 11:32 a.m.
2. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of November 20, 2024. **Chair Elva M. Cerda entertained a motion to approve Meeting Minutes of the Regular Board Meeting of November 20, 2024. Commissioner Marc David Garcia made a motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.**
 - b) Consideration and Possible Action to Approve the Annual Financial Audit Report for the Year ending June 30, 2024; as prepared by Cascos & Associates, PC. **Approved in McHC Regular Board Meeting. Chair Elva M. Cerda entertained a motion to approve Annual Financial Audit Report for the Year ending June 30, 2024; as prepared by Cascos & Associates, PC. Vice-Chair Eliseo “Tito” Salinas made a motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.**
 - c) Consideration and Possible Action to Approve Resolution MHDC 2025-01; A Resolution of the McAllen Housing Development Corporation Authorizing and Acknowledging support for the Villas at Primrose Tax Credit Application to the Texas Department of Housing and Community. **Attorney Marissa Carranza Hernandez recommends approval as it was previously approved administratively, and it is a ratification of the resolution. Chair Elva M. Cerda entertained a motion to approve Resolution MHDC 2025-01; A**

Resolution of the McAllen Housing Development Corporation Authorizing and Acknowledging support for the Villas at Primrose Tax Credit Application to the Texas Department of Housing and Community. Vice-Chair Eliseo “Tito” Salinas made a motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously.

- d) Consideration and Possible Action to Approve Memorandum of Understanding (MOU) with HLC Dove Cove 35, LLC – Multifamily Affordable Housing Development. **McHC Staff recommends approval of ratification. MOU intends to form a partnership that purchased a multifamily (35-unit) affordable housing development known as Dove Cove Apartments on December 4, 2024. McHC approved the MOU administratively last month due to the timing of December closing. Chair Elva M. Cerda entertained a motion to approve Memorandum of Understanding (MOU) with HLC Dove Cove 35, LLC – Multifamily Affordable Housing Development. Commissioner Marc David Garcia made a motion to approve; Vice-Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**
- e) Consideration and Possible Action to Approve Memorandum of Understanding (MOU) Extension with Madhouse Development, Inc – 2025 Low Income Housing Tax Credit Application Cycle. **McHC Staff recommends approval of ratification. MOU is intended to be extended for purposes of submitting a 2025 tax credit application cycle with the Texas Department of Housing and Community Affairs (TDHCA). McHC approved the MOU administratively prior. Chair Elva M. Cerda entertained a motion to approve Memorandum of Understanding (MOU) with HLC Dove Cove 35, LLC – Multifamily Affordable Housing Development. Vice-Chair Eliseo “Tito” Salinas made a motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.**

3. Non- Action Items:

- a) Update of 2025 LIHTC Application
- Covered in McHC Meeting
- b) Financial Report
- Finance Director Jose Garcia reported Financial update for December 2024 with no significant findings.

4. Adjournment –**Chair Elva M. Cerda entertained a motion to adjourn the meeting. Vice-Chair Eliseo “Tito” Salinas made a motion to approve; Commissioner Marc David Garcia second the motion. Meeting adjourned at 12:55 p.m.**

McAllen Housing Development Corporation - Internally Managed Properties

Dashboard Financial Summary

2/28/2025

Budget Variance Highlights

1	Unrestricted Cash - CY	\$ 1,115,711	MTD Revenues	MTD Operating Exp.	MTD Operating Inc. (Loss)	MTD Other Inc(Exp)	MTD Net Income (Loss)
2	Prior Year	\$ 1,056,780	\$54,863	\$36,733	\$18,130	(\$2,069)	\$16,061
3	Variance ↑	\$ 58,931	YTD Operating Revenues	YTD Operating Exp.	YTD Operating Inc(Loss)	YTD Other Inc(Exp)	YTD Net Income (Loss)
4			Actual	Actual	Actual	Actual	Actual
5	Restricted Cash - CY	\$ 1,030,847	\$404,962	\$339,821	\$65,141	(\$12,544)	\$52,597
6	Prior Year	\$ 1,021,960	Budget	Budget	Budget	Budget	Budget
7	Variance ↑	\$ 8,886	\$452,815	\$373,926	\$78,888	(\$15,883)	\$63,005
8			Variance	Variance	Variance	Variance	Variance
9	Total Asset	\$ 3,330,940	↓ (47,853)	-	↓ (34,105)	↑ 3,339	↓ (10,409)
10	Prior Year	\$ 3,274,896					
11	Variance ↑	\$ 56,045					
12	Vacancy Rate →	0%					

Entity Snapshots

METRIC	2/28/2025	% Change	2/29/2024	Budget	Budget Variance	CYR to Last YR
MTD - Tenant Revenue	\$ 53,621	↑ 12.4%	\$ 47,702	\$ 56,202	↓ \$ (2,581)	5,919
YTD - Tenant Revenue	\$ 399,513	↑ 4.3%	\$ 383,150	\$ 449,618	↓ \$ (50,105)	16,363
MTD - Grant Admin Funding	\$ -		\$ -	\$ -	→ \$ -	-
YTD - Grant Admin Funding	\$ -		\$ -	\$ -	→ \$ -	-
MTD - Administrative Expense	\$ 8,031	↓ -23.8%	\$ 10,539	\$ 12,668	↓ \$ (4,637)	(2,508)
YTD - Administrative Expense	\$ 93,839	→ 3.8%	\$ 90,432	\$ 101,346	↓ \$ (7,507)	3,407
MTD - Replacement Costs	\$ 2,069	↑ 24.6%	\$ 1,661	\$ 1,985	↑ \$ 84	409
YTD - Replacement Costs	\$ 12,544	↑ 22.1%	\$ 10,276	\$ 15,883	↑ \$ (3,339)	2,267
MTD - Maintenance and Operations	\$ 18,185	↑ 60.9%	\$ 11,303	\$ 21,891	↑ \$ (3,706)	6,882
YTD - Maintenance and Operations	\$ 155,809	→ -7.7%	\$ 168,719	\$ 175,130	↓ \$ (19,320)	(12,910)
MTD - Developer Fees	\$ -		\$ -	\$ -	↑ \$ -	-
YTD - Developer Fees	\$ -	↓ -100.0%	\$ 50.00	\$ -	↓ \$ -	(50)

Entity Snapshots

Hibiscus
Total Unrestricted Cash:
825,722
MTD Total Operating Revenues:
15,437
MTD Total Operating Expenses:
9,544
MTD Operating Income or Loss:
5,893
MTD Net Income or Loss:
4,849
YTD Net Income Actual:
40,053
YTD Net Income Budget:
50,882
YTD Variance:
(10,829)
No Activity

0

Vine
Total Unrestricted Cash:
289,989
MTD Total Operating Revenues:
39,426
MTD Total Operating Expenses:
27,189
MTD Operating Income or Loss:
12,237
MTD Net Income or Loss:
11,212
YTD Net Income Actual:
12,544
YTD Net Income Budget:
12,123
YTD Variance:
420
No Activity

0