



**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 11:30 a.m. (concurrently with MHFC & MHDC Board Meeting).

Wednesday, March 25, 2026  
Family Development Center | 2501 W. Maple Ave. | McAllen, TX 78501

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.

For the following purpose:

**AGENDA**

1. Call Meeting to Order
2. Invocation Pg. 3
3. Pledge of Allegiance
4. Public Comment
  
5. Appointment of New and/or Reaffirmed Board of Commissioners to the Housing Authority of the City of McAllen and its Instrumentalities Pg. 4
  - Resident Commissioner – Miguel Angel Martinez
  
6. Action Items:
  - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of January 28, 2026, and the Special Board Meeting of March 4, 2026. Pg. 5-10
  - b) Consideration and Possible Action to Approve Resolution McHC 2026-01; A Resolution of the Housing Authority of the City of McAllen Authorizing the Executive Director submission of the 2026 Annual Agency Plan to HUD. Pg. 11-17
  - c) Consideration and Possible Action to Approve Updates to the McAllen Housing Commission Employee Policy Handbook.
  
7. Non- Action Items:
  - Presentation by McAllen Independent School District
  - Executive Directors Report
  - Financial Summary Pg. 18-24
  
8. Executive Session: Closed Session Under Government Code 551 Sections
  - Legal Consultation – Employment & Community Involvement Updates
  
9. Reconvene to Open Session; Action, if any, on:
  - Legal Consultation - Employment & Community Involvement Updates

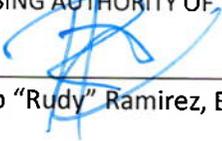
10. Board Agenda Requests for April Board Meeting

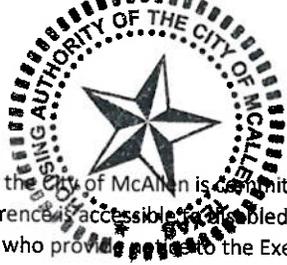
11. Adjournment

CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Meeting and Agenda for the **McAllen Housing Commission** is a true and correct copy and that I posted a true and correct copy of said notice of meeting and agenda on **Thursday, March 19, 2026** on the bulletin board in the municipal building, a place readily accessible to the general public at all times for at least three business days before the scheduled date of the meeting, in accordance with Chapter 551 of the Texas Government Code.

THE HOUSING AUTHORITY OF THE CITY OF MCALEN

  
\_\_\_\_\_  
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 for 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

We are thankful for this day that you have given us, for its blessings, its opportunities, its challenges. May we appreciate and use each day that comes to us. We pray for strength and guidance for each day as it comes, for each day's duties, for each day's problems. May we be challenged to give our best always and may we be assured of your presence with us. Amen.



**OATH OF OFFICE**  
**FOR**  
**HOUSING COMMISSIONER**  
**OF THE McALLEN HOUSING COMMISSION**  
**McALLEN , TEXAS**

I, Miguel Angel Martinez, do solemnly swear (or affirm) that I will faithfully execute the duties of the office of Resident Commissioner of the McAllen Housing Commission, of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, and I furthermore solemnly swear (or affirm) that I have not directly nor indirectly paid, offered, or promised to pay, contributed nor promised to contribute any money, or valuable thing, or promised any public office of employment, as a reward to secure my appointment. So help me God.

\_\_\_\_\_  
Signature of Commissioner

\_\_\_\_\_  
Date

Resident Commissioner Miguel Angel Martinez was duly appointed on March 25, 2026 to the Board of Commissioners for a term expiring on December 31, 2027.

SUBSCRIBED AND SWORN TO BEFORE ME, BY Miguel Angel Martinez this  
25<sup>th</sup> day of March 2026, to certify which witness my hand and seal of office.

\_\_\_\_\_  
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

(SEAL)

**MINUTES OF THE MEETING  
OF THE MCALLEN HOUSING COMMISSION REGULAR BOARD MEETING**

**Wednesday, January 28, 2026**

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Commission was held Wednesday, January 28, 2026, at the Family Development Center and via Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 11:30 a.m. (concurrently with MHFC & MHDC Board Meeting). Present and attendance for roll call were:

Present: Chair Elva M. Cerda  
Commissioner Marc David Garcia  
Commissioner Francisco Meza  
Assistant City Attorney Martin Canales

Absent: Vice Chair Eliseo “Tito” Salinas

Staff: Executive Director Rodolfo “Rudy” Ramirez  
Director of Operations & Finance Daniel Delgado  
HCV Director Elena Saucedo  
Maintenance Supervisor Caesar Alvarado  
Purchasing Clerk Belladonna Flores  
HR Specialist/Administrative Assistant Adriana Rosas

Guest: Cascos & Associates CPA Alferd Vera

1. Call the meeting to order – 11:30 a.m.
2. Invocation – Commissioner Francisco Meza
3. Pledge of Allegiance
4. Public Comment – N/A

5. Action Items:

- a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of November 19, 2025. **Chair Elva M. Cerda entertained a motion to approve Meeting Minutes of the Regular Board Meeting. Commissioner Francisco Meza made a motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously.**
- b) Consideration and Possible Action to Approve Annual Financial Audit Report for the year ending June 30, 2025; as prepared by Cascos & Associates, PC. **Alferd Vera with Cascos & Associates presented the complete 2025-year end audit as an unmodified opinion report, where random selection of transactions/files determined no material findings or significant weakness. Overall, it was determined that the McAllen Housing Commission is financially strong. Chair Elva M. Cerda entertained a motion to approve Annual Financial Audit.**

**Commissioner Fransico Meza made a motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously.**

- c) Consideration and Possible Action to Approve Updates to the McAllen Housing Commission Employee Policy Handbook. **Item was tabled for further review Chair Elva M. Cerda entertained a motion to table updates to the Employee Policy Handbook. Commissioner Marc David Garcia made a motion to approve; Commissioner Francisco Meza second the motion. Motion carried unanimously.**
- d) Consideration and Possible Action to Approve Training Travel -2026 Nelrod Annual Conference - February 25-27, 2026 -Las Vegas, NV.
- e) Consideration and Possible Action to Approve Training Travel -2026 NAHRO Conference - March 9-11, 2026 -Washington, DC.
- f) Consideration and Possible Action to Approve Training Travel -2026 PHADA Annual Conference -June 10-13, 2026-Chicago, IL.
- g) Consideration and Possible Action to Approve Training Travel -2026 NAHRO Summer Symposium -July 16-17, 2026 -Nashville, TN.
- h) Consideration and Possible Action to Approve Training Travel -2026 NAHRO National Conference -October 15-17, 2026-Denver, Co.

**The board discussed opportunities for commissioner training and travel to attend housing-related conferences and educational programs. Members noted that these trainings provide valuable opportunities to gain knowledge, meet with other housing agencies, and stay informed on policies and best practices. It was also noted that training travel is already included in the agency's budget. Staff recommends approval. Chair Elva M. Cerda entertained a motion to approve items d, e, f, g and h, training travel. Commissioner Marc David Garcia made a motion to approve; Commissioner Francisco Meza second the motion. Motion carried unanimously.**

6. Non-Action Items:

a) Executive Directors Report

- Director of Operations & Finance Daniel Delgado introduced Belladonna Flores, who serves as the agency's Purchasing Clerk. In her role, she oversees purchasing functions, serves as the primary liaison with vendors, and manages coordination with vendors. Ms. Flores shared that she has been with the agency for three years and expressed that she enjoys being part of the organization and contributing to its mission. The board welcomed Ms. Flores and expressed appreciation for her work and dedication to the agency.
- Executive Director discussed upcoming training opportunities for commissioners, encouraging members to explore programs offered

through NARO and NAHRO, including NAHRO's online commissioner fundamentals training.

- Executive Director also mentioned the possibility of organizing a future board retreat focused on governance training and professional development, pending coordination with the board chair.
- Board previously approved the use of a RAD consultant, EJP Consulting, to evaluate potential redevelopment options. The consultants conducted an on-site visit, toured agency properties with staff, and requested demographic and operational information for further analysis.
- Lobby renovation project has been completed, and staff have been providing periodic updates with photographs. Appreciation was expressed to staff for their patience during the renovation process.
- Staff are currently working on employee survey and preparing for the HUD required 2026 Annual Plan
- The board was informed that the City made new board appointments, congratulating Commissioner Francisco Meza on his reappointment for a two-year term. It was also announced that Miguel Angel Martinez has been appointed as the Resident Commissioner and will join the board at a future meeting.

b) Financial Summary

- Director of Operations & Finance Daniel Delgado reported financial update for December 2025 with no significant findings.

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

- Legal Consultation – Employment & Community Involvement

**Chair Elva M. Cerda entertained a motion to enter Executive Session. Commissioner Francisco Meza made a motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously. Commissioners entered Executive Session at 12:27 PM**

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

- Legal Consultation – Employment & Community Involvement

- **Chair Elva M. Cerda reconvened the meeting at 1:20PM**
- **No action taken. Item will be revisited in a special meeting scheduled for March 4, 2026**

9. Board Agenda Requests for February Board Meeting

- Special Meeting March 4, 2026
- Employee Policy updates

10. Adjournment. **Chair Elva M. Cerda entertained a motion to adjourn the meeting. Commissioner Francisco Meza made a motion to approve; Commissioner Marc David Garcia second the motion. Meeting adjourned at 1:24 p.m.**

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Rodolfo "Rudy" Ramirez, Executive Director

**MINUTES OF THE MEETING  
OF THE MCALLEN HOUSING COMMISSION SPECIAL BOARD MEETING**

**Wednesday, March 4, 2026**

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Commission was held Wednesday, March 4, 2026, at the Family Development Center and via Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 11:30 a.m. Present and attendance for roll call were:

Present: Chair Elva M. Cerda  
Vice Chair Eliseo “Tito” Salinas  
Commissioner Marc David Garcia  
Commissioner Francisco Meza  
Assistant City Attorney Evaristo Garcia

Absent: Assistant City Attorney Martin Canales  
Staff: Executive Director Rodolfo “Rudy” Ramirez  
Director of Operations & Finance Daniel Delgado  
HR Specialist/Administrative Assistant Adriana Rosas

1. Call the meeting to order – 11:30 a.m.
2. Invocation – Commissioner Francisco Meza
3. Pledge of Allegiance – Vice Chair Eliseo “Tito” Salinas
4. Public Comment – N/A
5. Action Items:
  - a) Consideration and Possible Action to Approve Updates of the McAllen Housing Commission Employee Policy Handbook. **The board reviewed the draft policy included in the meeting packet and discussed several areas that may need clarification or revision. Members noted that the wording in the Acceptable Use section, particularly the definition of “minimal personal use,” could be interpreted in different ways and may need clearer language. There was also discussion about the statement indicating the agency is not responsible for personal communications sent through agency systems. Some members suggested removing this wording to avoid confusion about the agency’s responsibility. During the review, a formatting issue was identified on Page 6 involving a reference connected to the Code of Ethics section on Pages 8–9, which staff will correct in the next version. The board also discussed the Disclosure and Reporting Requirements, recommending that the language clarify that certain matters should be brought to the board so members can review or provide approval before commitments are made. In addition, members discussed including language addressing outside business activities**

that could create conflicts with an employee’s responsibilities and suggested that portions of the policy be reviewed by legal counsel to ensure the wording is clear and appropriate. The board also recommended strengthening the employee acknowledgment section so employees confirm they have received the policy, understand it, and are aware that failure to comply may result in disciplinary action. Members confirmed that media inquiries or public comments should be directed to the Executive Director. After discussion, the board agreed that additional review was needed. The item was tabled for further review, and staff will incorporate the feedback discussed and bring back an updated draft for consideration at the next meeting. Chair Elva M. Cerda entertained a motion to table item for further review. Commissioner Francisco Meza made a motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.

6. Executive Session: Closed Session Under Government Code 551 Sections
  - Legal Consultation – Employment & Community Involvement Updates
  - **Executive Session was not needed**
7. Reconvene to Open Session, Action, if any, on:
  - Legal Consultation – Employment & Community Involvement Updates
  - **No Action needed**
8. 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 11:55 a.m.

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Rodolfo “Rudy” Ramirez, Executive Director

## Executive Summary

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**Item:** 2026 Public Housing Authority (PHA) Annual Plan for McAllen Housing Commission (McHC).

**Discussion:** The 2026 PHA Annual Plan is recommended for approval and submission to the Department of Housing and Urban Development. This plan continues 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 have been approved by the City of McAllen.

Publications of the proposed plans were published in Saturday editions of the Monitor legal sections on February 14<sup>th</sup> and 21<sup>st</sup>, 2026. In addition, a public hearing was held at FDC and via Zoom on February 23, 2026. No public comments against the proposed annual plan were received.

This plan must be submitted to HUD on or before April 15, 2026.

**Recommendation:** Staff recommends approval.

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Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

**B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s applicable Fiscal Year?

Y N

- Choice Neighborhoods Grants.
- Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Homeownership Program under Section 32, 9 or 8(Y)
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

**B.3 Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

**HA Progress: Expanding the supply of assisted housing: -Apply for additional tenant based vouchers when available. No additional tenant based vouchers available during this progress report. - Submit NOFA/NOFO applications for funding and/or program changes that permit the expansion of housing as available. - 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. - Leverage private or other public funds to create additional affordable housing units. Successful application to TDHCA Tax Credit program for the development of Villas Primrose, a 104 unit development for elderly families. 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. • Submit demolition and disposition of obsolete units and/or developments. • Provide replacement units for disposed or demolished units as funding sources permit. PHA continues to review options. PHA Progress: Increase assisted housing choices: • Conduct landlord outreach to expand the availability of units for the tenant based Section 8 program.**

	<p><b>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 housing • 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 Foster Youth Initiative program and has seen increasing utilization rates. 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. 74 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. Work with community partners to expand services and upward mobility opportunities for targeted families. Successfully working with Region One, Good Will, TX Workforce and other area partners for educational (GED) courses and self-sufficiency programs. 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,</b></p>
<p><b>B.4</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p><b>5 Year Action Plan for 2023-2027 - Approved by HUD on 05-18-2023</b></p>
<p><b>B.5</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>C.</b></p>	<p><b>Other Document and/or Certification Requirements.</b></p>
<p><b>C.1</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p><b>C.2</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>C.3</b></p>	<p><b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p>

	Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.
<b>C.4</b>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

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 the 5-Year and Annual PHA Plan. 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, goals, and objectives for serving the needs of low- income, very low- income, and extremely low-income families.

Public reporting burden for this information collection is estimated to average 5.26 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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 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.

**Form identification:** *TX028-McAllen Housing Authority Form HUD-50075-HP (Form ID - 8052) printed by DANIEL DELGADO in HUD Secure Systems/Public Housing Portal at 03/16/2026 02:20PM EST*

<b>Certification by State or Local          Official of PHA Plans Consistency          with the Consolidated Plan or          State Consolidated Plan          (All PHAs)</b>	<b>U. S Department of Housing and Urban Development</b>
	Office of Public and Indian Housing
	OMB No. 2577-0226
	<b>Expires 09/30/2027</b>

**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  
Official's Name Official's Title  
 certify that the 5-Year PHA Plan for fiscal years **2026-2030** and/or Annual PHA Plan for fiscal  
 year 2026 of the TX028 - McAllen Housing Authority is consistent with the  
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:

**City of McAllen**

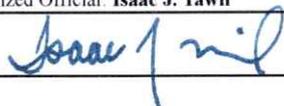
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 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 fairhousing and equal opportunity in housing regardless of race, color, religion, national origin, sex, familialstatus and disability.**

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: <b>Isaac J. Tawil</b>	Title: <b>City Manager</b>
Signature: 	Date: <u>3/13/2026</u>

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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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 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.

**Form identification:** TX028 - McAllen Housing Authority form HUD-50077-SL (Form ID - 6546) printed by DANIEL DELGADO in HUD Secure Systems/Public Housing Portal at 03/09/2026 10:55AM EST

**McALLEN HOUSING AUTHORITY  
RESOLUTION 2026-01**

**A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF MCALLEN APPROVING THE SUBMISSION OF THE 2026 ANNUAL 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 the annual Public Housing Authority agency plan; and

**WHEREAS**, McAllen Housing Authority has prepared its 2026 Annual 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 2026 Annual 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 2026 TX028 Annual 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 25 day of March 2026 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 25th day of March 2026

**MCALLEN HOUSING AUTHORITY**

**BY:** \_\_\_\_\_  
Elva M. Cerda, Chairman  
Housing Authority Board of Commissioners

**ATTEST:** \_\_\_\_\_  
Rodolfo “Rudy” Ramirez, Executive Director

# McAllen Housing Commission

## Organizational Structure and Property Ownership Overview

**McAllen Housing Commission (McHC)** is an instrumentality of the City of McAllen, created for the acquisition, development, modernization, operation, and administration of public housing programs, which includes Public Housing and Housing Choice Voucher Housing (Section 8).

### **Public Housing managed by McHC.**

- Eighty-nine units are in the Retama Village complex, sixty-four units in phase I and twenty-five units in phase II.

### **Housing Choice Vouchers managed by McHC.**

- **McHC Voucher Managed baseline is 1,384 vouchers.**
- **As of Feb 2026, Vouchers utilized are 1,286 vouchers and broken down as follows:**
  - 48 RAD
  - 6 Homeownership
  - 7 Portable Vouchers
  - 6 Tenant Protection
  - 25 Veterans Assistance (VASH)
  - 5 Housing Stability Vouchers
  - 6 Foster Youth to Independence Vouchers
  - 1,212 General HCV vouchers
  - 27 Emergency Housing Vouchers (separate from the baseline)
  
  - 7 New vouchers issued but not under HAP contract.

### **Properties: HUD owned properties managed by McHC Public Housing**

- Old Administration Building located at 2301 Jasmine Ave
- Joe Saenz Administration Building located at 1200 N. 25<sup>th</sup> St.
- Maintenance Warehouse Building located at 1001 N. 23<sup>rd</sup> St.
- Family Development Center Building located at 2501 W Maple Ave.

### **Component Units of McHC**

**McAllen Housing Facility Corporation (MHFC)** a blended component of McHC is sponsored and created by McHC under the Public Facility Corporation Act.

### **Properties: Owned and managed by MHFC**

- Sunset Gardens Apartments, seventy units located at 3101 Jordan Ave.
- Orchid Place Apartments, seventy-eight units located at 4117 N. 25<sup>th</sup> Ln.
- MHFC is the sole member of Villas at Beaumont GP LLC, owner of Villas at Beaumont Apartments, thirty-six units located at 2200 Beaumont Ave.

### **Properties: Owned by MHFC and managed by a third-party**

- MHFC is the sole member of La Vista Housing Associates GP LLC, which is a .01% general partner of La Vista Housing Associates, Ltd. MHFC as of July 2023, acquired 99.99% interest in La Vista Apartments, forty-eight units located at 2401 La Vista Ave.

### **Properties: Owned through a partnership and managed by a third-party**

- MHFC is the sole member of Retama Village GP LLC, which is a .01% general partner of Retama Village Ltd, which owns Retama Village I Apartments, 138 units located at 900 N. 26th St.
- MHFC is the sole member of Retama Village Phase II GP LLC, which is a .01% general partner of Retama Village Phase II Ltd, which owns Retama II apartments, seventy-four units located at 900 N. 26th St.
- MHFC is the sole member of 4242 Jackson Apartments GP LLC which is a .01% partner of 4242 Jackson Apartments, Ltd, owns Jackson Apartments (Green Jay), 120 units located at 3701 Jackson Ave.
- MHFC is the sole member of MHA La Palomas Village, LLC, which is a .01% partner MHA Las Palomas Village, Ltd, owns Las Palomas Village Apartments, 122 units located at 1900 Dove Ave.

**McAllen Housing Development Corporation (MHDC)**, a blended component of McHC is sponsored and created by McHC under the Public Facility Corporation Act.

**Properties: Owned and managed by MHDC**

- Hibiscus Place Apartments, twenty units, located at 2508 Hibiscus Ave,
- Vine Terrance Apartments, forty-nine units, located at 2220 N. 27<sup>th</sup> St.,

**Properties: Owned through a partnership and managed by a third-party**

- MHDC is the sole member of MHA Hibiscus Village GP LLC which is a .01% partner of MHA Hibiscus Village Ltd, owns Hibiscus Village Apartments, ninety-six units located at 2412 Hibiscus.

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

Dashboard Financial Summary

02/28/2026

## Budget Variance Highlights

1	<b>Unrestricted Cash - CY</b>	<b>\$ 6,823,258</b>	<b>MTD Revenues</b>	<b>MTD Operating Exp.</b>	<b>MTD Operating Inc. (Loss)</b>	<b>MTD Net HAP / Other</b>	<b>MTD Net Income (Loss)</b>
2	<b>Prior Year</b>	<b>\$ 5,951,369</b>	<b>\$362,558</b>	<b>\$299,595</b>	<b>\$62,963</b>	<b>\$21,809</b>	<b>\$84,772</b>
3	<b>Variance</b>	<b>↑ \$ 871,888</b>	<b>YTD Revenues</b>	<b>YTD Operating Exp.</b>	<b>YTD Operating In. (Loss)</b>	<b>YTD Net HAP / Other</b>	<b>YTD Net Income (Loss)</b>
4			<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>
5	<b>Restricted Cash - CY</b>	<b>\$ 2,970,113</b>	<b>\$3,154,337</b>	<b>\$2,233,811</b>	<b>\$920,526</b>	<b>\$76,272</b>	<b>\$996,797</b>
6	<b>Prior Year</b>	<b>\$ 2,818,627</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>
7	<b>Variance</b>	<b>↑ \$ 151,486</b>	<b>\$2,895,512</b>	<b>\$2,712,360</b>	<b>\$183,152</b>	<b>\$39,680</b>	<b>\$222,832</b>
8			<b>Variance</b>	<b>Variance</b>	<b>Variance</b>	<b>Variance</b>	<b>Variance</b>
9	<b>Total Asset</b>	<b>\$ 19,628,547</b>	<b>↑ 258,825 -</b>	<b>↓ (478,549)</b>	<b>↑ 737,374</b>	<b>↑ 36,591</b>	<b>↑ 773,965</b>
10	<b>Prior Year</b>	<b>\$ 18,576,086</b>					
11	<b>Variance</b>	<b>↑ \$ 1,052,461</b>					
12	<b>Vacancy Rate</b>	<b>⇒ \$ -</b>					
13							

## Entity Snapshots

36	METRIC	02/28/2026	% Change	2/28/2025	Budget	Budget Variance	CYR to Last YR
37	MTD - Tenant Revenue	\$ 179,515	⇒ -2.7%	\$ 184,449	\$ 183,235	↓ \$ (3,720)	(4,934)
38	YTD - Tenant Revenue	\$ 1,462,222	↑ 3.3%	\$ 1,416,115	\$ 1,465,878	↓ \$ (3,656)	46,107
39	MTD - Grant Admin Funding	\$ 88,455	⇒ -8.2%	\$ 96,351	\$ 88,481	↓ \$ (26)	(7,896)
40	YTD - Grant Admin Funding	\$ 789,242	⇒ 3.7%	\$ 760,725	\$ 707,850	↓ \$ 81,392	28,517
41	MTD - Administrative Expense	\$ 163,656	↑ 35.8%	\$ 120,552	\$ 166,892	↓ \$ (3,236)	43,105
42	YTD - Administrative Expense	\$ 1,174,846	⇒ -2.6%	\$ 1,206,694	\$ 1,335,124	↓ \$ (160,278)	(31,848)
43	MTD - Replacement Costs	\$ 2,302	↓ -53.7%	\$ 4,973	\$ 9,666	↑ \$ (7,364)	(2,671)
44	YTD - Replacement Costs	\$ 23,900	↓ -62.7%	\$ 64,048	\$ 77,333	⇒ \$ (53,433)	(40,148)
45	MTD - Maintenance and Operations	\$ 44,463	↓ -40.9%	\$ 75,242	\$ 57,774	↑ \$ (13,311)	(30,779)
46	YTD - Maintenance and Operations	\$ 401,777	⇒ -30.0%	\$ 573,838	\$ 522,820	↓ \$ (121,043)	(172,061)
47	MTD - Developer Fees	\$ -		\$ -	\$ -	↑ \$ -	-
48	YTD - Developer Fees	\$ 214,728	⇒ 1.2%	\$ 212,101	\$ -	↓ \$ 214,728	2,627

# McAllen HOUSING COMMISSION PUBLIC HOUSING PRG

## Dashboard Financial Summary

02/28/2026

### Budget Variance Highlights

1	<b>Unrestricted Cash - CY</b>	<b>\$ 555,833</b>	<b>MTD Revenues</b>	<b>MTD Operating Exp.</b>	<b>MTD Operating Inc. (Loss)</b>	<b>MTD HAP / CF / Trfer In</b>	<b>MTD Net Income (Loss)</b>
2	<b>Prior Year</b>	<b>\$ 423,140</b>	<b>\$51,044</b>	<b>\$46,648</b>	<b>\$4,396</b>	<b>\$0</b>	<b>\$4,396</b>
3	<b>Variance</b>	<b>↑ \$ 132,693</b>	<b>YTD Operating Revenues</b>	<b>YTD Operating Exp.</b>	<b>YTD Operating Inc. (Loss)</b>	<b>MTD HAP / CF / Trfer In</b>	<b>YTD Net Income (Loss)</b>
4			<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>
5	<b>Restricted Cash - CY</b>	<b>\$ 1,003,242</b>	<b>\$392,956</b>	<b>\$319,404</b>	<b>\$73,552</b>	<b>\$105,623</b>	<b>\$179,175</b>
6	<b>Prior Year</b>	<b>\$ 994,903</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>
7	<b>Variance</b>	<b>↑ \$ 8,339</b>	<b>\$339,813</b>	<b>\$394,877</b>	<b>(\$55,063)</b>	<b>\$104,780</b>	<b>\$49,717</b>
8			<b>Variance</b>	<b>Variance</b>	<b>Variance</b>	<b>Variance</b>	<b>Variance</b>
9	<b>Total Asset</b>	<b>\$ 4,297,336</b>	<b>↑ 53,142</b>	<b>↓ (75,473)</b>	<b>↑ 128,615</b>	<b>↑ 843</b>	<b>↑ 129,458</b>
10	<b>Prior Year</b>	<b>\$ 3,957,466</b>					
11	<b>Variance</b>	<b>↑ \$ 339,869</b>					
12	<b>Vacancy Rate</b>	<b>↑ 4%</b>					

### Entity Snapshots

METRIC	02/28/2026	% Change	2/28/2025	Budget	Budget Variance	CYR to Last YR
37 MTD - Tenant Revenue	\$ -		\$ -	\$ -	⇒ \$ -	-
38 YTD - Tenant Revenue	\$ -		\$ -	\$ -	⇒ \$ -	-
39 MTD - Grant Admin Funding	\$ 43,613	↑ 56.9%	\$ 27,789	\$ 36,382	↑ \$ 7,231	15,824
40 YTD - Grant Admin Funding	\$ 329,973	↑ 32.9%	\$ 248,339	\$ 291,058	↓ \$ 38,915	81,634
41 MTD - Administrative Expense	\$ 16,082	↑ 33.4%	\$ 12,051	\$ 16,502	↓ \$ (420)	4,030
42 YTD - Administrative Expense	\$ 126,891	⇒ -2.6%	\$ 130,235	\$ 132,020	↓ \$ (5,128)	(3,343)
43 MTD - Replacement Costs	\$ -		\$ -	\$ -	↑ \$ -	-
44 YTD - Replacement Costs	\$ -		\$ -	\$ -	↑ \$ -	-
45 MTD - Maintenance and Operations	\$ 1,409	↓ -16.0%	\$ 1,676	\$ 5,153	↑ \$ (3,744)	(267)
46 YTD - Maintenance and Operations	\$ 24,193	↓ -43.0%	\$ 42,464	\$ 41,225	↓ \$ (17,032)	(18,270)
47 MTD - Developer Fees	\$ -		\$ -	\$ -	↑ \$ -	-
48 YTD - Developer Fees	\$ -		\$ -	\$ -	↓ \$ -	-

**Capital Funds**  
 Dashboard Financial Summary  
 02/28/2026

**Budget Variance Highlights**

1	<b>Unrestricted Cash - CY</b>	<b>\$ -</b>	<b>MTD Revenues</b>	<b>MTD Operating Exp.</b>	<b>MTD Operating Inc. (Loss)</b>	<b>MTD CF / Transfer Out</b>	<b>MTD Net Income (Loss)</b>
2	<b>Prior Year</b>	<b>\$ -</b>	<b>\$2,800</b>	<b>\$2,800</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
3	<b>Variance</b> →	<b>\$ -</b>	<b>YTD Operating Revenues</b>	<b>YTD Operating Expenses</b>	<b>YTD Operating Inc(Loss)</b>	<b>YTD CF / Transfer Out</b>	<b>YTD Net Income (Loss)</b>
4			<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>
5	<b>Restricted Cash - CY</b>	<b>\$22</b>	<b>\$149,233</b>	<b>\$2,800</b>	<b>\$146,433</b>	<b>(\$146,432)</b>	<b>\$1</b>
6	<b>Prior Year</b>	<b>\$20</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>
7	<b>Variance</b> ↑	<b>\$2</b>	<b>\$6,000</b>	<b>\$0</b>	<b>\$6,000</b>	<b>(\$6,000)</b>	<b>\$0</b>
8			<b>Variance</b>	<b>Variance</b>	<b>Variance</b>	<b>Variance</b>	<b>Variance</b>
9	<b>Total Asset</b>	<b>\$22</b>	↑ 143,233 -	↑ 2,800	↑ 140,433	↓ (140,432)	↑ 1
10	<b>Prior Year</b>	<b>\$20</b>					
11	<b>Variance</b> ↑	<b>\$2</b>					
12	<b>Vacancy Rate</b> →	<b>0%</b>					
13							

**Entity Snapshots**

METRIC	02/28/2026	% Change	2/28/2025	Budget	Budget Variance	CYR to Last YR
37 MTD - Tenant Revenue	\$ -		\$ -	\$ -	→ \$ -	-
38 YTD - Tenant Revenue	\$ -		\$ -	\$ -	→ \$ -	-
39 MTD - Grant Admin Funding	\$ 2,800	↓ -80.0%	\$ 14,020	\$ -	↑ \$ 2,800	(11,220)
40 YTD - Grant Admin Funding	\$ 149,233	↑ 42.4%	\$ 104,779	\$ 6,000	↓ \$ 143,233	44,454
41 MTD - Administrative Expense	\$ 2,800.00		\$ -	\$ -	↓ \$ 2,800	2,800
42 YTD - Administrative Expense	\$ 2,800.00		\$ -	\$ -	↑ \$ 2,800	2,800
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

02/28/2026

### Budget Variance Highlights

9	<b>Unrestricted Cash - CY</b>	<b>\$ 2,368,552</b>	<b>MTD Revenues</b>	<b>MTD Operating Exp.</b>	<b>MTD Operating Inc. (Loss)</b>	<b>MTD NET HAP</b>	<b>MTD Net Income (Loss)</b>
2	<b>Prior Year</b>	<b>\$ 2,134,864</b>	<b>\$123,194</b>	<b>\$110,978</b>	<b>\$12,216</b>	<b>\$13,969</b>	<b>\$26,185</b>
3	<b>Variance</b>	<b>↑ \$ 233,689</b>	<b>YTD Operating Revenues</b>	<b>YTD Operating Exp.</b>	<b>YTD Operating Inc (Loss)</b>	<b>YTD NET HAP</b>	<b>YTD Net Income (Loss)</b>
4			<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>
5	<b>Restricted Cash - CY</b>	<b>\$ 421,852</b>	<b>\$1,073,892</b>	<b>\$831,205</b>	<b>\$242,688</b>	<b>(\$101,949)</b>	<b>\$140,739</b>
6	<b>Prior Year</b>	<b>\$ 280,055</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>
7	<b>Variance</b>	<b>↑ \$ 141,797</b>	<b>\$1,052,725</b>	<b>\$1,025,914</b>	<b>\$26,810</b>	<b>\$0</b>	<b>\$26,810</b>
8			<b>Variance</b>	<b>Variance</b>	<b>Variance</b>	<b>Variance</b>	<b>Variance</b>
9	<b>Total Asset</b>	<b>\$ 2,782,612</b>	↑ 21,168	- ↓ (194,710)	↑ 215,877	↓ (101,949)	↑ 113,929
10	<b>Prior Year</b>	<b>\$ 2,455,149</b>					
11	<b>Variance</b>	<b>↑ \$ 327,464</b>					
12	<b>Vacancy Rate</b>	<b>⇒ 0%</b>					

### Entity Snapshots

METRIC	02/28/2026	% Change	2/28/2025	Budget	Budget Variance	CYR to Last YR
37 MTD - Tenant Revenue	\$ -		\$ -	\$ -	⇒ \$ -	-
38 YTD - Tenant Revenue	\$ -		\$ -	\$ -	⇒ \$ -	-
39 MTD - Grant Admin Funding	\$ 88,455	↓ -8.2%	\$ 96,351	\$ 88,481	↓ \$ (26)	(7,896)
40 YTD - Grant Admin Funding	\$ 789,242	⇒ 3.7%	\$ 760,725	\$ 707,850	↓ \$ 81,392	28,517
41 MTD - Administrative Expense	\$ 85,435	↑ 20.4%	\$ 70,968	\$ 90,201	↓ \$ (4,766)	14,467
42 YTD - Administrative Expense	\$ 630,663	↓ -1.2%	\$ 638,523	\$ 721,612	↓ \$ (90,949)	(7,861)
43 MTD - Replacement Costs	\$ -		\$ -	\$ -	↑ \$ -	-
44 YTD - Replacement Costs	\$ -		\$ -	\$ -	↑ \$ -	-
45 MTD - Maintenance and Operations	\$ 49	↓ -69.4%	\$ 160	\$ 200	↑ \$ (151)	(111)
46 YTD - Maintenance and Operations	\$ 12,359	⇒ -27.8%	\$ 17,123	\$ 19,322	↓ \$ (6,963)	(4,764)
47 MTD - Developer Fees	\$ -		\$ -	\$ -	↑ \$ -	-
48 YTD - Developer Fees	\$ -		\$ -	\$ -	↓ \$ -	-

# Emergency Housing Voucher Program

## Dashboard Financial Summary

02/28/2026

### Budget Variance Highlights

1	<b>Unrestricted Cash - CY</b>	<b>\$ 115,216</b>	<b>MTD Revenues</b>	<b>MTD Operating Exp.</b>	<b>MTD Operating Inc. (Loss)</b>	<b>MTD NET HAP</b>	<b>MTD Net Income (Loss)</b>	
2	<b>Prior Year</b>	<b>\$ 85,444</b>	<b>\$2,878</b>	<b>\$0</b>	<b>\$2,878</b>	<b>\$4,441</b>	<b>\$7,319</b>	
3	<b>Variance</b>	<b>↑ \$ 29,772</b>	<b>YTD Operating Revenues</b>	<b>YTD Operating Exp.</b>	<b>YTD Operating Inc(Loss)</b>	<b>YTD NET HAP</b>	<b>YTD Net Income (Loss)</b>	
4			<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	
5	<b>Restricted Cash - CY</b>	<b>\$ 44,437</b>	<b>\$22,032</b>	<b>\$1,796</b>	<b>\$20,236</b>	<b>\$20,927</b>	<b>\$41,163</b>	
6	<b>Prior Year</b>	<b>\$ 54,187</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	
7	<b>Variance</b>	<b>↓ \$ (9,749)</b>	<b>\$0</b>	<b>\$467</b>	<b>(\$467)</b>	<b>\$0</b>	<b>(\$467)</b>	
8			<b>Variance</b>	<b>Variance</b>	<b>Variance</b>	<b>Variance</b>	<b>Variance</b>	
9	<b>Total Asset</b>	<b>\$ 161,944</b>	<b>↑ 22,032</b>	<b>-</b>	<b>↑ 1,329</b>	<b>↑ 20,703</b>	<b>↑ 20,927</b>	<b>↑ 41,630</b>
10	<b>Prior Year</b>	<b>\$ 115,334</b>						
11	<b>Variance</b>	<b>↑ \$ 46,610</b>						
12	<b>Vacancy Rate</b>	<b>➡ 0%</b>						

### Entity Snapshots

METRIC	02/28/2026	% Change	2/28/2025	Budget	Budget Variance	CYR to Last YR
37 MTD - Tenant Revenue	\$ -		\$ -	\$ -	➡ \$ -	-
38 YTD - Tenant Revenue	\$ -		\$ -	\$ -	➡ \$ -	-
39 MTD - Grant Admin Funding	\$ -	↓ -100.0%	\$ 2,754	\$ -	➡ \$ -	(2,754)
40 YTD - Grant Admin Funding	\$ 20,373	↑ -5.4%	\$ 21,531	\$ -	↓ \$ 20,373	(1,158)
41 MTD - Administrative Expense	\$ -	↓ -100.0%	\$ 206	\$ 58	↓ \$ (58)	(206)
42 YTD - Administrative Expense	\$ 177	↓ -97.3%	\$ 6,605	\$ 467	↓ \$ (290)	(6,428)
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 Commission will meet in a Regular Session scheduled for 11:30 a.m. (concurrently with McHC & MHDC Board Meeting).

Wednesday, January 28, 2026  
Family Development Center | 2501 W. Maple Ave. | McAllen, TX 78501

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.

For the following purpose:

### AGENDA

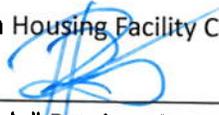
1. Call Meeting to Order
2. Action Items:
  - a) Consideration and Possible Action to Approve the Meeting Minutes of the Regular Board Meeting of January 28, 2026. Pg. 2-3
  - b) Consideration and Possible Action to Approve Resolution MHFC 2026-02; A Resolution of the McAllen Housing Facility Corporation Approving Invitation for Bids (IFB) – Electrical Panel Replacement at Villas at Beaumont. Pg. 4-5
3. Non-Action Items:
  - a) Financial Summary Pg. 6
  - b) La Vista and Retama I&II Financial Report Pg. 7
4. Adjournment

### CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Meeting and Agenda for the **McAllen Housing Facility Corporation** is a true and correct copy and that I posted a true and correct copy of said notice of meeting and agenda on **Thursday, March 19, 2026** on the bulletin board in the municipal building, a place readily accessible to the general public at all times for at least three business days before the scheduled date of the meeting, in accordance with Chapter 551 of the Texas 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

Wednesday, January 28, 2026

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Facility Corporation was held Wednesday, January 28, 2026, at the Family Development Center and Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 11:30 a.m. (concurrently with McHC and MHDC). Present and attendance for roll call were:

Present: Chair Elva M. Cerda  
Commissioner Marc David Garcia  
Commissioner Francisco Meza  
Assistant City Attorney Martin Canales

Absent: Vice Chair Eliseo “Tito” Salinas

Staff: Executive Director Rodolfo “Rudy” Ramirez  
Director of Operations & Finance Daniel Delgado  
HCV Director Elena Saucedo  
Maintenance Supervisor Caesar Alvarado  
Purchasing Clerk Belladonna Flores  
HR Specialist/Administrative Assistant Adriana Rosas

Guest: Cascos & Associates CPA Alferd Vera  
Madhouse Development President Henry Flores

1. Call Meeting to Order – 11:30 a.m.
2. Action Items:
  - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of November 19, 2025. **Chair Elva M. Cerda entertained a motion to approve Meeting Minutes. Commissioner Francisco Meza made a motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously.**
  - b) Consideration and Possible Action to Approve Annual Financial Audit Report for the year ending June 30, 2025; as prepared by Cascos & Associates, PC. **Alferd Vera with Cascos & Associates presented the complete 2025-year end audit as an unmodified opinion report, where random selection of transactions/files determined no material findings or significant weakness. Overall, it was determined that the McAllen Housing Commission is financially strong. Chair Elva M. Cerda entertained a motion to approve Annual Financial Audit. Commissioner Francisco Meza made a motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously.**
  - c) Consideration and Possible Action to Approve Resolution 2026-01; A Resolution of the McAllen Housing Facility Corporation (MHFC) Approving Orchid Place Apartments Tax Credit Applications Submission Consent. **Madhouse Development President Henry**

Flores presented the Orchid Place Apartments tax credit application and requested consent from the McAllen Housing Facility Corporation (MHFC) to submit the application for consideration through the tax credit program. He noted that several projects are currently ranked within the funding range and highlighted the opportunity the development could provide in expanding affordable housing in the region. The request was presented to obtain the necessary approval allowing the development team to move forward with the submission process. Staff recommends approval. **Chair Elva M. Cerda entertained a motion to approve Resolution 2026-01 as presented. Commissioner Francisco Meza made a motion to approve; Resident Commissioner Marc David Garcia second the motion. Motion carried unanimously.**

3. Non- Action Items:

a. Update on LIHTC Applications

- The Board/Staff discussed current development opportunities and noted positive progress, including alignment within the marketplace. It was shared that there are two active deals currently under consideration. Henry Flores expressed interest in collaborating with the agency on future developments and indicated they would not pursue projects within the Valley or county without partnering with the agency. As a next step, they proposed including the agency as a development partner on upcoming projects. Additionally, the concept of “Project Avanti” was introduced. This initiative is a locally developed program designed to support workforce housing and create pathways toward homeownership. The program would include a defined participation period and establish general expectations related to employment, financial responsibility, property upkeep, and overall compliance.

b. Financial Report

- Director of Operations & Finance, Daniel Delgado reported Financial Update for December 2025 with no significant findings.

c. La Vista Financial Report

- Director of Operations & Finance Daniel Delgado reported Financial Update for December 2026 with no significant findings.

d. Retama I & II Financial Report

- Director of Operations & Finance Daniel Delgado reported Financial Update for December 2026 with no significant findings.

4. Adjournment – **Chair Elva M. Cerda entertained a motion to adjourn the meeting. Commissioner Francisco Meza made a motion to approve; Commissioner Marc David Garcia second the motion. Meeting adjourned at 1:33 p.m.**

## Executive Summary

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**Item:** Invitation for Bids (IFB) No. 2026-02 – Electrical Panel Replacement Services

**Discussion:** MHFC solicited for electrical replacement panel services project IFB No. 2026-01 for the Villas at Beaumont property due to ongoing electrical issues. Specifically, there is arching in the disconnect of the building's main power supply. Advertisements of the IFB were published in the Monitor legal section on Saturdays March 07 and 14, 2026. One local company (JAS Electric) submitted a responsive bid.

MHFC formed a three-person committee to document the bid.

**Recommendation:** Staff recommends Board approval to allow the Executive Director to award the project to JAS Electric.

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**IFB 2026-02 BID FORM**

**Bidder Information:**

Company Name: Jas Electric

Address: 1943 Portland St.

City/State/Zip: McAllen, TX 78503

Phone: 956-279-9351

Email: nyrs1018@yahoo.com

Texas Electrical Contractor License #: 80521

Base Bid (Lump Sum): \$ 57,000.00

Estimated Project Duration: 5-7 Calendar Days

Warranty Provided: One year on labor and limited manufacture on equipment

The undersigned certifies that this bid is valid for 30 days and that all work will be performed in accordance with applicable codes and specifications.

Signature: [Handwritten Signature]

Printed Name: Gerardo Casarez

Title: Owner

Date: 3-11-26

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**MCHC BOARD OF COMMISSIONERS**

- Elva M. Cerda - Chair
- Eliseo "Tito" Salinas - Vice-Chair
- Marc David Garcia - Commissioner
- Francisco Meza - Commissioner



Executive Director - Rodolfo "Rudy" Ramirez



# McAllen Housing Facility Corporation - Internally Managed Properties Only

Dashboard Financial Summary

02/28/2026

Properties:

Adminstration

Sunset

Orchid

Villas

## Budget Variance Highlights

1	<b>Unrestricted Cash - CY</b>	<b>\$ 2,422,207</b>		<b>MTD Revenues</b>	<b>MTD Operating Exp.</b>	<b>MTD Operating Inc. (Loss)</b>	<b>MTD Other Inc(Exp)</b>	<b>MTD Net Income (Loss)</b>
2	<b>Prior Year</b>	<b>\$ 2,191,861</b>		<b>\$127,446</b>	<b>\$97,036</b>	<b>\$30,410</b>	<b>\$4,243</b>	<b>\$34,654</b>
3	<b>Variance</b>	<b>↑ \$ 230,346</b>		<b>YTD Operating Revenues</b>	<b>YTD Operating Exp.</b>	<b>YTD Operating Inc(Loss)</b>	<b>YTD Other Inc(Exp)</b>	<b>YTD Net Income (Loss)</b>
4				<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>
5	<b>Restricted Cash - CY</b>	<b>\$ 442,675</b>		<b>\$1,095,290</b>	<b>\$815,206</b>	<b>\$280,084</b>	<b>\$87,654</b>	<b>\$367,738</b>
6	<b>Prior Year</b>	<b>\$ 458,616</b>		<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>
7	<b>Variance</b>	<b>↓ \$ (15,941)</b>		<b>\$1,088,193</b>	<b>\$933,392</b>	<b>\$154,801</b>	<b>(\$42,433)</b>	<b>\$112,368</b>
8				<b>Variance</b>	<b>Variance</b>	<b>Variance</b>	<b>Variance</b>	<b>Variance</b>
9	<b>Total Asset</b>	<b>\$ 8,812,139</b>	<b>↑</b>	<b>7,097</b>	<b>-</b>	<b>↓</b>	<b>(118,186)</b>	<b>↑</b>
10	<b>Prior Year</b>	<b>\$ 8,721,699</b>				<b>↑</b>	<b>125,283</b>	<b>↑</b>
11	<b>Variance</b>	<b>↑ \$ 90,440</b>					<b>↑</b>	<b>130,087</b>
12	<b>Vacancy Rate</b>	<b>↑ 10%</b>						<b>↑</b>
13								<b>255,370</b>

## Entity Snapshots

METRIC	02/28/2026	% Change	2/28/2025	Budget	Budget Variance	CYR to Last YR
MTD - Tenant Revenue	\$ 124,516	➔ -4.8%	\$ 130,828	\$ 132,549	↓ \$ (8,033)	(6,312)
YTD - Tenant Revenue	\$ 1,045,774	↑ 2.9%	\$ 1,016,602	\$ 1,060,391	↓ \$ (14,618)	29,172
MTD - Grant Admin Funding	\$ -		\$ -	\$ -	➔ \$ -	-
YTD - Grant Admin Funding	\$ -		\$ -	\$ -	↓ \$ -	-
MTD - Administrative Expense	\$ 44,652	↑ 52.4%	\$ 29,295	\$ 46,028	↓ \$ (1,376)	15,357
YTD - Administrative Expense	\$ 334,695	➔ -0.8%	\$ 337,492	\$ 368,199	↓ \$ (33,504)	(2,797)
MTD - Replacement Costs	\$ 1,457	↓ -49.8%	\$ 2,904	\$ 7,583	↑ \$ (6,126)	(1,447)
YTD - Replacement Costs	\$ 18,246	↓ -64.6%	\$ 51,504	\$ 60,667	➔ \$ (42,421)	(33,258)
MTD - Maintenance and Operations	\$ 24,351	↓ -55.3%	\$ 54,417	\$ 36,921	↑ \$ (12,570)	(30,065)
YTD - Maintenance and Operations	\$ 248,327	↓ -29.8%	\$ 353,570	\$ 320,576	↓ \$ (72,249)	(105,243)
MTD - Developer Fees	\$ -		\$ -	\$ -	↑ \$ -	-
YTD - Developer Fees	\$ 98,625	↓ -53.5%	\$ 212,101	\$ -	↓ \$ 98,625	(113,476)

## Entity Snapshots

MHFC	SUNSET	ORCHID	VILLAS
<b>Total Unrestricted Cash:</b>	<b>Total Unrestricted Cash:</b>	<b>Total Unrestricted Cash:</b>	<b>Total Unrestricted Cash:</b>
1,608,486	278,676	122,286	412,630
<b>MTD Total Operating Revenues:</b>			
2,344	52,048	50,206	22,264
<b>MTD Total Operating Expenses:</b>			
7,671	34,753	42,334	12,279
<b>MTD Operating Income or Loss:</b>			
(5,327)	17,295	8,456	9,985
<b>MTD Net Income or Loss:</b>			
374	15,838	8,456	-
<b>YTD Net Income Actual:</b>			
70,640	125,766	89,836	81,496
<b>YTD Net Income Budget:</b>			
(28,886)	87,229	7,150	46,876
<b>YTD Variance:</b>	<b>YTD Variance:</b>	<b>YTD Variance:</b>	<b>YTD Variance:</b>
99,526	38,537	82,685	34,621
No Activity	No Activity	No Activity	No Activity

# McAllen Housing Facility Corporation - 3rd Party Managed Properties

Dashboard Financial Summary

02/28/2026

Properties:

La Vista Apartments

Retama I

Retama II

## Budget Variance Highlights

1	<b>Unrestricted Cash - CY</b>	\$ 938,726.50	<b>MTD Revenues</b>	<b>MTD Operating Exp.</b>	<b>MTD Operating Inc. (Loss)</b>	<b>MTD Other Inc(Exp)</b>	<b>MTD Net Income (Loss)</b>
2	<b>Prior Year</b>	\$ 898,334.83	<b>\$170,928</b>	<b>\$123,027</b>	<b>\$47,901</b>	<b>(\$6,257)</b>	<b>\$41,644</b>
3	<b>Variance</b>	↑ \$ 40,392	<b>YTD Operating Revenues</b>	<b>YTD Operating Exp.</b>	<b>YTD Operating Inc(Loss)</b>	<b>YTD Other Inc(Exp)</b>	<b>YTD Net Income (Loss)</b>
4			<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>
5	<b>Restricted Cash - CY</b>	\$ 852,490	<b>\$1,368,166</b>	<b>\$991,489</b>	<b>\$376,677</b>	<b>(\$160,881)</b>	<b>\$215,795</b>
6	<b>Prior Year</b>	\$ 810,710	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>
7	<b>Variance</b>	↑ \$ 41,780	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
8			<b>Variance</b>	<b>Variance</b>	<b>Variance</b>	<b>Variance</b>	<b>Variance</b>
9	<b>Total Asset</b>	\$ 4,958,152	↑ 1,368,166	↑ 991,489	↑ 376,677	↓ (160,881)	↑ 215,795
10	<b>Prior Year</b>	\$ 4,854,030					
11	<b>Variance</b>	↑ \$ 104,122					
12	<b>Vacancy Rate</b>	↑ 2%					

## Entity Snapshots

METRIC	02/28/2026	% Change	2/28/2025	Budget	Budget Variance
CTD - Tenant Revenue	\$ 166,636	↑ 8.2%	\$ 154,042.09	\$ -	↑ \$ 166,636
YTD - Tenant Revenue	\$ 1,348,599	↑ 13.5%	\$ 1,187,767	\$ -	↑ \$ 1,348,599
CTD - Grant Admin Funding	\$ -		\$ -	\$ -	→ \$ -
YTD - Grant Admin Funding	\$ -		\$ -	\$ -	↓ \$ -
CTD - Administrative Expense	\$ 37,262	↑ 10.6%	\$ 33,685	\$ 33,684.74	↓ \$ 3,577
YTD - Administrative Expense	\$ 290,780	↑ 5.5%	\$ 275,693	\$ -	↑ \$ 290,780
CTD - Replacement Costs	\$ (6,257)	↓ -34.2%	\$ (9,503)	\$ -	→ \$ (6,257)
YTD - Replacement Costs	\$ (160,881)	↓ -23.5%	\$ (210,221)	\$ -	↓ \$ (160,881)
CTD - Maintenance and Operations	\$ 28,674	↑ 9.1%	\$ 26,280	\$ -	→ \$ 28,674
YTD - Maintenance and Operations	\$ 250,142	↑ 1.4%	\$ 246,723	\$ -	↓ \$ 250,142
CTD - Developer Fees	\$ -		\$ -	\$ -	→ \$ -
YTD - Developer Fees	\$ -		\$ -	\$ -	↓ \$ -

## Entity Snapshots

La Vista (Acq. 7/2024)	Retama I (Acq. 12/2024)	Retama II (Acq. 3/25)
<b>Total Unrestricted Cash:</b>	<b>Total Unrestricted Cash:</b>	<b>Total Unrestricted Cash:</b>
204,153	150,921	10,188
<b>MTD Total Operating Revenues:</b>	<b>MTD Total Operating Revenues:</b>	<b>MTD Total Operating Revenues:</b>
46,748	74,392	49,788
<b>MTD Total Operating Expenses:</b>	<b>MTD Total Operating Expenses:</b>	<b>MTD Total Operating Expenses:</b>
33,205	54,689	35,133
<b>MTD Operating Income or Loss:</b>	<b>MTD Operating Income or Loss:</b>	<b>MTD Operating Income or Loss:</b>
47,901	19,704	14,656
<b>MTD Net Income or Loss:</b>	<b>MTD Net Income or Loss:</b>	<b>MTD Net Income or Loss:</b>
13,543	14,937	14,656
<b>YTD Net Income Actual:</b>	<b>YTD Net Income Actual:</b>	<b>YTD Net Income Actual:</b>
79,444	122,520	13,832
<b>YTD Net Income Budget:</b>	<b>YTD Net Income Budget:</b>	<b>YTD Net Income Budget:</b>
-	-	-
<b>YTD Variance:</b>	<b>YTD Variance:</b>	<b>YTD Variance:</b>
79,444	122,520	13,832
No Activity	No Activity	No Activity



## NOTICE OF REGULAR MEETING

The Board of Commissioners of the McAllen Housing Development Corporation will meet in a Regular Session scheduled for 11:30 a.m. (concurrently with McHC & MHFC Regular Board Meeting).

Wednesday, March 25, 2026  
Family Development Center | 2501 W. Maple Ave. | McAllen, TX 78501

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.

For the following purpose:

### AGENDA

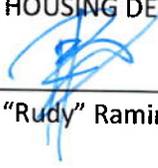
1. Call the meeting to Order
2. Action Items:
  - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of January 28, 2026. Pg. 2-4
3. Non-Action Items:
  - a) Update on LIHTC Applications
  - b) Update on Vine Terrace Remodel
  - c) Financial Summary Pg. 5
4. Adjournment

### CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Meeting and Agenda for the **McAllen Housing Development Corporation** is a true and correct copy and that I posted a true and correct copy of said notice of meeting and agenda on **Thursday, March 19, 2026** on the bulletin board in the municipal building, a place readily accessible to the general public at all times for at least three business days before the scheduled date of the meeting, in accordance with Chapter 551 of the Texas 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

Wednesday, January 28, 2026

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Development Corporation was held Wednesday, January 28, 2026, at the Family Development Center and Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 11:30 a.m. concurrently with McHC and MHFC. Present and attendance for roll call were:

Present: Chair Elva M. Cerda  
Commissioner Marc David Garcia  
Commissioner Francisco Meza  
Assistant City Attorney Martin Canales

Absent: Vice Chair Eliseo “Tito” Salinas

Staff: Executive Director Rodolfo “Rudy” Ramirez  
Director of Operations & Finance Daniel Delgado  
HCV Director Elena Saucedo  
Maintenance Supervisor Caesar Alvarado  
Purchasing Clerk Belladonna Flores  
HR Specialist/Administrative Assistant Adriana Rosas

Guest: Cascos & Associates CPA Alferd Vera  
Madhouse Development President Henry Flores

1. Call Meeting to Order – 11:30 a.m.
2. Action Items:
  - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of November 19, 2025. **Chair Elva M. Cerda entertained a motion to approve Meeting Minutes of the Meeting Minutes. Commissioner Francisco Meza made a motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously.**
  - b) Consideration and Possible Action to Approve Annual Financial Audit Report for the year ending June 30, 2025; as prepared by Cascos & Associates, PC. **Alferd Vera with Cascos & Associates presented the complete 2025-year end audit as an unmodified opinion report, where random selection of transactions/files determined no material findings or significant weakness. Overall, it was determined that the McAllen Housing Commission is financially strong. Chair Elva M. Cerda entertained a motion to approve Annual Financial Audit. Commissioner Francisco Meza made a motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously.**

- c) Consideration and Possible Action to Approve Resolution 2026-01; A Resolution of the McAllen Housing Development Corporation (MHDC) Approving Orchid Place Apartments Tax Credit Applications Submission Consent. **Madhouse Development President Henry Flores presented the Orchid Place Apartments tax credit application and requested consent from the McAllen Housing Development Corporation (MHDC) to submit the application for consideration through the tax credit program. He noted that several projects are currently ranked within the funding range and highlighted the opportunity the development could provide in expanding affordable housing in the region. The request was presented to obtain the necessary approval allowing the development team to move forward with the submission process. Staff recommends approval. Chair Elva M. Cerda entertained a motion to approve Resolution 2026-01 as presented. Commissioner Francisco Meza made a motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously.**

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

- Consultation w/legal Counsel Regarding Deliberations about Real Property (T.G.C.551.072)

**Chair Elva M. Cerda entertained a motion to enter Executive Session. Commissioner Francisco Meza made a motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously. Commissioners entered Executive Session at 12:27 PM**

4. Reconvene to Open Session; Action, if any, on:

- Consultation w/legal Counsel Regarding Deliberations about Real Property (T.G.C.551.072)

- **Chair Elva M. Cerda reconvened the meeting at 1:20PM**

- **No Action Taken**

5. Non- Action Items:

a) Update on LIHTC Application

- The Board/Staff discussed current development opportunities and noted positive progress, including alignment within the marketplace. It was shared that there are two active deals currently under consideration. Henry Flores expressed interest in collaborating with the agency on future developments and indicated they would not pursue projects within the Valley or county without partnering with the agency. As a next step, they proposed including the agency as a development partner on upcoming projects. Additionally, the concept of "Project Avanti" was introduced. This initiative is a locally developed program designed to support workforce housing and create pathways toward homeownership. The program would include a defined participation period and establish general expectations related to employment, financial responsibility, property upkeep, and overall compliance.

- b) Financial Report
- Director of Operations & Finance, Daniel Delgado reported Financial Update for December 2025 with no significant findings.
6. Adjournment – **Chair Elva M. Cerda entertained a motion to adjourn the meeting. Commissioner Fransico Meza made a motion to approve; Commissioner Marc David Garcia second the motion. Meeting adjourned at 1:37 p.m.**

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Rodolfo “Rudy” Ramirez, Executive Director

# McAllen Housing Development Corporation - Internally Managed Properties

Dashboard Financial Summary

02/28/2026

Properties:

**Hibiscus**

**Vine**

## Budget Variance Highlights

1	<b>Unrestricted Cash - CY</b>	\$ 1,361,449	<b>MTD Revenues</b>	<b>MTD Operating Exp.</b>	<b>MTD Operating Inc. (Loss)</b>	<b>MTD Other Inc(Exp)</b>	<b>MTD Net Income (Loss)</b>
2	<b>Prior Year</b>	\$ 1,116,061	\$55,196	\$42,134	\$13,062	(\$845)	\$12,218
3	<b>Variance</b>	↑ \$ 245,389	<b>YTD Operating Revenues</b>	<b>YTD Operating Exp.</b>	<b>YTD Operating Inc(Loss)</b>	<b>YTD Other Inc(Exp)</b>	<b>YTD Net Income (Loss)</b>
4			<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>
5	<b>Restricted Cash - CY</b>	\$ 1,057,884	\$420,934	\$263,401	\$157,533	\$110,449	\$267,982
6	<b>Prior Year</b>	\$ 1,030,847	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>
7	<b>Variance</b>	↑ \$ 27,038	\$409,041	\$357,710	\$51,330	(\$16,667)	\$34,664
8			<b>Variance</b>	<b>Variance</b>	<b>Variance</b>	<b>Variance</b>	<b>Variance</b>
9	<b>Total Asset</b>	\$ 3,574,493	↑ 11,894	- ↓ (94,309)	↑ 106,203	↑ 127,115	↑ 233,318
10	<b>Prior Year</b>	\$ 3,326,418					
11	<b>Variance</b>	↑ \$ 248,075					
12	<b>Vacancy Rate</b>	↑ 3%					

## Entity Snapshots

36	METRIC	02/28/2026	% Change	2/28/2025	Budget	Budget Variance	CYR to Last YR
37	MTD - Tenant Revenue	\$ 54,999	→ 2.6%	\$ 53,621	\$ 50,686	↑ \$ 4,313	1,378
38	YTD - Tenant Revenue	\$ 416,448	↑ 4.2%	\$ 399,513	\$ 405,487	↑ \$ 10,962	16,935
39	MTD - Grant Admin Funding	\$ -		\$ -	\$ -	→ \$ -	-
40	YTD - Grant Admin Funding	\$ -		\$ -	\$ -	↓ \$ -	-
41	MTD - Administrative Expense	\$ 14,688	↑ 82.9%	\$ 8,031	\$ 14,103	↓ \$ 585	6,656
42	YTD - Administrative Expense	\$ 79,620	↓ -15.2%	\$ 93,839	\$ 112,827	↓ \$ (33,207)	(14,219)
43	MTD - Replacement Costs	\$ 845	↓ -59.2%	\$ 2,069	\$ 2,083	↑ \$ (1,238)	(1,225)
44	YTD - Replacement Costs	\$ 5,654	↓ -54.9%	\$ 12,544	\$ 16,667	→ \$ (11,012)	(6,890)
45	MTD - Maintenance and Operations	\$ 18,654	→ -1.8%	\$ 18,989	\$ 15,500	↑ \$ 3,154	(335)
46	YTD - Maintenance and Operations	\$ 116,898	↓ -27.2%	\$ 160,681	\$ 141,698	↓ \$ (24,800)	(43,783)
47	MTD - Developer Fees	\$ -		\$ -	\$ -	↑ \$ -	-
48	YTD - Developer Fees	\$ 116,103.00		\$ -	\$ -	↓ \$ 116,103.00	116,103

## Entity Snapshots

Hibiscus
<b>Total Unrestricted Cash:</b>
1,016,995
<b>MTD Total Operating Revenues:</b>
16,799
<b>MTD Total Operating Expenses:</b>
8,204
<b>MTD Operating Income or Loss:</b>
8,595
<b>MTD Net Income or Loss:</b>
7,751
<b>YTD Net Income Actual:</b>
193,975
<b>YTD Net Income Budget:</b>
33,908
<b>YTD Variance:</b>
160,067
No Activity

0

Vine
<b>Total Unrestricted Cash:</b>
344,454
<b>MTD Total Operating Revenues:</b>
38,397
<b>MTD Total Operating Expenses:</b>
33,930
<b>MTD Operating Income or Loss:</b>
4,467
<b>MTD Net Income or Loss:</b>
4,467
<b>YTD Net Income Actual:</b>
74,005
<b>YTD Net Income Budget:</b>
756
<b>YTD Variance:</b>
73,250
No Activity

0