



THE HOUSING AUTHORITY OF THE CITY OF MCALLEN

NOTICE OF WORKSHOP

The Board of Commissioners of the McAllen Housing Commission will meet in a Workshop Session scheduled for 10:00 a.m.

Wednesday, May 22, 2024
Family Development Center | 2501 W. Maple Ave. | McAllen, TX 78501

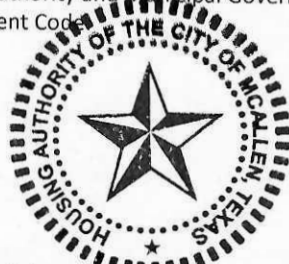
For the following purpose:

AGENDA

1. Call Meeting to Order
2. Non-Action Items:
 - a) Workshop Presentation on General Agency Overview – Session 1
3. 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, May 17, 2024, 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.



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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 meeting.



McAllen Housing Commission 2024 Workshop Session 1





Background McAllen Housing Commission

Created in 1939 by The City of McAllen, The McAllen Housing Commission – McHC (Formerly known as McAllen Housing Authority) has been serving the community of McAllen with assistance in affordable housing for over 80 years through the federally subsidized programs Public Housing and Housing Choice Vouchers. McHC'S Public Housing program consists of 89 units and the Voucher program consists of 1,359 Vouchers. McHC is primarily a Voucher (Section 8) type Housing Authority.

In 1987, McHC created a 501 (c)3 Non-Profit Entity – McAllen Housing Facility Corporation to assist McHC in preserving and expanding affordable housing within McAllen. This entity owns 183 apartment units, is Non-Federally funded and participates in three Low Income Housing Tax Credit Program (LIHTC) properties

In 2014, McHC created another 501 (c)3 Non-Profit Entity – McAllen Housing Development Corporation to also assist with affordable housing efforts and expansion. This entity owns 69 apartment units, is Non-Federally funded and participates in one LIHTC property.

McAllen Housing Commission is the second largest housing authority in the Rio Grande Valley and is one of the few housing authorities in the region to promote family self-sufficiency initiatives.



**Customer Base:
We're proud to
serve the low
income**

FY 2024 Income Limits Summary

FY 2024 Income Limit Area	Median Family Income Click for More Detail	FY 2024 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
McAllen-Edinburg-Mission, TX MSA	\$57,300	Very Low (50%) Income Limits (\$) Click for More Detail	26,250	30,000	33,750	37,500	40,500	43,500	46,500	49,500
		Extremely Low Income Limits (\$)* Click for More Detail	15,750	20,440	25,820	31,200	36,580	41,960	46,500*	49,500*
		Low (80%) Income Limits (\$) Click for More Detail	42,000	48,000	54,000	60,000	64,800	69,600	74,400	79,200

The **McAllen-Edinburg-Mission, TX MSA** contains the following areas: Hidalgo County, TX;

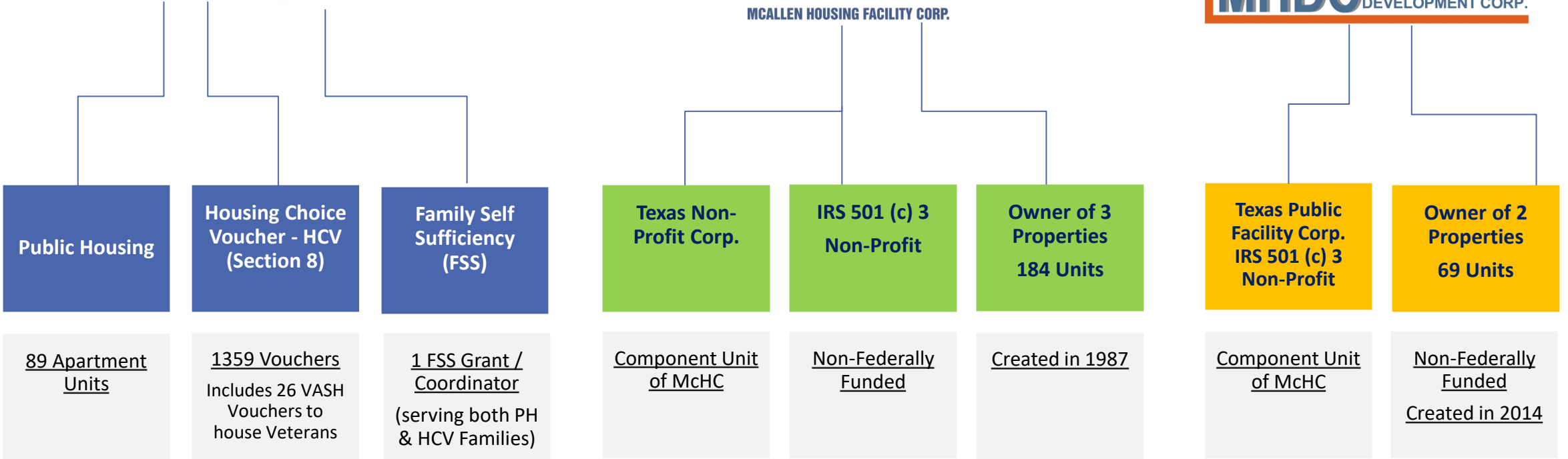
Income Breakdown for McHC Residents:

39% Extremely Low

43% Very Low

18% Low Income

Present Organizational Structure 2024



89 Apartment Units

1359 Vouchers
Includes 26 VASH Vouchers to house Veterans

1 FSS Grant / Coordinator
(serving both PH & HCV Families)

Component Unit of McHC

Non-Federally Funded

Created in 1987

Component Unit of McHC

Non-Federally Funded
Created in 2014

Admin Bldg.
FDC Bldg.
MHA Maintenance Bld.

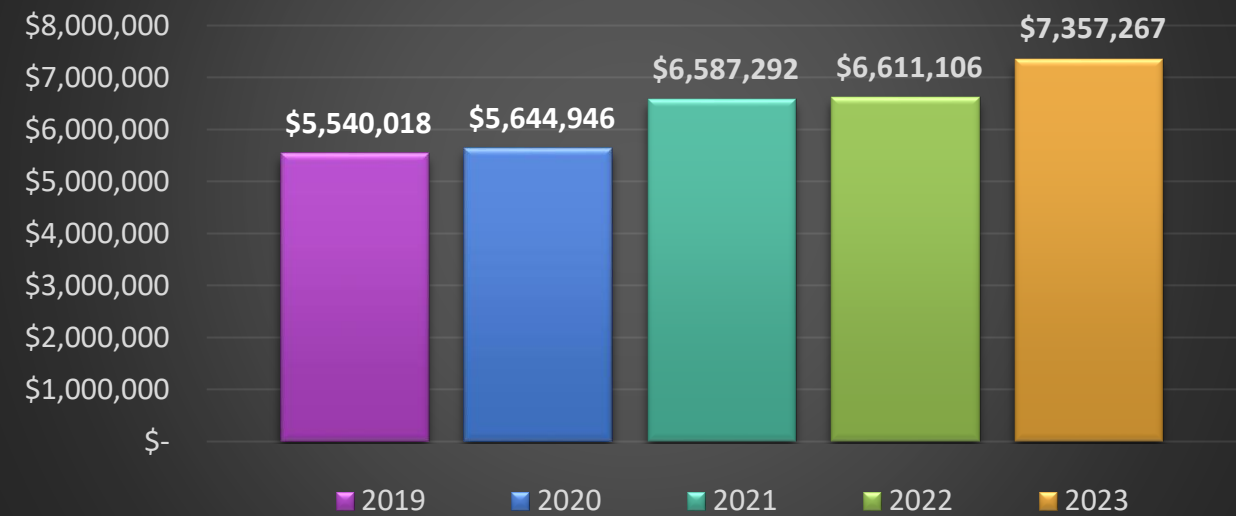
■ McHC ■ MHFC ■ MHDC

OVERVIEW OF THE HCV PROGRAM

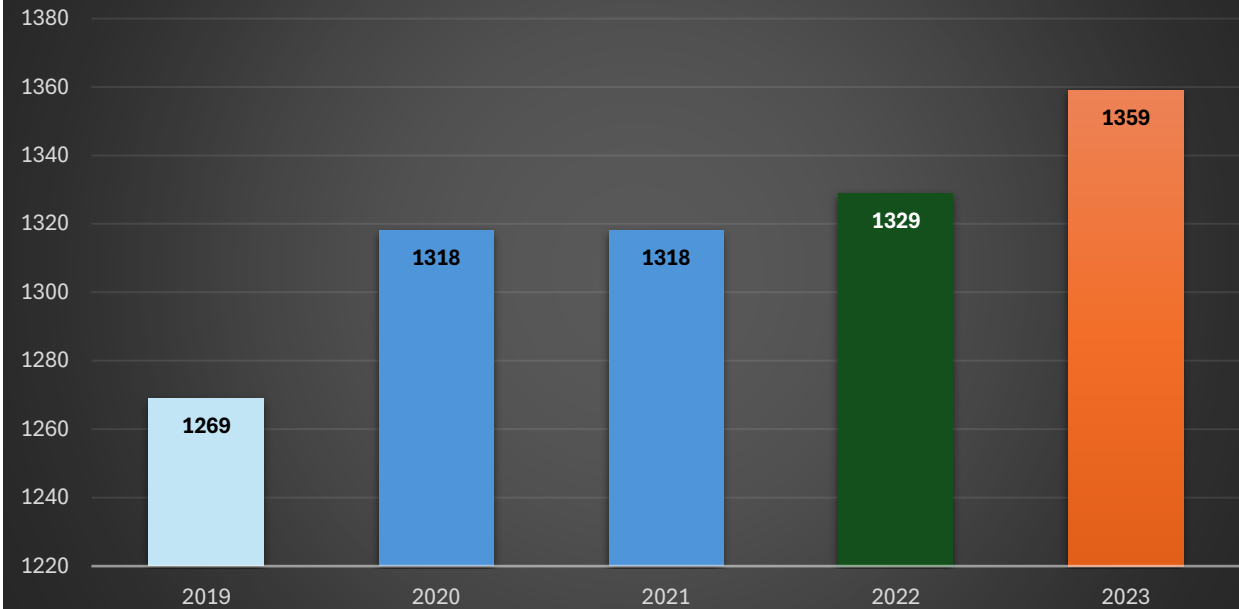
- The Housing Choice Voucher (HCV) Program is federally regulated and funded through the Department of Housing and Urban Development (HUD) through 24CFR982. **McAllen Housing Commission (McHC)** administers the program within the McAllen jurisdiction under federal, state guidelines as described in the McHC Administrative Plan.
- The objective of the program is to provide affordable, safe, decent, and sanitary housing to income eligible families. This program allows participants to select rental units in the private market.
- Having this flexibility enables families or individuals to live near the school of their choice, near their employer, or near a medical facility. The purpose is always to assist eligible families or individuals in the expectations that they will become self-sufficient.

HCV 5 YEAR FUNDING & BASELINE TREND

Housing Assistance Payment Annual Funding



HCV Voucher Baseline - 5 Year Trend

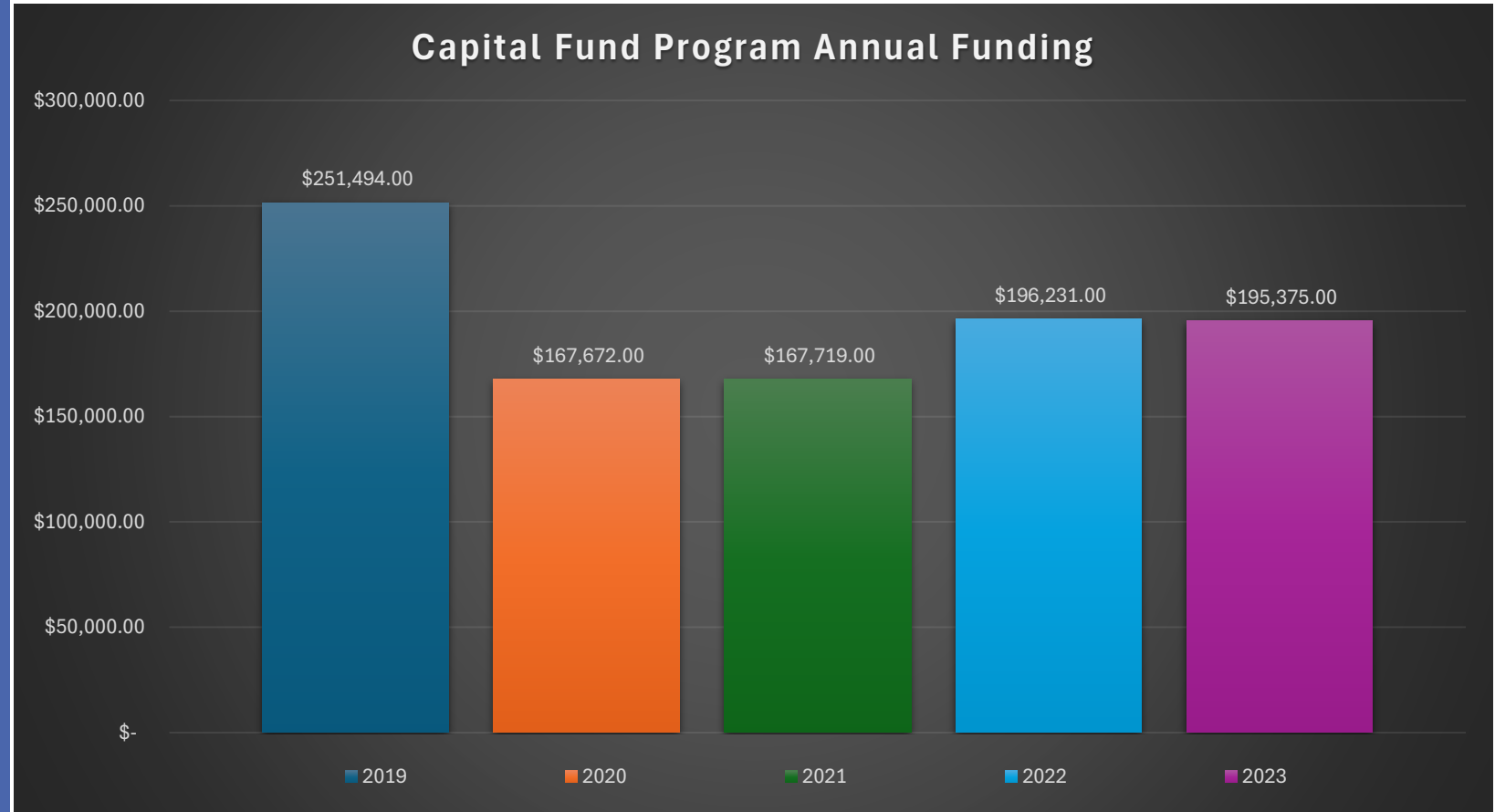


CAPITAL FUND (CFP) 5 YEAR FUNDING HISTORY

CFP Funds

May be used for **modernization, development and management improvement** projects of Public Housing assets.

Ex. New construction, building site improvements, renovations, technology enhancements



La Vista Apartments – 48 Multi-Family (LIHTC) Development

Future Repositioning Options include:

1. Apply through TDHCA At-Risk LIHTC Award. Demo and Rebuild 48 Multi-Family Units.
2. Sell La Vista and transfer LIHTC program to a new site TBD.



Future Real Estate Acquisitions

Possible future real estate acquisitions include existing multi-family sites.

Ex. include Dove Cove Apartments located at 1600 Dove Ave.

This multi-family site consists of 35 units located in north McAllen and includes several amenities.





Q & A

THANK YOU!