



THE HOUSING AUTHORITY OF THE CITY OF MCALLEN

NOTICE OF ANNUAL MEETING

The Board of Commissioners of the McAllen Housing Commission will meet in an Annual Session scheduled for 11:30 a.m. (concurrently with MHFC & MHDC Board Meeting).

Wednesday, July 22, 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. Public Comment
3. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Annual Board Meeting of August 27, 2025. Pg. 2-3
 - b) Board of Commissioners Nomination and Appointment of Chair and Vice-Chair for the Housing Authority of the City of McAllen and its instrumentalities.
4. 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, July 16, 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 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.

MINUTES OF THE MEETING
OF THE MCALLEN HOUSING COMMISSION ANNUAL BOARD MEETING

Wednesday, August 27, 2025

CALL TO ORDER AND ROLL CALL – The annual meeting of the Board of Commissioner of the McAllen Housing Commission was held Wednesday, August 27, 2025, at the Family Development Center and via Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 11:34 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
 Resident Commissioner Kristel Garcia
 Assistant City Attorney Martin Canales

Absent: Vice Chair Eliseo “Tito” Salinas
Staff: Executive Director Rodolfo “Rudy” Ramirez
 Deputy Director Daniel Delgado
 HCV Director Elena Saucedo
 Administrative Assistant Adriana Rosas

1. Call the meeting to order – 11:34 a.m.
2. Public Comment – N/A

3. Action Items:

- a) Consideration and Possible Action to Approve Meeting Minutes of the Annual Board Meeting of July 24, 2024. **Chair Elva M. Cerda entertained a motion to approve Meeting Minutes of the Annual Board Meeting. Resident Commissioner Kristel Garcia made a motion to approve; Commissioner Francisco Meza second the motion. Motion carried unanimously.**
- b) Board of Commissioners Nomination and Appointment of Chair and Vice Chair for the Housing Authority of the City of McAllen and Instrumentalities. **Commissioner Marc David Garcia nominated Elva M. Cerda for Chair and Eliseo “Tito” Salinas for Vice-Chair Chair Elva M. Cerda entertained a motion to approve nominations. Commissioner Marc David Garcia made a motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.**

4. Non-Action Items:

a) Financial Summary – 6.30.25

- Director of Operations & Finance Daniel Delgado presented the consolidated financial statements for all entities for the fiscal year ended June 30, 2025, highlighting a strong overall financial performance compared to the previous year. Total assets and cash increased significantly due to higher unrestricted cash, additional HUD funding, Family Self-Sufficiency escrow growth, and the recognition of the Dove Cove land contribution. Revenue increased primarily from higher tenant rents, capital funds, portability revenue, fraud recoveries, management fees, and the Dove Cove transaction. Expenses also increased due to higher salaries, benefits, retirement costs, maintenance, insurance, and additional Housing Assistance Payments funded by HUD. Despite the increase in expenses, the agency reported a net income of \$1,032,219, a 175% increase over the prior fiscal year. Following the presentation, the Board expressed appreciation for the detailed report, and no additional questions were raised.

b) PILOT Report for 6.30.25

- Director of Operations & Finance Daniel Delgado presented the annual Payment in Lieu of Taxes (PILOT) Report for the fiscal year ended June 30, 2025. The report explained the calculation methodology, which is based on dwelling rental income less utility expenses to determine shelter rent, with 10% allocated for PILOT payments. The agency will distribute \$36,480 to McAllen ISD and \$24,322 to the City of McAllen, representing an increase over the previous year. Staff noted that the payment will be delivered in person, and the Executive Director suggested inviting the Mayor and the Superintendent to a future presentation to help educate the public about the agency's contributions to local taxing entities. The Board received the report without further discussion.

Adjournment. **Chair Elva M. Cerda entertained a motion to adjourn the meeting.**

Commissioner Marc David Garcia made a motion to approve; Resident Commissioner Kristel Garcia second the motion. Meeting adjourned at 11:50 a.m.

Rodolfo “Rudy” Ramirez, Executive Director



**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, July 22, 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. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of June 24, 2026, and the Special Meeting of July 8, 2026. Pg. 4-9
 - b) Consideration and Possible Action to Approve Resolution McHC 2026-05; A Resolution of the Housing Authority of the City McAllen Approving the Section 8 Management Assessment Program (SEMAP) Certification for Fiscal Year ending June 30, 2026. Pg. 10-18
 - c) Consideration and Possible Action to Approve Retirement Participation with the Texas County & District Retirement System (TCDRS) – Plan Agreement for Plan Year 2027 Pg. 19
 - d) Consideration and Possible Action to Approve to Award Request for Proposal (RFP) 2026-01 General Depository Services to include Possible Consultation with City Attorney regarding Procurement Procedure and Law. Pg. 20-21
6. Non- Action Items:
 - Executive Directors 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 August Board Meeting

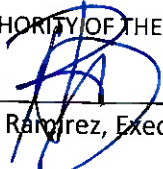
10. Adjournment

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, July 16, 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 MCALLEN


Rodolfo "Rudy" Ramirez, Executive Director

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Invocation

Good and loving God, our source of love and light - thank you for bringing us together today in a spirit of generosity. May we honor one another by keeping an open mind. May we voice our truth and listen with an open heart. We ask for your wisdom and grace. With gratitude, we offer this prayer in your name.

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

Wednesday, July 8, 2026

CALL TO ORDER AND ROLL CALL – The special meeting of the Board of Commissioner of the McAllen Housing Commission was held Wednesday, Wednesday, July 8, 2026, at the Family Development Center. Chair Elva M. Cerda called the meeting to order at 11:33 a.m. Present and attendance for roll call were:

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

Absent: Commissioner Francisco Meza
Resident Commissioner Miguel Martinez

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

1. Call the meeting to order – 11:33 a.m.
2. Action Items:
Executive Session: Closed Session Under Government Code 551.074 (Personal Matters)
 - Discuss and Review the Executive Director's FY 2025–2026 Annual Performance Evaluation **Chair Elva M. Cerda entertained a motion for Executive Session. Commissioner Marc David Garcia made a motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Commissioners entered Executive Session at 11:33 a.m.**
3. Reconvene to Open Session; Action, if any, on:
 - **Chair Elva M. Cerda reconvened meeting at 12:12 p.m.**
 - Discuss and Review the Executive Director's FY 2025–2026 Annual Performance Evaluation **Chair Elva M. Cerda entertained a motion to approve as discussed in Executive Session. Commissioner Marc David Garcia made a motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion.**

4. 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 12:13 p.m.

Rodolfo "Rudy" Ramirez, Executive Director

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

Wednesday, June 24, 2026

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Commission was held Wednesday, Wednesday, June 24, 2026, at the Family Development Center. Chair Elva M. Cerda called the meeting to order at 11:31 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 Francisco Meza
Resident Commissioner Miguel Martinez
Assistant City Attorney Martin Canales – entered meeting 11:51 a.m.

Absent: Commissioner Marc David Garcia
Staff: Executive Director Rodolfo “Rudy” Ramirez
Director of Operations & Finance Daniel Delgado
HCV Director Elena Saucedo
Maintenance Supervisor Caesar Alvarado
HR Specialist/Administrative Assistant Adriana Rosas

1. Call the meeting to order – 11:31 a.m.
2. Invocation – Vice Chair Eliseo “Tito” Salinas
3. Pledge of Allegiance – Chair Elva M. Cerda
4. Public Comment – N/A
5. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of May 27, 2026. **Edit to Item 6(a): Revised to reflect that Dr. Marco Garza will return at a future meeting to present the results of the Compensation and Wage Study Analysis. Chair Elva M. Cerda entertained a motion to approve Meeting Minutes of the Regular with edit. Vice Chair Eliseo “Tito” Salinas a made a motion to approve; Resident Commissioner Miguel Martinez second the motion. Motion carried unanimously.**
 - b) Consideration and Possible Action to Approve Resolution McHC 2026-03; A Resolution of the Housing Authority of the City of McAllen Approving the FY 2026-2027 Operating Budgets for Public Housing and Housing Choice Voucher Programs. **Director of Operations & Finance Daniel Delgado presented the proposed FY 2026–2027 Operating Budgets for the Public Housing and Housing**

Choice Voucher (HCV) programs, noting that the required HUD budget resolution would be submitted promptly. Staff reported that the proposed budget remained substantially the same as the draft, with the only significant revision being an increase in administrative expenses to account for additional legal services and the Human Resources program. The Board was advised that health insurance costs and property insurance premiums continue to be monitored, with the budget already anticipating a 40% increase in property insurance expenses. Staff also highlighted projected developer fees revenues and provided the Board with a detailed developer fee schedule for future reference. Following discussion, the Board expressed appreciation for the additional information, and no further questions were raised. Chair Elva M. Cerda entertained a motion to approve FY 26-27 Operating Budgets. Vice Chair Eliseo “Tito” Salinas made a motion to approve; Resident Commissioner Miguel Martinez second the motion. Motion carried unanimously.

- c) Consideration and Possible Action to Approve the McAllen Housing Commission FY 2026-2027 Employee Organizational Chart. **The Board reviewed the annual Employee Organizational Chart and FY 2026–2027 Employee Holiday Schedule. Staff confirmed there were no changes to the organizational chart from the previous year and noted that it is presented annually for Board approval as a standard practice. Staff noted the schedule remained unchanged while continuing to balance operational needs with public service. Staff recommends approval. Chair Elva M. Cerda entertained a motion to approve FY 26-27 Employee Organizational Chart. Commissioner Francisco Meza made a motion to approve; Resident Commissioner Miguel Martinez second the motion. Motion carried unanimously.**
- d) Consideration and Possible Action to Approve the McAllen Housing Commission FY 2026-2027 Employee Holiday Schedule. **The Board reviewed the annual Employee Organizational Chart and FY 2026–2027 Employee Holiday Schedule. Staff confirmed there were no changes to the organizational chart from the previous year and noted that it is presented annually for Board approval as a standard practice. Staff noted the schedule remained unchanged while continuing to balance operational needs with public service. Staff recommends approval. Chair Elva M. Cerda entertained a motion to approve FY 26-27 Employee Holiday Schedule. Commissioner Francisco Meza made a motion to approve; Resident Commissioner Miguel Martinez second the motion. Motion carried unanimously.**
- e) Consideration and Possible Action to Approve Resolution McHC 2026-04; A Resolution of the Housing Authority of the City of McAllen Approving the Write-Off for Inactive Repayment Agreements. **Staff explained that accounts are**

recommended for write-off after 120 days of no payment activity, following repeated attempts to contact participants through phone calls and payment reminders. Discussion focused on strengthening the agency's collection process, including the possible use of legal collection efforts and establishing a more formal collection policy before accounts are written off. Staff also explained that while these balances are written off for accounting purposes, they remain recorded in HUD's EIV system, preventing individuals from receiving housing assistance elsewhere until the debt is resolved. The Board emphasized the importance of improving collection efforts and internal procedures while recognizing that participants have an ongoing responsibility to report changes in income. Chair Elva M. Cerda entertained a motion to approve Resolution McHC 2026-04. Vice- Chair Eliseo "Tito" Salinas made a motion to approve; Resident Commissioner Miguel Martinez second the motion. Motion carried unanimously.

6. Non-Action Items:

a) Executive Director's Report

- A special Board meeting will be scheduled for the Executive Director's annual evaluation, with the Annual Meeting and Regular Meeting are set for July 22, 2026, which will include the election of officers.
- Staff highlighted the success of the annual Scholarship Banquet, where 19 scholarships were awarded and the event received positive community recognition.
- The Vine Terrace five-unit redevelopment project, with HUD approval expected soon, and the Primrose Road senior housing development, which has officially closed and is preparing to begin construction.
- Plans to begin a comprehensive review of agency employee personnel policies
- Scheduling a future Board workshop focused on long-term strategic planning and the agency's future direction.

b) Financial Summary

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

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

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

9. Board Agenda Requests for July Board Meeting

10. Adjournment. Chair Elva M. Cerda entertained a motion to adjourn the meeting. Commissioner Francisco Meza made a motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Meeting adjourned (concurrently with MHFC & MHDC Board Meeting) at 12:18 p.m.

Rodolfo “Rudy” Ramirez, Executive Director

Executive Summary

Item: Section Eight Management Assessment Program (SEMAP) report for FYE 06-30-2026

Discussion: The McAllen Housing Commission (McHC) is preparing to submit the annual SEMAP report. For fiscal year end 06-30-2026, McHC is certifying that all required criteria have been met to comply with HUD. Please see attached SEMAP report

Note: for this SEMAP report we will not be submitting the addendum for bonus points because we did not meet the threshold set by HUD. Please see attached summary in the SEMAP report.

Recommendation: Staff recommends approval.

**MCALLEN HOUSING COMMISSION
RESOLUTION NO. 2026 – 05**

**SECTION 8 MANAGEMENT ASSESSMENT PROGRAM
(SEMAP)**

STATE OF TEXAS

COUNTY OF HIDALGO

WHEREAS, the McAllen Housing Commission has complied with the Section 8 Management Assessment Program (SEMAP) Certification as directed by the Department of Housing and Urban Development (HUD) for fiscal year end June 30, 2026; and

WHEREAS, the McAllen Housing Commission has to submit the required documents to the Department of Housing and Urban Development (HUD) for compliance with the requirements of the Section 8 Management Assessment Program (SEMAP) Certification.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE MCALLEN HOUSING COMMISSION THAT:

1. The Section 8 Management Assessment Program (SEMAP) Certification is hereby adopted to be submitted to the Department of Housing and Urban Development (HUD) on or before August 28, 2026.
2. The Executive Director is hereby authorized and directed to execute any action in reference to this Certification to the Department of Housing and Urban Development (HUD) and transmit the Certification via the reporting system on HUD website.

READ, CONSIDERED, PASSED AND APPROVED this 22nd day of July, 2026 at a regular meeting of the Board of Commissioners of the McAllen Housing Commission at which a quorum was present and which was held in accordance with Chapter 551 Government Code.

SIGNED this 22nd day of July, 2026.

MCALLEN HOUSING COMMISSION

BY: _____

Elva M. Cerda, Chairman
McAllen Housing Commission Board of Commissioners

ATTEST:

Rodolfo “Rudy” Ramirez, Executive Director

Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0215
(exp. 12/31/2026)

Public reporting burden for this collection of information is estimated to average 12 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. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
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Check here if the PHA expends less than \$300,000 a year in Federal awards ☐

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes ☐ No ☐

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes ☐ No ☐

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes ☐ No ☐

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response ☐ At least 98% of units sampled ☐ 80 to 97% of units sampled ☐ Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response ☐ At least 90% of files sampled ☐ 80 to 89% of files sampled ☐ Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes ☐ No ☐

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes ☐ No ☐

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response ☐ At least 98% of cases sampled ☐ Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable ☐

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes ☐ No ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes ☐ No ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes ☐ No ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes ☐ No ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes ☐ No ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes ☐ No ☐

8. Payment Standards. The PHA has adopted payment standards schedule(s) in accordance with § 982.503.

PHA Response Yes ☐ No ☐

Enter FMRs and payment standards (PS)

0-BR FMR _____	1-BR FMR _____	2-BR FMR _____	3-BR FMR _____	4-BR FMR _____
PS _____	PS _____	PS _____	PS _____	PS _____

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes ☐ No ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes ☐ No ☐

11. Initial HQS Inspections. Newly leased units pass HQS inspection within the time period required. This includes both initial and turnover inspections for the PBV program. (24 CFR 982.305; 983.103(b)-(d)).

PHA Response Yes ☐ No ☐

12. Periodic HQS Inspections. The PHA has met its periodic inspection requirement for its units under contract (982.405 and 983.103(e)).

PHA Response Yes ☐ No ☐

13. Lease-Up. The PHA executes housing assistance contracts for the PHA's number of baseline voucher units, or expends its annual allocated budget authority.

PHA Response Yes ☐ No ☐

- 14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☐

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program .

Check here if not applicable ☐

PHA Response

Yes ☐

No ☐

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
- (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

or

- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response

Yes ☐

No ☐

If yes, attach completed deconcentration bonus indicator addendum.

I hereby certify under penalty of perjury that, to the best of my knowledge, the above responses are true and correct for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

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).

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy) _____

Date (mm/dd/yyyy) _____

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name _____

Principal Operating Area of PHA _____
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

2020 Census Poverty Rate of Principal Operating Area _____

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) _____ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- _____ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- _____ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).

Is line c 50% or more? Yes ☐ No ☐

- 2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- _____ c. Number of Section 8 families with children who moved during the last completed PHA FY.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).

Is line d at least two percentage points higher than line a? Yes ☐ No ☐

- 3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- _____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).

Is line d at least two percentage points higher than line a? Yes ☐ No ☐

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.

TX028 – McAllen Housing Authority SEMAP Section 8 – Payment Standards
(continued)

78501 by bedroom Size	0 Br	1 Br	2 Br	3 Br	4 Br
HUD SAFMR 2026	920	930	1,160	1,510	1,670
Percent of HUD FMR	105	105	105	105	105
PHA Payment Standard	966	976	1,218	1,585	1,753
78503 by bedroom Size	0 Br	1 Br	2 Br	3 Br	4 Br
HUD SAFMR 2026	980	990	1,240	1,610	1,780
Percent of HUD FMR	105	105	105	105	105
PHA Payment Standard	1,029	1,039	1,302	1,690	1,869

78504 by bedroom Size	0 Br	1 Br	2 Br	3 Br	4 Br
HUD SAFMR 2026	1,050	1,050	1,320	1,710	1,900
Percent of HUD FMR	105	105	105	105	105
PHA Payment Standard	1,102	1,102	1,386	1,795	1,995

Zip Codes 78502 and 78505 will continue to follow the Metropolitan Area based HUD Fair Market Rent Schedule as follows:

McAllen-Edinburg-Mission MSA Fair Market Rents	0 Br	1 Br	2 Br	3 Br	4 Br
HUD SAFMR 2026	842	847	1,060	1,376	1,522
Percent of HUD FMR	105	105	105	105	105
PHA Payment Standard	884	889	1,113	1,444	1,598

McAllen Housing Commission

SEMAP DECONCENTRATION BONUS — BOARD OF COMMISSIONERS REPORT

Fiscal Year 07/01/2025–06/30/2026 | Prepared July 15, 2026 | Final analytical conclusion; certification support pending

EXECUTIVE ASSESSMENT							
Criterion	HUD test	MCHC measure	Required	Margin	Result	Conclusion	Board interpretation
1	At least 50% of all assisted families with children reside in low-poverty census tracts	41.61%	50.00%	-8.39%	NO	Does not qualify	Definitive: even the maximum possible rate is below 50%.
2	FY mover rate is at least 2 percentage points above the last-FY baseline	38.89%	39.03%	-0.14%	NO	Does not qualify	FY mover rate is below the conservative minimum required rate.
3	Two-FY mover rate is at least 2 percentage points above the second-to-last-FY baseline	38.10%	40.73%	-2.63%	NO	Does not qualify	Two-year mover rate is below the required rate.

KEY NUMBERS			
FAMILIES IN PRINCIPAL OPERATING AREA	CRITERION 1 MAXIMUM POSSIBLE	FY 2025–2026 MOVERS	TWO-YEAR MOVERS
983	41.61%	18 families / 7 low poverty	21 families / 8 low poverty

OFFICIAL LARKSPUR DETERMINATION
4612 Larkspur Avenue, Apt. 4 is treated as HIGH POVERTY. The official coordinate lookup (Y 26.24353509895823, X -98.26759304513709) returns Census Tract 207.35, GEOID 48215020735. The tract poverty rate used in this analysis is 50.3%, above the 20% low-poverty threshold.

BOARD-LEVEL DISPOSITION
Recommended disposition: receive and file this report; do not claim the SEMAP deconcentration bonus under Criteria 1–3 for FY 2025–2026. Staff should retain the official Census geocoder evidence, finish the exact Criterion 1 numerator, and complete the HUD-50058 transaction-history audit before the HUD-52648 certification package is finalized.

CERTIFICATION SUPPORT STATUS
The conclusion is decision-stable, but the supporting file is not yet complete for signature: 53 current McAllen addresses still need official address-level tract confirmation, and full HUD-50058 transaction histories are needed to confirm the complete mover universe. These items can refine exact counts; they cannot make Criterion 1 pass because its maximum possible rate is only 41.61%.

Executive Summary

Item: 2027 Plan agreement for the Texas County & District Retirement System (TCDRS)

Discussion: The McAllen Housing Commission (McHC) is participating in the TCDRS retirement system. One of the requirements from TCDRS is to adopt a plan agreement for the incoming calendar year.

The McAllen Housing Commission's proposed Texas County & District Retirement System (TCDRS) Plan Agreement for the 2027 plan year maintains the organization's current retirement benefits and funding structure. **No changes are proposed from the prior 2026 plan agreement.**

The attached Plan Agreement for 2027 would be **effective January 1, 2027**

Recommendation: Staff recommends approval.



**Plan Agreement for Plan Year 2027
McAllen Housing Commission – 1094
Effective as of Jan. 1, 2027**

Basic Plan Options	
Employee Deposit Rate:	4%
Employer Matching:	250%
Prior Service Credit:	0%
Retirement Eligibility	
At 60 (Vesting)	10 years of service
Rule of	75 years total age + service
At Any Age	20 years of service
Optional Benefits	
Partial Lump-sum Payment at Retirement:	No
Group Term Life:	None
Retirement Plan Funding	
Elected Rate:	7.21%
Total Contribution Rate	
Retirement Plan Rate:	7.21%
Group Term Life Rate:	N/A
Total Contribution Rate:	7.21%

Certification

I certify that the plan agreement for the participation of McAllen Housing Commission in TCDRS for the 2027 plan year truly and accurately reflects the official action taken during properly posted and noticed meeting on _____ (mm/dd/yy) by the Governing Board and such action is recorded in the official minutes.

PrintedName: _____ Title: _____

Authorized Signature: _____ Date: _____

Executive Summary

Item: Recommendation to Award – RFP 2026-01 General Depository Services.

Discussion: The McAllen Housing Commission (McHC) solicited proposals for General Depository Services on May 16 & 23, 2026. The objective of RFP 2026-01 was to obtain proposals from qualified banks that can provide McHC with bank / general depository services as required by HUD. The solicitation closed on June 17, 2026 and five (5) proposals were received. The responsive banks were as follows:

Frost Bank	Plains Capital Bank
Greater State Bank	Texas National Bank
Lone Star Bank	

The Evaluation Committee reviewed and scored each proposal using the criteria established in the Request for Proposals (RFP). The evaluation considered cost of services, interest rates on idle funds, completeness of the required documentation, technical capabilities, level of service, relevant experience and past performance, branch locations and hours of operation, and the overall quality of the proposal. The maximum possible score was 100 points.

Each committee member scored the proposals individually and the average of all scores was used to determine the final ranking scores. A final ranking summary score of all proposals is attached for the Board's review and consideration.

Recommendation: After review, the evaluation team determined that the proposal submitted by **Texas National Bank** is the highest ranked proposal and meets all the requirements of the RFP and recommends to **award RFP 2026-01 General Depository Services to Texas National Bank for a period of one year with the option to extend for up to four (4) years, in 1-year increments.**

If negotiations are unsuccessful, negotiations may proceed with the next highest-ranked proposal/respondent in accordance with McHC's procurement policy.

RFP 2026-01 Proposal Ranking Summary

<u>Rank</u>	<u>Bank Name</u>	<u>Total Score</u>
1	<u>Texas National Bank</u>	<u>98</u>
2	Lone Star National Bank	95
3	Frost Bank	91
4	Plains Capital Bank	86
5	Greater State Bank	81



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, July 22, 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.

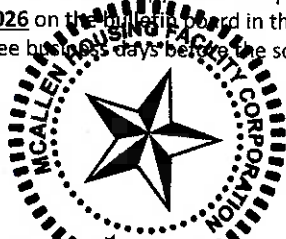
For the following purpose:

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 June 24, 2026. Pg. 2-3
3. Non-Action Items:
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, July 16, 2026 on the McAllen 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, June 24, 2026

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Facility Corporation was held Wednesday, June 24, 2026, at the Family Development Center. Chair Elva M. Cerda called the meeting to order at 11:31 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 Francisco Meza
Resident Commissioner Miguel Martinez
Assistant City Attorney Martin Canales

Absent: Commissioner Marc David Garcia
Staff: Executive Director Rodolfo “Rudy” Ramirez
Director of Operations & Finance Daniel Delgado
HCV Director Elena Saucedo
Maintenance Supervisor Caesar Alvarado
HR Specialist/Administrative Assistant Adriana Rosas

Call Meeting to Order – 11:31 a.m.

1. Action Items:

- a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of May 27, 2026. **Chair Elva M. Cerda entertained a motion to approve Meeting Minutes. Commissioner Francisco Meza made a motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**
- b) Consideration and Possible Action to Approve to FY 2026-2027 Operating Budget for the McAllen Housing Facility Corporation (MHFC) Orchid Place Apts., Sunset Garden Apts., and Villas at Beaumont Apts. **Director of Operations & Finance Daniel Delgado presented the proposed FY 2026–2027 Operating Budgets for MHFC. He reported that the proposed budget remained substantially the same as the draft, with the only significant revision being an increase in administrative expenses to account for additional legal services and the Human Resources program. Staff recommends approval. Chair Elva M. Cerda entertained a motion to approve FY 26-27 Operating Budget. Vice Chair Eliseo “Tito” Salinas made a motion to approve; Resident Commissioner Miguel Martinez second the motion. Motion carried unanimously.**

2. Non-Action Items:
 - a) Financial Report
 - Director of Operations and Finance Daniel Delgado Financial Update for May 2026 with no significant findings.
 - c. La Vista Financial Report
 - Director of Operations & Finance, Daniel Delgado reported Financial Update for May 2026 with no significant findings.
 - d. Retama I & II Financial Report
 - Director of Operations & Finance, Daniel Delgado reported Financial Update for May 2026 with no significant findings.
3. Adjournment – **Chair Elva M. Cerda entertained a motion to adjourn the meeting. Commissioner Francisco Meza made a motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Meeting adjourned (concurrently with MHFC & MHDC Board Meeting) at 12:18 p.m.**

Rodolfo “Rudy” Ramirez, Executive Director



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, July 22, 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

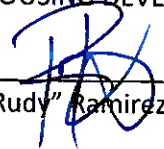
1. Call the meeting to Order
2. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of June 24, 2026. Pg. 2-3
3. Non-Action Items:
 - a) Update on LIHTC Applications
 - b) Update on Vine Terrace Remodel
4. Adjournment

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, July 16, 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, June 24, 2026

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Development Corporation was held Wednesday, June 24, 2026, at the Family Development Center. Chair Elva M. Cerda called the meeting to order at 11:31 a.m. concurrently with McHC and MHFC. Present and attendance for roll call were:

Present: Chair Elva M. Cerda
Vice Chair Eliseo “Tito” Salinas
Resident Commissioner Miguel Martinez
Commissioner Francisco Meza
Assistant City Attorney Martin Canales

Absent: Commissioner Marc David Garcia

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

Guest:

1. Call Meeting to Order – 11:31 a.m.
2. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of May 27, 2026. **Chair Elva M. Cerda entertained a motion to approve Meeting Minutes of the Meeting Minutes. Resident Commissioner Miguel Martinez made a motion to approve; Commissioner Francisco Meza second the motion. Motion carried unanimously.**
 - b) Consideration and Possible Action to Approve FY 2026-2027 Operating Budget for the McAllen Housing Development Corporation (MHDC) Hibiscus Apts., and Vine Terrace Apts. **Director of Operations & Finance Daniel Delgado presented the proposed FY 2026–2027 Operating Budgets for MHFC. He reported that the proposed budget remained substantially the same as the draft, with the only significant revision being an increase in administrative expenses to account for additional legal services and the Human Resources program. Note: Edit line item to Villas Primrose-developer fees. Staff recommends approval. Chair Elva M. Cerda entertained a motion to approve FY 26-27 Operating Budget. Commissioner Francisco Meza made a motion to approve;**

Resident Commissioner Miguel Martinez second the motion. Motion carried unanimously.

3. Non- Action Items:

a) Update on LIHTC Applications

- Director of Operations and Finance Daniel Delgado provided an update on the LIHTC application, noting that staff continues to monitor its progress. Staff also reported the successful closing of the Primrose Road development prior to the July 4th holiday. No additional updates were available regarding the LIHTC application at this time.

b) Update on Vine Terrace Remodel

- Director of Operations and Finance Daniel Delgado reported continued progress on the Vine Terrace remodel project and anticipates receiving HUD's signed approval to move forward. Once approval is received, staff will continue coordinating with the City of McAllen to establish the project timeline and next steps.

c) Financial Summary

Director of Operations & Finance, Daniel Delgado reported Financial Update for May 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; Vice Chair Eliseo “Tito” Salinas second the motion. Meeting adjourned (concurrently with MHFC & MHDC Board Meeting) at 12:18 p.m.**

Rodolfo “Rudy” Ramirez, Executive Director