

HOUSING AUTHORITY OF THE CITY OF LAREDO

Regular Board of Commissioners Meeting
2000 San Francisco Avenue
Administration Building Conference Room 1st Floor
Laredo, Texas 78040
June 10, 2015 @ 12:00 Noon

A-15-R-3

MINUTES

June 10, 2015

- 1. OATH OF OFFICE FOR COMMISSIONER: JOHN R. SOLIS**-Chairman Bruni informed the board and staff Mr. John Solis was appointed by Mayor Pete Saenz and would be reading his oath to be sworn in to serve as a new Laredo Housing Authority Board Commissioner.
- 2. CALL TO ORDER:** Raymond A. Bruni called the meeting to order at 12:00 noon.
- 3. ROLL CALL AND DECLARATION OF QUORUM:** Roll call and declaration of quorum by Laura Llanes, Executive Secretary.

Board Members Present

Raymond A. Bruni, Chairman
Joe Aranda, Commissioner
Martha Castro, Commissioner
John R. Solis, Commissioner
Robert Simpson, Commissioner

Board Members Absent

Staff Present

Laura Llanes, Executive Director
Luis Calderon, Interim Assistant Director
Orlando Guerrero, Accountant
Elizabeth Martinez, Section 8 Administrator
Bulmaro Cruz, Director of Public Housing
Mary De La Rosa, Executive Secretary
Christina Ramos, Administration Secretary

4. CITIZENS COMMENTS:

This is the opportunity for visitors and guest to address the Board of Commissioners on any issue. The Board may not discuss any presented issue, nor may any action be taken on any issues at this time. (Texas Attorney General Opinion-JC-0169) **No citizen's comments.**

Laura Llanes, Executive Director gave a brief up-to-date summary regarding the affordable housing developments. River Bank Apartments Village Apartments located at in North West of Laredo, north of the loop, and west of mines road. This development consists of 152-units and contains a mix of one, two and three-bedroom apartments. A group of residents from Russell Terrace were taken to view the River Bank Village Apartments. Some of these residents were reluctant to the change but after seeing the River Bank Village were excited and inquired when they would be able to move in. Laura Llanes informed these apartments were not built for them. Their future apartments will be built across from TAMIU property that was previously purchased with the board approval. Another property that was purchased is behind the Veterans Clinic at the old Laredo Airport Base. There were

plans to purchase more property at this location but ran into difficulties with the city. The plans were to purchase additional property to increase the number of units being built from 130 to 200+ but when she attended a meeting with the City of Laredo it was discovered the sewer lines were in disrepair. The city stated they were not willing to close Cherry Hill Street which is not utilized as much. The city stated LHA would have to repair the sewer lines so the decision was to return to the original plan of building only 130-units. The Casa Verde application is currently #3 and will soon be waiting for a positive outcome. The Stone Oaks Apartments did not qualify for tax credits so the next plan is to utilize 4% tax credits, bonds, and loans. Laura Llanes stated these apartments will be built because the demand for affordable housing is in such high demand.

5. ACTION ITEMS:

A. Discussion and possible action to approve minutes for meeting held on 3/11/2015.

Commissioner Simpson made a motion to approve the minutes for meeting on 3/11/2015.
Commissioner Aranda seconded the motion.
Motion was approved.

B. Discussion and possible action to elect a new Vice-Chairman.

Commissioner Aranda made a motion to elect Robert Simpson as Vice-President.
Commissioner Castro seconded the motion.
Motion was approved.

C. Discussion and possible action to approve the certification of the Section 8 Management Program (SEMAP) for Fiscal Year ending March 31, 2015 and the Executive Director SEMP Submission Certification to the U.S. Department. Of Housing & Urban Development (HUD) done on May 29, 2015 and adopt Resolution No. 15-R- 9.

Elizabeth Martinez, Section 8 Administrator, informed once annually, the housing authority is required by the Section 8 Program regulatory guideline to certify its performance under the Section 8 Management Assessment Program (SEMAP) to Housing and Urban Development (HUD). The performance indicators are: Waiting List Management, Reasonable Rents, Determination of Adjusted Income, Utility Allowance Schedule, HQS Quality Control, HQS Enforcement, Payment Standards, and the Family Self-Sufficiency Enrollment Program.

Laura Llanes, Executive Director mentioned the agency's inspections are conducted annually instead of every two years as other agencies are performing. Other agencies are going as far as performing inspections tri-yearly. This helps to prevent disrepair to the units and keep them in compliance. She informed the Board of Commissioners the Laredo Housing Authority has been designated as High Performer for the past 3 years.

Vice-President Simpson made a motion to approve the agenda item.
Commissioner Aranda seconded the motion.
Motion was approved.

D. Discussion and possible action to approve the Housing Authority of the City of Laredo Operating budget amendment #1 for FY 2014-2015.

Orlando Guerrero, Interim Director of Finance informed the agency operating budget was presented on March 2015 and approved by the board. Since then the need to reclassify some budget expenditures are needed in order to meet the needs of the developments.

Commissioner Aranda made a motion to approve the agenda item.
Commissioner Castro seconded the motion.
Motion was approved.

6. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE

- A. Discussion of real estate acquisition and disposition for affordable housing all current and prospective assets may be discussed. As authorized by the Texas Government Code Sections 551.072 (deliberations about real property).
- B. The Board of Commissioners of the Housing Authority of the City of Laredo reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code Sections 551.071 (consultation with attorneys), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations,) 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.086 (economic development).

7. ITEMS OF COMMUNITY INTEREST:

(Note: These items may include expressions of thanks, congratulations, or condolence; information regarding holiday schedules; honorary recognitions of city officials, employees, or other citizens; reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by a city official or city employee; and announcements involving imminent threats to the public health and safety of the city. No specific items will be listed under this section, and no discussion or action will take place.)

Chairman Bruni informed the board members Melissa Ortiz, Director of Finance had delivered a healthy baby girl and would be out on maternity leave thru the month of August.

- 8. ADJOURNMENT:** Commissioner Aranda made a motion to adjourn.
Commissioner Solis seconded the motion.
Motion passed.
Meeting was adjourned at 12:12 p.m.



Raymond A. Bruni
Board Chairman



Laura Llanes,
Executive Director