

Laredo Housing Authority  
Regular Board of Commissioners Meeting

Zoom Video Link:

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Call in Number: 1-346-248-7799

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LHA Board Room  
2000 San Francisco Ave.  
Laredo, Texas 78040  
Friday, July 29, 2022  
12:00 P.M.

**Board of Commissioners**

Jose L. Ceballos, Board Chairman  
Dr. Sergio D. Garza, Vice Chairman  
Anita L. Guerra, Commissioner

Dr. Marisela Rodríguez Tijerina, Commissioner  
Gloria Ann Freeman, Resident Commissioner

***The Board of Commissioners will convene for a Board meeting for discussion on the following matters (NOTE: A quorum of the Board will be physically present at this location, but up to two other Commissioners may attend by videoconferencing, as permitted by Tex. Gov't Code Section 551.127)***

**A-22-R-6**

**Agenda**

**July 29, 2022**

**1. CALL TO ORDER**

Chairman Ceballos advised everyone that we are doing this hybrid format part of the board quorum is at the Housing Authority building and then I'm away digitally online. There are other people that are online and we'll go through that in a minute. I want to thank everybody for making time for this meeting. I appreciate that especially during the lunch hour. I don't think it will be an extended meeting but we do have some business to go through and some reporting. I'm calling the meeting to order.

Chairman Jose L. Ceballos called the meeting to order at 12:07 p.m.

**2. INVOCATION PRAYER**

Commission Ms. Freeman led them in prayer: "Please bow your heads, as more than one-half of 2022 has passed I ask that you take time to reflect on these past months and ask yourself, have I done the best I could to help those that couldn't help themselves? Have I lived my life the best I could? Did I use my upbringing values and faith in my decision making that would affect other lives? Dear Lord we pray for all people affected by major tragedies the wild fires, the flooding, the droughts throughout our globe. We pray for peace and stability on earth. We pray for those individuals' battling illness from cancer to covid. We pray for our children returning to school with fear in the back of their minds. We pray for our elderly and

our youth. We pray for our veterans and our military active-duty personnel. We pray for those traveling this last month of summer vacation, and as always Lord thank you for all the blessings you bestow on us your humble servants. In this we pray. Amen.”

Chairman Ceballos thanked Ms. Freeman for the great prayer.

### **3. PLEDGE OF ALLEGIANCE**

Chairman Jose L. Ceballos led them in the recital of the Pledge of Allegiance.

### **4. ROLL CALL AND DECLARATION OF QUORUM**

Chairman Ceballos thanked everyone that was present as well as joining via Zoom.

Chairman Ceballos asked Mrs. Gaona to proceed with roll call. Mrs. Gaona mentioned that Commissioner Anita L. Guerra was in route to the meeting and will be joining shortly.

Chairman Ceballos stated that they have a quorum.

#### **Commissioners Present**

Jose L. Ceballos, Chairman (zoom)  
Dr. Sergio D. Garza, Vice-Chairman  
Dr. Marisela Rodríguez Tijerina, Commissioner  
Anita L. Guerra, Commissioner  
Gloria Ann Freeman, Resident Commissioner

#### **Commissioners Absent**

#### **Staff Present**

Mary Gaona, Executive Director  
Jennifer Barrientos, Director of Finance  
Bulmaro Cruz, Director of Construction Projects  
Jessica Martinez, Director of Planning & Community Services  
Melissa Ortiz, Director of Section 8  
Roberto Peña, Director of IT  
Raquel Aguilar, Assistant Director of Housing Management  
Alejandro Jimenez, Assistant Director of IT  
Valeria Cabello, Procurement Officer  
Christy Ramos, Administrative Assistant  
Sonia Flores, Senior Accountant (zoom)  
Melinda Gavilanes, Property Manager (zoom)  
Denise Guzman, Property Manager (zoom)  
Jose Hernandez, Property Manager (zoom)  
Maria Hernandez, Property Manager (zoom)  
Kayla Moreno, Property Manager (zoom)  
Laura Villalobos, Property Manager (zoom)  
Veronica Alcalá, Assistant Property Manager (zoom)

San Juana Valero, Assistant Property Manager (zoom)  
Priscilla Ramos, Clerk (zoom)  
Elsa Rodriguez, Clerk (zoom)  
Ricardo De Anda, Attorney

**Others Present**

Nancy De Los Santos, Russell Terrace RC Vice-President and RAB At Large  
Wendy Miranda, South Laredo RC President  
Francisco Ornelas, Senior Home RC President and RAB Treasurer  
Asuncion Santiago, Russell Terrace RC President

Chairman Ceballos advised everyone that for the record Commissioner Anita Guerra is present and she arrived at 12:13 p.m.

**5. CITIZENS COMMENTS**

This is the opportunity for visitors and guests 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 the time. There will be a 3-minute limitation per speaker. (Texas Attorney General Opinion-JC-0169)

Chairman Ceballos stated that there were no comments.

**6. DISCLOSURE OF CONFLICTS OF INTEREST FOR BOARD OF COMMISSIONERS AND STAFF**

Chairman Ceballos stated that there were no disclosures.

**7. PRESENTATION BY CENTRAL RESIDENT COUNCIL**

Chairman Ceballos asked if someone was present to represent for the resident counsel and Ms. Gaona replied, yes.

Nancy De La Rosa representante de la mesa central. Se levantaron por votar nuevas mesas de cada colonia y la mesa central. Vamos a empezar las juntas mensuales estamos también planeando para las ventas de garajes por colonia. Aquí esta Francisco Ornelas tesorero de la mesa central. Gracias.

Chairman Ceballos les dio las gracias por su informe, uno de los temas que vamos a discutir hoy habla un poco de, no un poco habla de lo que es el tráfico de personas y parte de lo que queremos resolver lo que me concierne a mí en particularmente de que haya suficiente comunicación en nuestras comunidades y el liderazgo del personal de la agencia para tratar de no perder el control y estar vigilantes individualmente estar al pendiente de lo que ocurra con los vecinos, con las áreas alrededor fuera de las colonias y siempre estar preparados. Yo sé que mi intención era asistir a su junta y lo voy hacer para platicar un poco más sobre ese tema, este dado a que hay un alta en lo que es tráfico humano

debido a que estamos en la frontera y las cuestiones económicas que estamos viviendo, pero les agradezco a ustedes que están en la mesa de residentes y también que hagan los de su parte para tratar de estar al pendiente como se dice y poniendo atención en lo que ocurra alrededor de nosotros.

## **8. APPROVAL OF MINUTES**

**A.** Approval of Minutes for Board of Commissioners meeting on April 22, 2022.

**Commissioner Dr. Marisela Rodriguez Tijerina moved to approve the minutes for the Board of Commissioners meeting on April 22, 2022 as presented. Chairman Ceballos seconded the motion. Motion passed unanimously.**

## **9. STANDING REPORTS AND PRESENTATIONS (No Action to be taken on these items)**

**A.** Executive Director's Report to include status of Rapid Rehousing Grant Program and ongoing construction projects.

Chairman Ceballos stated, let's do this in a different order if you don't mind, Unaudited Financials will go first.

Ms. Gaona presented to the Board and stated that in their package they have the PIC score for Public Housing was 99.60% and our lease up for June was at 99.21%. For Section 8, the PIC score was at 104.06% and our HAP utilization is at 103.10% and our lease up is at 99.30%. For our Emergency Housing Vouchers, we were allocated 85 vouchers and have seventy-two families housed, nine that are still out searching and we had four pending inspections as of June 30th. As of July, they have already been housed. In our Rapid Rehousing Program, we had nine households that were assisted. On the next slide is the Public Housing leasing comparison from May to June and as you can see in Asherton we dropped one unit. At the other properties we stayed the same. And at Meadow elderly we leased the unit that was vacant there. On the next slide we have our public housing occupancy from April through July our average is at 99.15% and for the month of July we dropped to 98.95% from 99.21% in June. On the next slide you have our Rapid Rehousing as I mentioned we have nine families and two elderlies housed we did have eight family's and one individual transition to our Emergency Housing Voucher Program from our Rapid Rehousing Program and three that will be transitioning to our HCV Program. Since we opened our HCV waiting list, those families are transitioning out. We will be transitioning new families into the RRH Grant. Chairman Ceballos asked, Mary are you following on the screen or are you following on the power point? Ms. Gaona responded on the power point. Chairman Ceballos replied, okay I'm still looking at the Capital Fund slide. So, before you continue, I just want to bring up on your packet on the public housing just a note for you to try and figure out what is happening. There's a high number of work orders that are being created in South Laredo and the Meadow Acres Project compared to Lozano. So, Lozano has 27 work orders and Meadow and

South Laredo has 76. Just something for you to look at, I'm wondering what's generating those numerous work orders at Meadow. You might have the answer for that but it seems like an anomaly. Ms. Gaona responded, okay, I will have the 76 work orders looked at. Chairman Ceballos replies, and one other note in looking at those spreadsheets the charts are not really populating the complete work order. There are some that are showing some open work orders but they are not showing it on the chart. Ms. Gaona replied, okay. Chairman Ceballos stated, so I think something is missing on those spreadsheets, if you look at AMP 4 & AMP 5 their showing some pending ones. Ms. Gaona replied, I will have Ms. Aguilar look at those. Chairman Ceballos stated, go ahead Mary. Ms. Gaona continued with the next item being our construction. This is our first floor, we've got well when we did the report, we were at 98.14%, we were missing some glass and glazing that was installed yesterday on the doors and interview rooms. Really, we are pending some finish out on the electrical and they were there yesterday and are there again today finishing that so the first floor should be complete if not today by tomorrow. We will then be going to the second floor. On the second floor the only major delay we had there was with the carpet, the provider was not able to get us the carpet this past month like he stated so we have gone ahead and picked up a roll yesterday and that will be installed today and tomorrow in the lobby and in the conference room for the meantime. And God willing by the first week in September we will get the missing carpet for the second floor. And you all are welcome to take a walkthrough of the building after the meeting. For our maintenance shop we have started, we are really only like at 6%. They've removed all the asphalt and they started to do all the trenching so that project has also began. Any questions? Commissioner Dr. Sergio D. Garza asked, who has the contract for the maintenance shop? Ms. Gaona replied, we have different sub-contractors for the different tasks. So we have somebody for the concrete, somebody for the framing, for the electrical, the plumbing, its different contractors. Commissioner Dr. Sergio D. Garza replied, okay and the architect is? Ms. Gaona replied, this is Able City and Mr. Solis had done this one. Commissioner Dr. Sergio D. Garza replied, okay, thank you. Chairman Ceballos asked, Mary do you have an updates on the Airport Property Project? Ms. Gaona replied, we've gotten the revised proposal from Slay Architecture so we will be finalizing that, they have submitted the new proposed rate. Chairman Ceballos replied, okay and any updates on the Colonia Guadalupe redevelopment planning? Ms. Gaona replied, no, I have a meeting scheduled with Rod to discuss the moving to work and the changes for the reprogramming in the 2022 Capital Fund. Chairman Ceballos replied, alright, any questions or comments from the Board on the report? Thank you, Mary.

#### **B. Unaudited Financials for the month of June 2022.**

Ms. Barrientos advised the board that today I'm going to present the June 2022 Unaudited Financials to the Board. I am happy to announce that we have a Net Profit at COCC of \$64,850.24, AMP 1 we have \$77,271.13, AMP 3 we have \$36,073.35, AMP 4 we have \$18,214.87, AMP 5 we have \$22,943.70, AMP 6 we have \$5,721.43 and for Section 8 we have \$387,930.63, and for Farm Labor we have \$8,449.05. For the highlights on the revenues and the expenditures we were



supposed to be at least at a 25% so anything on the expenditures that is lower, it is great so they are all below at 25%. For Laredo Housing Facilities Corporation, this is Russell Terrace and the Bernal Sunrise Court we have revenues of \$413,226.00 and expenditures of \$250,642.00. For Laredo Housing Opportunities Corporation this is River Bank and Casa Verde we have revenues of \$6,014.00 and expenses of \$3,440.00 and for the Laredo Housing Development Corporation which is the O'Kane property we have revenues of \$77,551.00 and expenses of \$79,821.00. For our Section 8 Housing Choice Voucher Program this is a snapshot of June 2022 leasing for our current units leased we have a total of 1,727 units leased which includes the HCV participants, Mainstream Vouchers, Vash Vouchers, and EHV. Chairman Ceballos asked, can you put it on the screen. Go ahead and proceed Jennifer. We have a budget authority from January to December for the HCV program of \$10,211,016. for June HAP expenses we had \$946,596. We are at 97% lease so that's from the total that we have of vouchers which is 1,770 and we are at 1,727 that's 97% and year to date from January through June we have expended \$2,814,356. For our Capital Fund Grant, we are currently working on finalizing our 2016 Capital Fund Grant that ends in April 12, 2023. We will finish it this year but have \$19,407 remaining in a work item that is currently being worked on which is Ana Maria Lozano and Carlos Richter landscaping and surface run off grading and then Asherton shower renovations and surface gypsum board. For the 2017 Grant we have fully expended this grant so we're in the process of submitting the close out documents. For the 2018 Capital Fund Grant we are awarded \$1,691,481.00 and have a disbursement end date of May 28, 2024. We have a total remaining of \$630,306.00 and these are activities that are being worked on for this grant. For our 2019 Capital Fund Grant we are awarded \$1,696,733.00 with a disbursement end date of April 15, 2025 with remaining to expend \$1,162,241.00 with various remaining work to be done in the different properties. For the 2020 Capital Fund Grant we are awarded \$1,798,213.00 with the disbursement end date of March 25, 2026 with the remaining funds to be expended \$1,541,613.00 this is a fairly new grant we are working on. For our 2021 Capital Fund Grant it started our obligation on February 22, 2023 I mean it ends February 22, 2023 and the disbursement end date is February 22, 2025 with HUD funding us at \$1,900,414.00 currently the environmental were sent to HUD and we are just pending the letter to start obligating these funds. Do you all have any questions? Commissioner Dr. Sergio D. Garza asked, and the amount for that is what? Ms. Barrientos replied, 1,900,414.00. Chairman Ceballos asked, can you put up a slide for the homeless grant? Ms. Gaona asked, which one Mr. Ceballos? Chairman Ceballos responded, I want to see the Webb County one and the HUD Grant. Ms. Gaona replied, the Webb County is on the Laredo Housing Development but that's on a reimbursement level so that's not on the financial yet. Chairman Ceballos asked, have we started utilizing that money? Ms. Gaona replied, no, we are mainly doing the Licensed Professional Counselor salary which comes out of there so that's when we will start utilizing that one for. Chairman Ceballos replied, okay alright, thank you. Jenny, thank you. Any questions for Jennifer? So, we will move on to Executive Directors Report that status on the Rapid Rehousing Grant and the ongoing construction projects.

## 10. CONSENT AGENDA

All of the following items may be acted upon by one motion. No separate discussion or action on any of the items is necessary unless desired by a commissioner.

- A. Consideration to authorize the ratification of the Commercial Property Insurance for the Laredo Housing Facilities Corporation effective June 27, 2022 through June 26, 2023.
- B. Consideration to authorize the Executive Director to extend the contract with Securitas Security Services USA, Inc. for an additional year, as allowable by Contract No. LHA 2019-0801-1, effective September 25, 2022 through September 24, 2023. This represents the fourth year of the contract maximum permissible of five years.
- C. Consideration to authorize the Executive Director to extend the contract with KCI Technologies Inc., formerly known as Civil Engineering Consultants (CEC) for an additional year, as allowable by Contract No. 180423-4(A) effective October 25, 2022 through October 24, 2023. This represents the fifth and final year of the contract maximum permissible of five years.
- D. Consideration to authorize the Executive Director to extend the contract with O'Connor Engineering & Science, Inc. for an additional year, as allowable by Contract No. 180423(E) effective September 10, 2022 through September 9, 2023. This represents the fifth and final year of the contract maximum permissible of five years.

Chairman Ceballos advised the Board that we were going to move on to the Consent Agenda. Take a look at the items, all of the following items may be acted upon by one motion. No separate discussion or action, on any of the items, is necessary unless the board decided to do so and pull the item out. Let me know if you want to pull any of the items out and discuss. If you all are good with it. I'll entertain a motion to vote on all of those as a group.

**Commissioner Marisela Rodriguez Tijerina moved to approve items 10A, 10B, 10C. and 10D of the consent agenda.**

**Commissioner Gloria Ann Freeman seconded the motion.**

**Motion passed unanimously.**

## 11. ACTION ITEM

- A. Discussion and possible action to approve a 1-year extension to RFQ#19-0401-1 Professional Services for Annual Audit Services contract with Garza/Gonzalez & Associates in the amount of \$99,400 for FYE 03/31/2022 audit, as allowable by contract LHA1904011 effective May 20, 2019 through May 19, 2023. This represents the fourth year of the contract maximum permissible of five years.

Ms. Gaona stated, that we would like to request authorization to renew or contract Garza/Gonzalez for the FY 2022 audit in the amount of \$99,400.00. Chairman Ceballos asked, when are you all planning to present last years audit? Ms. Gaona responded, next month. It was going to be included in this month's agenda but Mr. Gonzalez was not going to be available to present at today's meeting so we took it off. But we will be placing it on next month's agenda. Chairman Ceballos asked, is everything in order with that audit? Ms. Gaona responded, yes. We just have the one pending item for the payment in leu of taxes. Chairman Ceballos responded. with the College. Ms. Gaona stated, yes. Chairman Ceballos asked, alright on the programs, did they perform well this year? Ms. Gaona responded, yes. Chairman Ceballos asked, did we get any findings in Section 8 or Public Housing? Ms. Gaona responded, no, we have no findings, just recommendations I believe there are two, one is on the reporting for the Cares funding on how they were not separated on the general ledger as far as how they were reported on the accounting system and the other was our Rapid Re-housing grant or basically any new grant that we get. Chairman Ceballos asked, is the staff satisfied with how they are dealing with this auditor or anything that needs to be discussed with the Board? Ms. Gaona replied, no. Chairman Ceballos advised the board that he would entertain a motion on this item.

**Commissioner Dr. Sergio D. Garza moved to award Garza/Gonzalez & Associates in the amount of \$99,400.00 for the FYE 2022 audit.**

**Commissioner Anifa L. Guerra seconded the motion.**

**Motion passed unanimously**

- B. Discussion and possible action to approve amendments to the Admissions and Continued Occupancy Policy and Housing Choice Voucher Administrative Plan, including extending the reach of the zero-tolerance policy to prohibit subsidized housing for individuals who engage or support human trafficking activities, and disqualify landlords who engage or support human trafficking from participating under the HCV Program.

Chairman Ceballos advised the Board that in their packet, they have some edits to what is being recommended. I initiated this after hearing of a case from April that made the news in the last couple of weeks. Some of you may have missed it or may have seen it. It's was related to a male who was holding some people in one of our projects, Colonia Guadalupe. Against their will so to speak and I thought it would be in order that we consider reinforcing our policy to make it clear and to get our public message out that this will not be acceptable from people that live in our projects. And that our constituents, our residents, should not have to deal with this kind of situation. So, although both attorneys feel that there is probably language that address this type of criminal activity. I think that given where we are in the world, in terms of our border, I think its important that we acknowledge these occurrences and have a response as a Board. Also, its not on the agenda but part of some of the concerns that have began to be expressed by our residents relate to their concerns for their own safety if they report someone. So, its important for them



to use entities like Crime Stoppers and other more private channels so that they are also protected in the event that this is occurring within the projects or nearby right, it doesn't have to be inside our public projects. The extension also includes Section 8 because a lot of our community does exist or does live outside, our larger community the majority don't live in Public Housing. This is the root of this item, that recent case in April was not the first one that we've had. We've probably had two others in prior years and so its important that we acknowledge that this is happening. And that we need to send a message that if you are specifically in any way supporting this type of activity you will lose your assistance. Whether you are a guest, your guest is doing this or yourself. So, I will open it up for any other comments from the Board or from our staff. Mr. Ricardo DeAnda stated if I may the proposed change focusses on human trafficking which is defined on page 229 of the handout and it's defined as coercing a person to provide labor or services from another individual by using violence or coercion of any sort and that would that's not so much the problems that we have. The problems that we have are with people who voluntarily go into hiding. We may want to add along with this definition, a definition that includes what the federal law prohibits which is the transportation or attempt to transport someone who you know is in the country without legal rights or without legal documentation or shielding that person. Those are the offences that are used in federal court to fight the issue that we are faced with. If the Board would like, I could write an addition to this provision that would include the transportation or attempted transportation or shielding of individuals that are known by our tenant are not in the country legally. Chairman Ceballos stated, I want to make sure that the Board knows all the edits that are being proposed are marked in their packets. Mary, am I correct? Ms. Gaona replied, yes. Chairman Ceballos said they are highlighted with stickies in your packets all the edits that are being proposed. Commissioner Dr. Sergio D. Garza stated, I have a question, first of all, I concur with you, but here we have a disqualified landlord. What happens if a landlord is involved with this so-called human smuggling? What will become of the family? Chairman Ceballos stated, the subsidy belongs to the family, so the family would be provided the option to leave that location. At a point, we would lean on our attorney to guide us on how to vacate or exit out of any commitments with that landlord whoever it may be. I would think that our policy would allow us to have those discussions on those occurrences to try to deal with that. We may have landlords that have multiple tenants and that's a very good question. I think we used the word may on the language it doesn't force you to do it but it allows you to have a discussion. I would think that we would consult with our attorney and discuss what kind of case, the specifics of what we know or what we can obtain about what was transpiring. The idea is to at least bring this back to the leadership body here to try to help because the tenants the whole development could be under the control of these people. And it needs to be before the authorities get involved. That would be my response, I don't know if Ricardo has anything to add. Mr. Ricardo DeAnda stated, you are absolutely right when you stated that the policy doesn't require us, it gives us the power to act. But then that would depend on the individual case whether we have somebody who is aged and doesn't have anything to

do with it or someone who is disabled. So, it would depend on the situation but this is a specific policy that the Executive Director could use in making those decisions as to whether to move those families out or not. In the case that the Chair brought up, they moved out. They had more serious problems than our lease. But we may have a situation where half of them may not be able to move out. So, it would be on a case-by-case basis. Chairman Ceballos stated, Mary correct me if I am wrong but I don't think that the language for the landlords was integrated cause I don't see it. Ms. Gaona replied, Doug did not integrate it in the lease part because he said that the lease is a HUD form but we are going to integrate it in the admissions section. Chairman Ceballos responded, okay. So, I don't know if the rest of the Board has any comments. Commissioner Dr. Sergio D. Garza said, so in the admissions section let's say that okay, I live in Public Housing and I was involved in human trafficking and so I come and try to apply. You are going to stop me and say no you can't because you have this right here on me so you are going to stop me right there, so that saves us time to. Ms. Gaona responded, and that is the only thing I wanted the Board to I know that on our policy we have for criminal activity we have three years and after three years we will consider you again, so that is something we need to discuss are we going to want to look at leaving it at the three years for the human trafficking and also section 4, do we want to ban them. I know that HUD has the ban but it is not for criminal activity it is for the fabrication of meth in the units and sex offenders. Chairman Dr. Sergio D. Garza replied, you know I get it but never mind, it was just because I have other questions. Like the landlord, okay let's say I am the landlord and then I get caught. So, then I change the title so then when would you actually find out who is the owner? Remember we had that case in Zapata. Ms. Gaona responded, because remember now we have the affidavits in place and we have the title searches and all of that. They would have to change the ownership of the property and do all of that. Commissioner Sergio D. Garza responded, okay, that answered my question. Commissioner Anita L. Guerra asked, what about the definition of Mr. DeAnda? Do you want to keep it the way it is where it's like talking about coercing or just leave it like that. Mr. DeAnda stated I'm sorry. Commissioner Anita L. Guerra replied, well you wanted to change the definition, right? Mr. DeAnda stated, I want to add to the definition. Commissioner Anita L. Guerra replied, oh, okay. Mr. DeAnda stated, what is on here is criminal activity involving coercion to get labor or services, or engage in commercial sexual activities which is pretty bad obviously but I wanted to add to that definition of human trafficking the transportation of someone that either using our facilities for the transportation of someone who, either the landlord or the tenant is aware is not in the country legally. Chairman Ceballos asked can someone tell me where we would include that in the writeup? Mr. DeAnda responded, right after we define it on page. Ms. Gaona replied, on page 229 of the Housing Choice Voucher Administrative Plan. Mr. DeAnda stated under C. Chairman Ceballos said, okay, I see it. Mr. DeAnda said, we would just add a sentence to that. Commissioner Dr. Marisela Rodriguez Tijerina asked, Mary can you reiterate what you just said about the Federal Government has or does not allow for even after three years for them to come back. Is that what you just said? Ms.

Melissa Ortiz said, the Federal requirement or the guideline is that you cannot come back to any program if you are a lifetime sex offender or if you were convicted of manufacturing meth in a public housing unit or a federally assisted unit. Those are the two that are not allowed to come back. Ms. Gaona stated, these are lifetime bands. Ms. Ortiz said, right all the others would be subject to coming back after the third year of the conviction. Commissioner Dr. Marisela Rodriguez Tijerina asked, so where does the federal government stand with human trafficking? Ms. Ortiz responded, there is no guidance so basically it would fall under the three years. Chairman Ceballos asked, Melissa can you state the reg that you are quoting? What's the citation for it? Because a guideline may not hold up in court. It would need to be a regulation or the actual legislation. Ms. Ortiz responded; I don't have it with me but I can find it. Commissioner Anita L. Guerra replied, that seems like it would be a regulation. Ms. Ortiz said, I would need to find it on my phone. Chairman Ceballos said, while you keep looking, so that we keep moving the meeting along. I don't have any objections to expanding the definition as Ricardo has mentioned. I think that, that does not hurt, it just makes sure that we cover the transportation aspect of it, which is, there are plenty of people being hired to do this kind of work because it's apparently, media reports it's more lucrative than transporting drugs now so it seems like attractive. So, I don't have any issues with that. I do agree that three years doesn't seem long enough for me. I think we should consider an expanded term or a complete ban of anybody that's charged or proven to have supported this kind of activity. Ms. Ortiz said, we have one of the CFRs, it 24CFR982.553 and that's the denial of admission and termination of assistance for criminals and alcohol abusers. Mr. DeAnda asked, what's the section again? Ms. Ortiz responded, the 24CFR982.553. Commissioner Ms. Gloria Ann Freeman asked, say the number again? Commissioner Sergio D. Garza responded, it's 24CFR982.553. Chairman Ceballos stated, if the Board wishes, we can adopt this subject to a revision that will come back at the next meeting or we can punt it to the next meeting if you want to see it complete before adopting. There is no real urgency, in terms of like we don't like suspect that someone is doing it right now that we have to do it. But at least start wrapping this up just so that we, I would want to take some time to read that regulation personally and to make sure that it holds up. I already pulled it up on my computer and it's pretty short but I do want to take my time reading it because there is a chance, we will be faced by one of these and I want to make sure that it's designed and reviewed legally. Do you all want to see this back at the next meeting? Is that okay? Commissioner Gloria Ann Freeman asked a question, can our regulation be stronger than HUD's as far as the penalty or the ban on resident if they are found guilty of the trafficking? Mr. DeAnda responded, yes. HUD requires us to have to wait at least three years but if we want to wait longer, we can. Commissioner Gloria Ann Freeman stated, okay. Ms. Gaona mentioned that we are not sure if the amendment would trigger the 45-day comment period due to the significant amendment to our plan. So, we may have to put it on a 45-day comment period once we finalize the plan. Chairman Ceballos said, so I think there are a couple of things we should study more on this. I mean as a bases, I am all for a ban. If you are doing this and you are receiving public

benefits, I don't think we have any business funding you. So, I would come back with that as an option for the Board to discuss at the next meeting. And to the other thing that always happens with assisted tenants particularly long-term tenants is that they will try to pass on the subsidy to another family member to stay on so there needs to be clarity there. Can my daughter stay on, even though I was charged? What do you say to that? So, we need to make sure that we know how we are going to treat siblings, parents. What happens to my elderly parents that live with me? Do they have to leave? All of those things, I just think we have to make sure that the policy addresses those items. I sense that we want to bring it back. Commissioner Sergio D. Garza and Commissioner Gloria Ann Freeman stated, yes. We want it to come back. Chairman Ceballos thanked everyone for the discussion because it is always helps to hear different angles on it.

Chairman Ceballos stated that there was no action on item 11B.

- C. Discussion and possible action related to possible changes to the organization structure and position title. This item may be discussed in Executive Session, pursuant to Section 551.071 (consultation with attorneys) and 551.074 (personnel matters).

**Commissioner Marisela Rodriguez Tijerina moved to go into executive session. Commissioner Dr. Sergio D. Garza seconded the motion.**

**Motion passed unanimously.**

**Chairman Ceballos stated that we will go into executive session at 12:54 p.m. with our Executive Director, our Attorney, and the Board.**

Chairman Ceballos stated, as it relates to item C, Mary do you have a recommendation? Ms. Gaona stated, yes. I would like authorization for the following position title changes and possible job description revisions. The Executive Administrator would be changed to Assistant Executive Director; we will be adding a Licensed Professional Counselor; the Project Specific Manager would be changing to Construction Project Manager; the Director of Section 8 would be changing to the Director of HCV Programs; the Leasing & Occupancy Technicians would be changing to HCV Programs Specialist and we will be adding one it will change from five to six; the Section 8 Inspector will be changing to HCV Programs Inspector; the Resource Center Coordinator will be changing to Resident Services Coordinator and they will be moved under the Director of Planning & Community Services as well as the Elderly Service Coordinator and the Driver.

**Commissioner Marisela Rodriguez Tijerina moved to approve the recommendations made by our Executive Director.**

**Commissioner Gloria Ann Freeman seconded the motion.**

**Motion passed unanimously.**

## 12. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE

The Board of Commissioners for the Housing Authority of the City of Laredo reserve 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, including 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).

## 13. ACTION ON ANY EXECUTIVE SESSION ITEM

**No action was taken in Executive Session and it is 1:43 p.m.**

## 14. ADJOURNMENT

Chairman Ceballos said, thank you to everyone that stayed at the meeting and sorry that I was not able to be there with you but I hope to be there at the next one.

**Chairman Ceballos moved to adjourn the meeting.  
Commissioner Dr. Marisela Rodriguez Tijerina seconded the motion.  
Motion passed unanimously.**

**Meeting adjourned at 1:45 p.m.**

  
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Jose L. Ceballos, Chairman

  
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Mary Gaona, Executive Director