

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

Wednesday, March 11, 2015 @ 12:00 Noon

A-15-R-2

AGENDA

March 11, 2015

1. CALL TO ORDER
2. ROLL CALL AND DECLARATION OF QUORUM
3. 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).

4. **CONSENT AGENDA: (All items in the Consent Agenda may be approved with a single motion. A Commissioner may request any item to be withdrawn from the Consent Agenda to be considered individually).**

- A. Approve minutes for Board of Commissioners meeting on January 8, 2015.
- B. Approve to write-off-of un-collected accounts in the amount of \$8,216.28 for vacated units from October 31, 2014 thru March 31, 2015.
- C. Approve the Capital Fund Program Amendment to the Consolidated Annual Contributions Contract for Fiscal Year 2015 and adopt Resolution No. 15-R-2.
- D. Adopt the updated Section 8 Housing Choice Voucher Program Utility Allowance Schedules to be effective March 1, 2015 and adopt Resolution No. 15-R-3.
- E. Adopt the updated Public Housing Program Utility Allowance Schedules to be effective May 1, 2015 and adopt Resolution No. 15-R-4.
- F. Approve 2015 Section 8 Housing Choice Voucher Program Payment Standard Amounts using the Small Area FMR's and adopt Resolution No. 15-R-5.

5. ACTION ITEMS:

- A. Discussion and possible action to accept the Audited Financial Statements for Fiscal Year Ended March 31, 2014 and approve Resolution No. 15-R-6.
- B. Discussion and possible action to approve the Operating Budgets for Fiscal Year Ending March 31, 2016, for the Housing Authority of the City of Laredo's Central Office Cost Center, Asset Management Projects 1-6, Farm Labor Project, and the Section 8 Housing Choice Voucher Program and adopt Resolution No. 15-R-7.
- C. Discussion and possible action to amend the Admissions and Continued Occupancy Policy (ACOP) Section 6(b) (2) Preferences to be effective immediately and approve Resolution No. 15-R-8.
- D. Discussion and possible action to approve the donation of a portable classroom building owned by the Laredo Housing Authority to (Volunteers Serving the Need), a local non-profit corporation that serves the needs of veterans.
- E. Discussion and possible action to authorize the transfer of Fiscal Year ending March 31, 2015 PILOT funds to the Laredo Housing Development Corporation in accordance with the PILOT agreement entered into with the City of Laredo.

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. Discussion and possible action to approve an amendment to the Memorandum of Understanding between the Housing Authority and Brownstone Affordable Housing and to amend the agreement with Apolonio Flores as Consultant/Advisor to develop an affordable housing development at the site now owned and additional land to be acquired by the Laredo Housing Opportunities Corporation at the Laredo Airport area.
 8. Discussion and possible action to approve a three year extension to the Professional Services Contract with Apolonio Flores (Flores Residential, L. C.).
 9. Discussion and possible action to approve the Laredo Housing Opportunities Corporation to acquire real estate adjacent to Blocks 26 and 27, Subdivision Plat of Laredo Airport, currently owned by the Laredo Housing Opportunities Corporation to be used for development of new affordable housing and authorize the Board of Commissioners Chairman and the Executive Director to negotiate and enter into agreements to acquire the real estate and work with the Housing Authority's Consultant (Apolonio Flores) and Developer (Brownstone Affordable Housing) in the acquisition of the land and to develop affordable housing on the site.
 10. Discussion and possible action to authorize the Laredo Housing Development Corporation to develop new apartments at a site owned by the Housing Authority that is bounded by South Arkansas Avenue, Ireland Street, and South New York Avenue, and to:
 - a. transfer title to the land from the Housing Authority to the Laredo Housing Development Corporation.
 - b. obtain financing for the new development.
 - c. approve an agreement with Apolonio Flores to serve as Consultant/Advisor to the Housing authority and other entities created to act on behalf of the Housing Authority for the new development.
 - d. authorize the Board of Commissioners Chairman and the Executive Director to take all actions necessary for the development of the new apartments.
 11. Discussion and possible action to authorize the Board of Commissioners Chairman and the Executive Director to work with the City of Laredo for the possible acquisition of the Hamilton Apartments, and approval of an agreement with Apolonio Flores to serve as Consultant/Advisor for this possible acquisition.
 12. Discussion and possible action to authorize the Executive Director to continue work for submission of an application to the U. S. Department of Housing and Urban Development (HUD) for demolition/disposition of Russell Terrace, an existing 200 unit Public Housing Development, with the relocation of 138 units to the proposed Casa Verde Apartments to be income and rent restricted under the Low Income Housing Tax Credits (LIHTC) Program of which 38 will be Public Housing units, and:
 - a. approve an amendment to the Memorandum of Understanding between the Housing Authority and the Brownstone Affordable Housing to develop an affordable housing development at Russell Terrace site after demolition using 4% LIHTC and other financing.
 - b. approve an agreement with Apolonio Flores as Consultant/Advisor to the Housing Authority for the demolition/disposition of Russell Terrace and to develop an affordable housing development at Russell Terrace site after demolition using 4% LIHTC and other financing.
 13. Discussion and possible action to approve the Board of Commissioners Chairman and the Executive Director to approve the possible sale of a portion or all of Colonia Guadalupe and to engage Apolonio Flores to serve as Consultant/Advisor for this possible sale, obtaining required HUD approvals, and assisting with other necessary actions.

14. 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.)

15. ADJOURNMENT




LAURA LLANES, EXECUTIVE DIRECTOR

The Housing Authority of the City of Laredo is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided who those who provide notice to the Executive Director at (956) 722-4521 at least 48 hours in advance. This meeting site is accessible to disabled persons. Disabled parking is provided in the north parking lot adjacent to the Administration Building, and disabled building access is located at the main entrance.

CERTIFICATION

This notice was posted at the Municipal Government Offices, 1110 Houston Street, Laredo, Texas 78040 at a place convenient and readily ADA/accessible to the public at all times. The notice was posted on Friday, March 6, 2015 at 5:00 P.M.



GUSTAVO GUEVARA JR., CITY SECRETARY