



Board Agenda
Wednesday, February 16th, 2011
11:30 a.m.

I. Call to Order; Attendance

II. Executive Session

An Executive Session will be held to discuss possible action regarding approval of the contract for the CEO.

The Harris County Housing Board of Commissioners may go into executive session, if necessary, pursuant to Chapter 551 of the Texas Government Code, for one or more of the following reasons: **(1) consultation with its attorneys to seek or receive legal advice or consultation regarding pending or contemplated litigation;** (2) discussion about the value or transfer of real property; (3) discussion about a prospective gift or donation; (4) consideration of specific personnel matters; (5) discussion of certain economic development matters or other matters authorized by law. The Housing Authority Board of Commissioners may announce that it will go into executive session on any item listed on this agenda if the subject matter is permitted for a closed session by provisions of chapter 551 of the Texas Government Code.

III. Reconvene in Public Session and possible action relating to matters addressed in the Executive Session.

Action Item: To authorize the CEO to take all necessary steps to complete the development of Cypresswood Estates including replacing the General Contractor for this development and allowing the Construction Manager to become the General Contractor.

IV. Adjournment



8933 Interchange
Houston, Texas 77054
Tel: 713-578-2100
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**Board Agenda
Wednesday, March 23rd, 2011
11:30 a.m.**

- I. Call to Order; Attendance**
- II. Presentation and Approval of the Minutes from November 17th 2010 and February 16th 2011 Board meetings.**
- Action Item 1:** To accept and approve the Minutes from November 17th 2010 and February 16, 2011's Board Meetings.
- III. Chairman's Review/Comments**
- IV. Chief Executive Officers Report**
- Discussion Item:** Presentation and overview of the FY 2012 Budget.
- Action Item 2:** Approval of the FY 2012 Budget.
- V. Administrative Agenda Items**
- A. Housing Choice Vouchers Programs**
- Discussion Item:** Presentation and overview of the 2011 PHA Annual Plan.
- Action Item 3:** Approval of the 2011 PHA Annual Plan.
- Discussion Item:** Presentation and overview of 2011 Utility Allowance Chart(s).
- Action Item 4:** Approval of 2011 Utility Allowance Chart(s).
- Discussion Item:** Presentation and overview of 2011 HCHA Administrative Plan.
- Action Item 5:** Approval of 2011 HCHA Administrative Plan.
- Discussion Item:** Overview of the HCV Programs.
- HVC SOP's (Standard Operating Procedures)
 - HCV Lease Up Rates
 - HUD-VASH
 - Jackson Hinds Gardens SRO
 - Thomas MOD REHAB
 - Homeownership Program

B. Disaster Housing Assistance Program

- Discussion Item:** Overview of the DHAP Programs.
- DHAP Ike
 - DHAP Ike Texas

C. Affordable Housing Developments

- Discussion Item:** Overview of the Affordable Housing Current Developments.
- Cornstone Village
 - Louetta Village
 - Primrose at Heritage Park
 - Baybrook Park
 - Waterside Court
 - Magnolia Estates

D. New Affordable Housing Developments

- Discussion Item:** Overview of the New Affordable Housing Developments
- Cypresswood Estates
 - Sierra Meadows

Action Item 6: Resolutions and approvals regarding Orion Real Estate Service, Inc. as the management company for Cypresswood Estates.

Discussion Item: Patriots by the Lake update

Action Item 7: To accept and approve the agreements with Berg Oliver Associates, Inc. for Interim Riverine Forested Hydro-Geomorphic Model and Archeological Cultural Pedestrian Survey

VI. Financial Agenda

E. Investment Policy

Discussion Item: Presentation and overview of Consideration and Approval of Investment Policy

Action Item 9: Consideration and Approval of Investment Policy

F. Monthly Financials

Discussion Item: Presentation and overview of the Monthly Financials

VII. Executive Session

An Executive Session will be held to discuss real estate matters regarding Cypresswood Estates and Sierra Meadows.

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Action Item 10: Authorize General Counsel to take any and all necessary actions in regards to Cypresswood Estates settlement agreement and to review all actions regarding Sierra Meadows and to report to the Board.

VIII. Public Comments (Comments are limited to three minutes for each speaker).

IX. Comments by Commissioners

X. Comments or Announcements by Chair

XI. Adjournment



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Board Agenda
Wednesday, July 20th, 2011
11:30 a.m.

- I. Call to Order; Attendance
- II. Presentation and Approval of the Minutes from March 23, 2011 Board meeting
 - Action Item 1: To accept and approve the minutes from March 23, 2011 Board meeting.
- III. Chairman's Review/Comments
- IV. Chief Executive Officers Report
- V. Administrative Agenda Items
 - A. HCHA SEMAP Score
 - Discussion Items: Presentation and overview of the HCHA SEMAP Score.
- VI. Financial Agenda
 - Monthly Financials
 - A. Discussion Item: Presentation and overview of the Monthly Financials.
 - B. Discussion Items: Presentation and overview of the HCHA Audit.
 - C. Discussion Items: Presentation and overview of the HCHA office building lease.
 - Action Item 2: To accept and approve the lease modification for the Harris County Housing Authority Office building located at 8933 Interchange Dr. Houston, Texas 77054.
- VII. Public Comment (Comments are limited to three minutes for each speaker)
- VIII. Comments by Commissioners
- IX. Comments or Announcements by Chair
- X. Adjournment



Board Agenda
Wednesday, October 19th, 2011
11:30 a.m.

I. Call to Order; Attendance

II. Presentation and Approval of the Minutes from July 20th, 2011 Board meeting.

Action Item 1: To accept and approve the Minutes from July 20th, 2011's Board Meeting.

III. Chairman's Review/Comments

IV. Chief Executive Officer's Report

V. Administrative Agenda Items

A) Discussion of real estate matters for HCHA

Action Item 2: To authorize negotiation of the long-term purchase or lease of housing authority office space and finalize for Board approval.

B) Discussion of a final settlement with Integrated Construction in matters related to Sierra Meadows and Cypresswood Estates

Action Item 3: To authorize the negotiation of a final settlement with Integrated Construction in matters related to Sierra Meadows and Cypresswood Estates and finalize for Board approval.

C) Discussion of personnel matters

V. Public Comments (Comments are limited to three minutes for each speaker).

VI. Executive Session

An Executive Session will be held to discuss real estate matters for HCHA, a final settlement with Integrated Construction in matters related to Sierra Meadows and Cypresswood Estates, and personnel matters

The Harris County Housing Authority Board of Commissioners may go into executive session, if necessary, pursuant to Chapter 551 of the Texas Government Code, for one or more of the following reasons: **(1) consultation with its attorneys to seek or receive legal advice or consultation regarding pending or contemplated litigation;** **(2) discussion about the value or transfer of real property;** **(3) discussion about a prospective gift or donation;** **(4) consideration of specific personnel matters;** **(5) discussion of certain economic development matters or other matters authorized by law.** The Housing Authority Board of Commissioners may announce that it will go into executive session on any item listed on this agenda if the subject matter is permitted for a closed session by provisions of chapter 551 of the Texas Government Code.

VII. Reconvene in Public Session and possible action relating to matters addressed in Executive Session

VIII. Comments by Commissioners

IX. Comments or Announcements by Chair

X. Adjournment



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Board Agenda
Wednesday, November 16th, 2011
11:30 a.m.

The Harris County Housing Authority Board of Commissioners will meet to discuss the short and long term goals of the Housing Authority. The open session meeting will take place at 11:30 a.m. on Wednesday, November 16, 2011. All operations of the Housing Authority will be discussed.

I. Call to Order; Attendance

II. Presentation and Approval of the Minutes from the October 19th, 2011's Board Meeting.

Action Item 1: To accept and approve the Minutes from October 19th, 2011's Board Meeting.

III. Chairman's Review/Comments

IV. Chief Executive Officer's Report

Discussion Item: Presentation and Overview of the HCHA Staff's Recommended Vision Options.

- HCHA's Accomplishments 2005-2011
- HUD's Strategic Goals – 2015-The Next 50 Years
- HCHA's Vision – 2012-2020

V. Administrative Agenda Items

Discussion Item: Harris County Judge Ed Emmett will discuss his vision of affordable housing in Harris County.

VI. Executive Session

An Executive Session will be held to discuss personnel matters.

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VII. Comments by Commissioners

VIII. Comments or Announcements by Chair

IX. Adjournment