

**MINUTES OF REGULAR MEETING
OF
HARRIS COUNTY HOUSING AUTHORITY**

Houston, Texas

January 20th, 2010

THE STATE OF TEXAS)
)
COUNTY OF HARRIS)

The Board of Commissioners of the Harris County Housing Authority met in regular session, open to the public, on the 20th, day of January 2010, at the offices of the Authority, 8933 Interchange Drive, inside the boundaries of Harris County in the City of Houston, Texas. Vice Chairman Jones called the meeting to order at 11:48 o'clock a.m. and the roll was taken of the duly constituted officers and members of the Board:

| | | |
|-------------------|--------------|---------|
| Casey T. Wallace | Chairman | Absent |
| Walter Jones | Commissioner | Present |
| Beto Cardenas | Commissioner | Present |
| Peggy Kruckemeyer | Commissioner | Present |
| Graciela Martinez | Commissioner | Present |

Attending all or portions of the meeting were Michael Fleming of the law offices of Michael P. Fleming and Associates, the Authority's General Counsel. Additional attendees included the following:

Guy Rankin, David Gunter, Graylin Guidry, Melissa Quijano, Marvalette Hunter, Diana Sanchez, Debra McCray, Victor Langford, Paula Burns, Beverly Burroughs, Manuel Luna, Earl Campbell, of the Harris County Housing Authority, John McKay of NanMcKay and Associates, Michael Roebuck of NanMcKay and Associates, Meredith Iler of Helping a Hero, Ginny Whitaker of Helping a Hero, Kathryn Butcher of Neighborhood Centers, Rene Solis of Neighborhood Centers Inc., Vallette Windham of Neighborhood Centers Inc., Wanda LeBlanc of Harris County Judge Office, Jerry Bluit of Houston Area Urban League, Patricia McBean of PGAL, Vincent Mitchell, Dustin Jones, Sharon Reado and Vanessa Rigsby and Rose Ann Howland of MFR, Douglas Ray of the Harris County Attorney's Office, Carolyn Scantlebury of the City of Houston, Nyla Woods of Family Services, Nancy Sims of Pierpont Communications, Ellen Seaton of Harris County Community Services Department.

**PRESENTATION AND APPROVAL OF MINUTES FROM OCTOBER 21st, 2009
BOARD MEETING**

The Minutes of November 18th, 2009, board meeting was presented for approval.

Commissioner Kruckemeyer motioned to accept the minutes for November 18th, 2009 with amendments. Commissioner Martinez seconded. All approved. Motion carried.

CHAIRMAN'S REVIEW/COMMENTS

Chairman Wallace notified the Board that he was unavailable to attend this meeting and that Vice-Chairman Walter Jones would chair the meeting.

Vice-Chairman Jones called the meeting to order at 11:48am. Vice-Chairman welcomed and introduced Commissioner Beto Cardenas to the HCHA Board of Commissioners.

Vice-Chairman Jones requested that the HUD REO National Program overview and the HCHA Non-Profit overview be withdrawn from the agenda for further consideration. Additionally, Vice-Chairman Jones indicated that the board would not enter into Executive Session.

Vice-Chairman Jones invited a representative of HelpingAHero.org to address the Board regarding the organization and how HCHA can partner with them and other organizations that support veterans. Mrs. Meredith Iler, Chair of Helping a Hero addressed the board about the goals of the organization. Vice-Chairman Jones thanked Mrs. Iler for her work on behalf of veterans and for her support of HCHA and Patriots by the Lake.

Vice-Chairman Jones recognized HCHA's first retiree, Mr. Manuel Luna for his outstanding service to HCHA and the citizens of Harris County.

Vice-Chairman Jones and Mr. Rankin presented the Disaster Housing Assistance Program Case Management Awards for Hurricanes Katrina and Rita to Neighborhood Centers Inc.; Houston Area Urban League; Harris County Community Services; Family Services Inc. and the City of Houston Health and Human Services. These agencies were recognized for their outstanding work and how they had served thousands of families with compassion and dignity during Hurricanes Katrina and Rita. Vice-Chairman Jones expressed that HCHA was truly grateful to have these types of partnerships.

Vice-Chairman Jones discussed the Chairman's Annual Appointment of the Audit Committee. Commissioner Jones and Commissioner Martinez indicated they would serve in this capacity. All agreed.

EXECUTIVE SUMMARY & EXECUTIVE DIRECTOR'S REPORT

Vice-Chairman Jones requested Mr. Rankin to present to the board the following:

- Overview of the Brookings Institute – Presidential Long-Term Recovery Plans
- Overview of the 2009 National Awards
- Overview of the new HCHA Interactive Open Government website

Mr. Rankin presented to the board an update of his recommendations to the Brookings Institute. Mr. Rankin stated the recommendations would provide a well coordinated effort of local, state, national, non-profit and private resources to target long-term recovery.

Mr. Rankin stated that HCHA had been recognized nationally for its work in 2009. The Department of Housing and Urban Development recognized HCHA for its outstanding work in Disaster Housing from 2007 to 2009. HUD Secretary Shaun Donovan recognized the Board and Staff for its exceptional service and commitment of the implementation of the DHAP programs in response to Hurricanes Katrina and Rita. HCHA served more than 25,000 families nationally through its work in Disaster Housing.

Mr. John McKay presented to the board the "Pioneer in Housing Award" for HCHA being the national leader in the field of Disaster Housing. Mr. McKay noted that this is only the second national award ever to be given in this prestigious category.

Mr. Rankin provided a brief overview regarding HCHA's new website and Chairman Wallace's challenge to all governmental entities regarding Open Government. Mr. Rankin stated that Mr. Wallace asked for the creation of the most open government site in America and stated the site will continue to be developed.

ADMINISTRATIVE AGENDA:

Chief Administrative Officers Report

Vice-Chairman Jones requested Mr. Gunter to present an overview of the RFP for the development of a Wage, Salary and Compensation Study.

Mr. Gunter presented the recommendation and approval to select Condrey & Associates Inc. for the RFP 2009-11-02 to complete a comprehensive salary survey at a cost not to exceed \$42,000. Commissioner Martinez motioned to approve the recommendation and Commissioner Kruckemeyer seconded the motion. All board members were in favor and the motion was carried.

Housing Choice Voucher Program

Vice-Chairman Jones requested Mrs. Quijano to present the overview of the PHA Plan for the 2010-2014 five year and annual plan to the board. Mrs. Quijano requested the approval of the PHA Plan for the 2010-2014 five year and annual plan to the board.

Commissioner Kruckemeyer motioned the approval of the PHA Plan for the 2010-2014 five year and annual plan. Commissioner Martinez seconded the motion. All board members were in favor and the motion was carried.

AFFORDABLE HOUSING DEVELOPMENTS:

Cypresswood Estates:

Mrs. Hunter presented a brief overview of Cypresswood Estates which is a 88-unit senior housing development located in the Northwest Harris County, Texas. The development is comprised of 35 (1) bedroom / (1) bath units and 53 (2) bedroom / (2) bath units. The project has a 12-14 month construction timeline and is scheduled to open April 2011.

Sierra Meadows:

Mrs. Hunter presented a brief overview of Sierra Meadows which is a 90 unit LIHTC senior development to be constructed in the Northeast Harris County, Texas. The development is comprised of 45 (1) bedroom / (1) bath units and 45 (2) bedroom / (2) bath units. The final recordation of the plat is expected by the end of February. Pending final underwriting, construction loan closing is expected to occur in March 2010. The project has a 12-14 month construction timeline and is scheduled to open May 2011.

Hannover Estates:

Mrs. Hunter presented a brief overview of Hannover Estates which is a 142 unit LIHTC Inter-Generational development (senior & single family) to be constructed in Spring, Texas. The development is comprised of 88 senior apartment units and 54 single family homes. HCHA will serve as co-developer of the project, with Burchfield Development. The partnership will include HCHA Hannover Estates, LLC serving as the Managing General Partner. Neither the investor nor the permanent lender has yet been identified. The project is currently pending, subject to an application to TDHCA for the award of tax credits in July 2010.

HUD REO Harris County Program

Mrs. Sullivan presented a brief overview of the HUD REO Program, stating that HUD has current inventory of REO (Real Estate Owned) properties in Harris County and has offered these homes to HCHA for purchase. HUD intends to sell these homes, as well as their other inventory, to PHA's across the country for 50% of the current appraised value. HCHA's initial pilot program will involve negotiating terms with HUD to purchase 10 foreclosed homes in Harris County. HCHA will apply for up to \$950,000 in grant funds to purchase and rehabilitate the homes. HCHA intends to sell the homes below market to qualified low-income buyers.

FINANCIAL AGENDA

Mr. Guidry requested Board approval of the FY 2010 Budget Adjustments. Commissioner Kruckemeyer motioned for approval of the FY 2010 Budget Adjustments. Commissioner Cardenas seconded the motion. All board members were in favor and the motion was carried.

Mr. Guidry presented the HCHA Monthly Financials.

PUBLIC COMMENT

None.

COMMENTS BY COMMISSIONERS:

There were none.

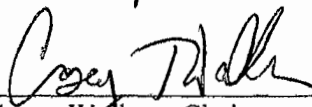
COMMENTS OR ANNOUNCEMENTS BY:

None.

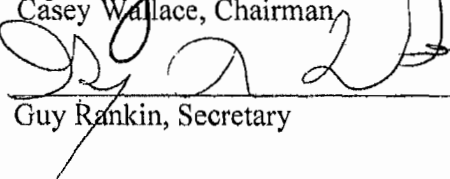
ADJOURNMENT

Vice-Chairman Jones invited a motion to adjourn at 1:35pm. Commissioner Kruckemeyer motioned to adjourn. Commissioner Martinez seconded. All were in favor and the motioned was carried.

Adopted and approved this 17 day of February 2010.



Casey Wallace, Chairman



Guy Rankin, Secretary

**MINUTES OF REGULAR MEETING
OF
HARRIS COUNTY HOUSING AUTHORITY**

Houston, Texas

February 17th, 2010

THE STATE OF TEXAS)
)
COUNTY OF HARRIS)

The Board of Commissioners of the Harris County Housing Authority met in regular session, open to the public, on the 17th, day of February 2010, at the offices of the Authority, 8933 Interchange Drive, inside the boundaries of Harris County in the City of Houston, Texas. Chairman Wallace called the meeting to order at 11:44 o'clock a.m. and the roll was taken of the duly constituted officers and members of the Board:

| | | |
|-------------------|--------------|---------|
| Casey T. Wallace | Chairman | Present |
| Walter Jones | Commissioner | Present |
| Beto Cardenas | Commissioner | Present |
| Peggy Kruckemeyer | Commissioner | Present |
| Graciela Martinez | Commissioner | Present |

Attending all or portions of the meeting were Michael Fleming of the law offices of Michael P. Fleming and Associates, the Authority's General Counsel. Additional attendees included the following:

Guy Rankin, David Gunter, Melissa Quijano, Anna Hinojosa, Marvalette Hunter, Diana Sanchez, Veronica Torres, Victor Langford, Paula Burns, Beverly Burroughs, Earl Campbell of the Harris County Housing Authority, Wanda LeBlanc of Harris County Judge Office, Patricia McBean of PGAL, David Turkel of Harris County Community Services, Timothy Krause of Texas County District Retirement System, Michael Garcia of LAI Insite Architecture, Benito Guerrier of Kirksey, Nancy Sims of Pierpont Communications, Gail McDonald of Winstead PC.

PRESENTATION AND APPROVAL OF MINUTES FROM January 20th, 2010 BOARD MEETING

Chairman Wallace called the meeting to order at 11:44am noting for the record to reflect that the minutes which were included in the board package, has been revised and a copy of the revised minutes were provided today, February 17th, 2010 to each board member.

The Minutes of January 20th, 2010, board meeting was presented for approval.

Commissioner Cardenas motioned to accept the minutes for January 20th, 2010 with amendments. Commissioner Martinez seconded. All were in favor. Motioned was carried.

CHAIRMAN'S REVIEW/COMMENTS

Chairman Wallace requested the discussion of the overview for the development of a HCHA Policies and Procedures guidebook. The policies and procedures task force consisted of two Commissioners; Commissioner Martinez and Commissioner Kruckemeyer. After an RFP process, which consisted of these two Board members making a recommendation to the full Board; the two recommended WINSTEAD PC Attorneys.

Chairman Wallace requested the recommendation and approval to select WINSTEAD PC Attorneys for RFP 2009-11-01 to review the By-Laws and complete a Policies and Procedures guidebook at a cost not to exceed \$50,000.

Commissioner Cardenas inquired if WINSTEAD PC Attorneys was the lowest bid. Commissioner Martinez replied that it was not. She indicated that Winstead was recommended by the task force based on the proposal specifications. Commissioner Martinez further stated that she believes that WINSTEAD PC Attorneys best fits HCHA's needs.

Commissioner Jones motioned, to accept recommendation and approval to select WINSTEAD PC Attorneys for RFP 2009-11-01 to complete a Policies and Procedures guidebook at a cost not to exceed \$50,000. Commissioner Kruckemeyer seconded the motion. All were in favor. Motioned was carried.

EXECUTIVE SUMMARY & EXECUTIVE DIRECTOR'S REPORT

Chairman Wallace requested Mr. Rankin to address the board members with a presentation and overview of the expiring inter-local agreement with Harris County. Mr. Rankin stated that HCHA uses HC as a payroll administrator and also processes some employees through ADP. Mr. Rankin stated that Mr. Turkel from the Community Services Department could best speak to the County decision to not renew this agreement.

Chairman Wallace requested Mr. Turkel from the Community Services Department to provide a brief background of the inter-local agreement with Harris County. Mr. Turkel explained the purpose and intent of the inter-local agreement. Mr. Turkel stated that it was always his intent, along with that of Commissioners Court, to place HCHA on sound financial ground and assist it to operate as the majority of the other 4100 Housing Authority's in America. Mr. Turkel stated that he was finishing what Commissioner Court had instructed him to do in 2004 when he was the Executive Director of the Housing Authority. Commissioner Jones asked what the will of Commissioners Court was on this issue and Mr. Turkel stated that Commissioners Court was in full support of terminating the Inter-local Agreement and that the established partnership between HCHA and the County relating to building affordable housing for seniors in Harris County was a model for others to follow.

Chairman Wallace requested Mr. Krause to brief the board members on the Texas County District and Retirement System (TCDRS). Mr. Krause provided a brief overview of the program and how it will benefit all HCHA employees. Mr. Krause explained to the board that HCHA will be financially responsible for all of their employees. Mr. Krause presented each board member with a power-point presentation to review and understand HCHA's options. Mr. Krause also provided information about the plan and contact numbers to speak to representatives at TCDRS.

Chairman Wallace inquired whether the plan is the same as Harris County. Mr. Krause indicated the plans will be the same except that HCHA will have a direct relationship with the TCDRS as an independent plan.

Mr. Krause explained to the board that HCHA will be financially responsible for the employees and accepts the financial risks for supporting the benefits for each employee.

Commissioner Kruckemeyer inquired if the HCHA rates will be higher than Harris County. Mr. Krause responded that the rates would actually be lower than Harris County. Commissioner Cardenas inquired why the rates will be lower. Mr. Krause explained the rates will be lower because HCHA has a smaller amount of employees than Harris County and that HCHA has a younger work force with no eligible retirees. Mr. Krause explained those employees in the Harris County system will carry over their years of service and will start a new account for amount invested purposes.

Commissioner Cardenas inquired as to the status of those employees who currently have years of service with the Harris County and if they would be credited for time served. Mr. Krause explained their time of service will be counted, but the employees will have to build their account with the Harris County Housing Authority. Commissioner Cardenas questioned if any HCHA employees would be staying with Harris County for any reason. Mr. Rankin stated that there are two or three employees that wanted to work for Harris County Community Services. The Housing Authority staff that chose to stay with Harris County for the primary purpose of a medical plan that covers the employee and their family members for life. These employees will be able to retire from Harris County and receive medical insurance for their entire family for life.

Commissioner Martinez inquired as to what triggered the end of the inter-local agreement. Mr. Turkel responded that this plan has been in process for seven years with commissioner's court. He stated that HCHA has always been an independent body by state law. He explained that the change resulting from the interlocal agreement will not affect the employee benefits or retirement. The HCHA employees will have two account options, one with the Harris County and one with HCHA.

Mr. Krause explained that the employees will have an option to retire from either accounts since they are both independent plans. Mr. Rankin inquired that if an employee has 7 years with the County and only 1 year with HCHA will that be considered a total of 8 years and vested. Mr. Krause responded that it will be counted as vested with the HCHA independent plan. Chairman Wallace inquired if Mr. Krause knew the dollar savings at this time. Mr. Krause indicated that he did not know.

Chairman Wallace requested the approval to allow HCHA to adopt a resolution selecting participation in TCDRS; also, the approval of the acknowledgement of conditions governing TCDRS participation and the approval of the authorization providing for participation in the optional Group Term Life program for TCDRS.

Commissioner Kruckemeyer motioned to approve HCHA to adopt a resolution selecting participation in TCDRS; also, the approval of the acknowledgement of conditions governing TCDRS participation and the approval of the authorization providing for participation in the optional Group Term Life program for TCDRS. Commissioner Jones seconded. All were in favor. Motioned was carried.

Chairman Wallace requested for Mr. Rankin to present the overview of the approval of FY2011 Budget.

Mr. Rankin presented each board member with the FY2011 budget booklet to review and approve.

Mr. Rankin presented an overview of the policy issues to the board members.

Commissioner Jones motioned to approve the FY2011 Budget. Commissioner Kruckemeyer seconded. All were in favor. Motioned was carried.

ADMINISTRATIVE AGENDA:

Housing Choice Voucher Program

Chairman Wallace requested Mrs. Quijano to present the overview of the HCV Programs.

Mrs. Quijano presented an overview of HCV Programs to the board members.

AFFORDABLE HOUSING DEVELOPMENTS:

Chairman Wallace requested Mrs. Hunter to present an overview of the affordable housing developments and new developments.

Affordable Housing Current Developments

Mrs. Hunter presented an overview of the current developments to the board members. Mrs. Hunter stated that HCHA has 6 current affordable housing developments and 3 new projects that are in various stages of development. Mrs. Hunter stated that the development of a project takes about 3 years to plan, finance, construct, and stabilize.

Mrs. Hunter presented a brief overview and current status of each of the 6 current affordable housing developments:

Cornerstone Village

Louetta Village

Primrose at Heritage Park

Baybrook Park

Waterside Court

Magnolia Estates

Affordable Housing New Developments

Mrs. Hunter presented an overview of the 3 new developments to the board. Mrs. Hunter stated HCHA will close on two projects in the next 30-45 days, Cypresswood Estates and Sierra Meadows.

Cypresswood Estates:

Mrs. Hunter presented an overview of Cypresswood Estates, an 88-unit senior development located on Kuykendahl near FM 1960 in Northwest Houston. HCHA is expected to close on the construction loan in the next 30 days. Cypresswood Estates will be special development because the project utilizes various funding streams and will be the first LEED certified (Green building) affordable housing development in Harris County. The project plans have been submitted for permitting and construction is expected to commence April 2010.

Sierra Meadows:

Mrs. Hunter presented an overview of Sierra Meadows, a 90-unit senior development located on Beltway 8 near Wilson Road in Northeast Houston. HCHA is expected to close on the construction loan in the next 45 days. The final plat has been approved and the plans have been submitted for permitting with construction expected to commence May 2010.

Hannover Park:

Mrs. Hunter presented an overview of HCHA's newest Affordable Housing development, Hannover Park to be developed on FM 2920 in Spring, Texas. This will be HCHA's first intergenerational project comprised of 142 units (88 senior and 54 single family residences). The pre-application for tax credits was submitted in January 2010. The final application to TDHCA is due March 1st, 2010.

Ms. Hunter requested board approval of a resolution authorizing the submission of an application to TDHCA for Hannover Park, an intergenerational multi-family tax credit project and to form a subsidiary to serve as the general partner in a limited partnership to develop the project.

Chairman Wallace called for a motion on staff's recommendation. Commissioner Martinez motioned to approve the resolution authorizing the submission of an application to TDHCA for an intergenerational multi-family tax credit project and to form a subsidiary to serve as the general partner in a limited partnership to develop Hannover Park. Commissioner Cardenas seconded. All were in favor. Motioned was carried.

Affordable Housing Programs

Chairman Wallace requested Mrs. Burns to present an overview of HCHA's three (3) Affordable Housing Programs to the board:

Single Room Occupancy (SRO) Program

HCHA currently has a contract with HUD to provide funding to the Housing Corporation of Greater Houston to pay rent for 72 homeless individuals residing at the Jackson Hinds SRO. HCHA is currently in year 4 of the 10 year contract.

MOD Rehabilitation Program

HCHA currently provides funding through a contract with HUD on the Thomas Street MOD Rehab development consisting of 8 units. This site based project has been funded by HCHA for more than 15 years.

Home Ownership Program

HCHA had a total of two home closing in December and another closing reported in February. Additionally, three more families are preparing for homeownership after working with HCHA partners over the past year to improve their credit scores.

FINANCIAL AGENDA

Mr. Gunter presented the Monthly Financials to the board members.

Mr. Gunter requested the consideration and approval of the investment policy. Commissioner Kruckemeyer motioned the approval of the investment policy. Commissioner Cardenas seconded motion. All were in favor. Motioned was carried.

Mr. Gunter requested the approval to open a payroll bank account with Amergy Bank.

Commissioner Cardenas motioned to approve to open a Payroll Bank Account. Commissioner Martinez seconded. All were in favor. Motioned was carried.

PUBLIC COMMENT

Chairman Wallace requested to for any public comment from the audience. None were given.

EXECUTIVE SESSION – AN EXECUTIVE SESSION WAS HELD TO DISCUSS AND COMPLETE THE ANNUAL EVALUATION OF THE CEO.

Chairman Wallace stated there will be a two part discussion during executive session at this time. The first part of the executive session for discussion will be with attorneys regarding the status of the law suit entitled Gulf Coast Professional Consultants, LLC v. Harris County Housing Authority, et al pending in the United States District Court for the Southern District of Texas and possible action authorizing settlement.

The second part of the Executive Session for discussion and possible action regarding engaging Vinson & Elkins law firm and Michael P. Fleming & Associates to represent HCHA in appealing a wetland determination on HCHA land made by the United States Environmental Protection Agency and authorizing the firms to take any and all steps and actions necessary to overturn said determination.

Chairman Wallace stated that during the first part of the Executive Session the board will ask Commissioner Cardenas to be excluded due to any conflict of interest with the law suit entitled Gulf Coast Professional Consultants, LLC v. Harris County Housing Authority, et al pending in the United States District Court for the Southern District of Texas and possible action authorizing settlement. Commissioner Cardenas agreed to be dismissed from the first portion of the executive session.

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.

Chairman Wallace invited a motion of approval for the first portion of the executive session. Commissioner Kruckemeyer seconded. All were in favor. Motioned was carried.

Chairman Wallace invited a motion of approval of the second portion of the Executive Session. Commissioner Martinez seconded. All were in favor. Motioned was carried.

COMMENTS BY COMMISSIONERS:

There were none.

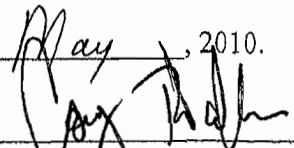
COMMENTS OR ANNOUNCEMENTS BY:

None

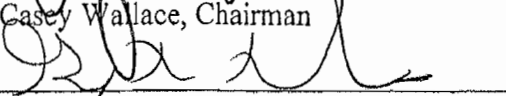
ADJOURNMENT

Chairman Wallace invited the motion to adjourn at 1:50pm. Commissioner Jones motioned. Commissioner Kruckemeyer seconded. All in favor, motioned was carried.

Adopted and approved this 19th day of May, 2010.



Casey Wallace, Chairman



Guy Rankin, Secretary

MINUTES OF REGULAR MEETING
OF
HARRIS COUNTY HOUSING AUTHORITY

Houston, Texas

May 19, 2010

THE STATE OF TEXAS)
)
COUNTY OF HARRIS)

The Board of Commissioners of the Harris County Housing Authority met in regular session, open to the public, on the 19th day of May, 2010, at the offices of the Authority, 8933 Interchange Drive, inside the boundaries of Harris County in the City of Houston, Texas. Chairman Wallace called the meeting to order at 11:45 a.m. and the roll was taken of the duly constituted officers and members of the Board:

| | | |
|-------------------|--------------|---------|
| Casey T. Wallace | Chairman | Present |
| Walter Jones | Commissioner | Present |
| Beto Cardenas | Commissioner | Absent |
| Peggy Kruckemeyer | Commissioner | Present |
| Graciela Martinez | Commissioner | Absent |

Attending all or portions of the meeting were Michael Fleming of the law offices of Michael P. Fleming and Associates, the Authority's General Counsel. Additional attendees included the following:

Guy Rankin, David Gunter, Todd Graff, Melissa Quijano, Marvalette Hunter, Diana Sanchez, Victor Langford, Paula Burns, Anna Hinojosa, Angela Rokas, and Earl Campbell, of the Harris County Housing Authority; Steve Condrey of Condrey & Associates Inc.; Wanda LeBlanc of Harris County Judge Office, Nancy Sims of Pierpont Communications, Everette Lewis of Backbay Mission.

PRESENTATION AND APPROVAL OF MINUTES FROM February 17th, 2010 BOARD MEETING

The Minutes of February 17th, 2010, board meeting was presented for approval.

Commissioner Jones motioned to accept the minutes for February 17th, 2010, with amendments. Commissioner Kruckemeyer seconded. All approved. Motion carried.

CHAIRMAN'S REVIEW/COMMENTS

Chairman Wallace called the meeting to order at 11:45am.

EXECUTIVE SUMMARY & EXECUTIVE DIRECTOR'S REPORT

Chairman Wallace requested Mr. Rankin to address the Board with an overview of the U. S. Department of Housing Urban Development VASH program and operating requirements for consideration of the Board to recommend and approve the application to HUD.

Mr. Rankin presented an overview of the HUD VASH Voucher program and operating requirements. The HUD VASH Housing Vouchers are similar to the Housing Choice Vouchers and represent a partnership between the U.S. Department of Housing Urban Development and the U.S. Department of Veterans Affairs. The two federal agencies have joined together to provide housing vouchers to homeless veterans and their families. HUD has asked Harris County Housing Authority to participate in a regional effort by accepting an initial 75 VASH Vouchers. The Housing Authority will administer the Vouchers and the necessary counseling will be administered by the Department of Veterans Affairs.

Mr. Rankin asked Mrs. Burns, who attended the VASH Voucher Training held by the VA, to address the board with additional information regarding the 75 Vouchers. Ms. Burns indicated that the VA will assign social workers and offer intense case management for the veteran clients. She stated that the VA will refer the clients to the Harris County Housing Authority. The Harris County Housing Authority will qualify the client based upon income verification and pay the client's rent. Commissioner Jones motioned recommendation and approval of an application to the U.S. Department of Housing and Urban Development for HUD VASH Vouchers as outlined in Mr. Rankin's presentation. Commissioner Kruckemeyer seconded the motion. All board members were in favor and the motion was carried.

ADMINISTRATIVE AGENDA:

MONTHLY FINANCIAL

Chairman Wallace asked Mr. Gunter to address the Board with the monthly financial report. Mr. Gunter presented the monthly financial report and the 2010 Budget Adjustments as consistent with new revenue received and operating expenses for the Authority during the close-out of the fiscal year.

Commissioner Jones motioned to accept and approve the 2010 Budget Adjustments as outlined in Mr. Gunter's presentation. Commissioner Kruckemeyer seconded the motion. All board members were in favor and the motion was carried.

PUBLIC COMMENT

Chairman Wallace gave an opportunity for public comments. None were given.

EXECUTIVE SESSION – AN EXECUTIVE SESSION WAS HELD TO DISCUSS AND COMPLETE THE ANNUAL EVALUATION OF THE CEO.

An Executive Session will be held to discuss possible action regarding approval of authority's salary schedule and CEO contract as a personnel matter related to the Authorities employees.

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. An Executive Session will be held to discuss possible action regarding approval of salary schedule and/or CEO contract. The Board of Commissioners went into Executive Session at 12:15pm and ended 1:15pm.

There was no action taken after the executive session.

COMMENTS BY COMMISSIONERS:

None

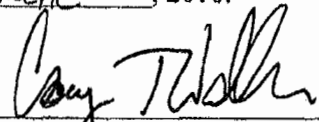
COMMENTS OR ANNOUNCEMENTS BY:

None

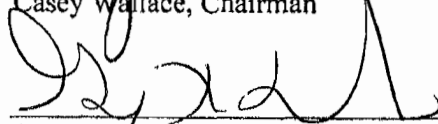
ADJOURNMENT

Chairman Wallace invited a motion to adjourn at 1:30pm. Commissioner Jones motioned. Commissioner Kruckemeyer seconded. All in favor, motioned was carried.

Adopted and approved this 16th day of June, 2010.



Casey Wallace, Chairman



Guy Rankin, Secretary

**MINUTES OF REGULAR MEETING
OF
HARRIS COUNTY HOUSING AUTHORITY**

Houston, Texas

June 16th, 2010

THE STATE OF TEXAS)
)
COUNTY OF HARRIS)

The Board of Commissioners of the Harris County Housing Authority met in regular session, open to the public, on the 16th, day of June, 2010, at the offices of the Authority, 8933 Interchange Drive, inside the boundaries of Harris County in the City of Houston, Texas. Chairman Wallace called the meeting to order at 11:40 a.m. and the roll was taken of the duly constituted officers and members of the Board:

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| Casey T. Wallace | Chairman | Present |
| Walter Jones | Vice Chairman | Present |
| Beto Cardenas | Commissioner | Present |
| Peggy Kruckemeyer | Commissioner | Present |
| Graciela Martinez | Commissioner | Present |

Attending all or portions of the meeting were Michael Fleming of the law offices of Michael P. Fleming and Associates, the Authority's General Counsel. Additional attendees included the following:

Guy Rankin, David Gunter, Todd Graff, Melissa Quijano, Marvalette Hunter, Paula Burns, Anna Hinojosa, Lesle Sullivan, Debra McCray, Veronica Torres, Beverly Burroughs, and Earl Campbell, of the Harris County Housing Authority; Wanda LeBlanc of Harris County Judge's Office, Nancy Sims of Pierpont Communications, Leslie Searle of Gracewood, Richard Breedlove of BreedLove & Co., Karen Balzi of BreedLove & Co.

PRESENTATION AND APPROVAL OF MINUTES FROM MAY 19th, 2010 BOARD MEETING

The Minutes of May 19, 2010, board meeting were presented for approval.

Commissioner Martinez motioned to accept the minutes for May 19th, 2010. Commissioner Kruckemeyer seconded. All approved. Motion carried.

CHAIRMAN'S REVIEW/COMMENTS

Chairman Wallace congratulated Mr. Rankin and the HCHA staff for achieving HUD's highest performance award for the 7th consecutive year on the SEMAP.

EXECUTIVE SUMMARY & EXECUTIVE DIRECTOR'S REPORT

Chairman Wallace asked Vice Chairman Jones to address the Board regarding the Finance Committee's comments on the draft audit report.

Vice Chairman Jones asked Mr. Richard Breedlove of Breedlove & Co. regarding an estimated time frame for a final report. Mr. Breedlove presented to the board that the audit report did not show any findings and that a final report would be provided 10 days.

Chairman Wallace thanked the Audit Committee for their work and congratulated the Housing Authority for a good audit report for the seventh straight year.

Chairman Wallace requested Mr. Rankin to address the Board with the presentation and overview of the HCHA Employee Handbook.

Mr. Rankin provided an overview of the HCHA Employee Handbook. Vice Chairman Jones asked if there is a separate document for retirement and investment plans from the HCHA Employee Handbook. Mr. Rankin explained that retirement would remain through TCDRS and that the percentages would stay the same as was previously approved by the board,

Vice Chairman Jones motioned to accept the approval of the Employee Handbook. Commissioner Martinez seconded. All were in favor, motion carried.

ADMINISTRATIVE AGENDA:

MONTHLY FINANCIAL

Chairman Wallace asked Mr. Gunter to address the Board with the presentation and overview of the monthly financials.

Mr. Gunter presented the monthly financials to the Board.

EXECUTIVE SESSION

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.

An Executive Session was held to discuss and complete the annual evaluation of the CEO. The Board of Commissioners went into Executive Session at 12:13pm and ended 1:00pm.

No Action was taken based on the Executive Session.

PUBLIC COMMENT

Chairman Wallace gave an opportunity for public comments.

Mrs. Leslie Searle, a representative from Gracewood, addressed the board regarding the mission and history of Gracewood and their efforts to provide transitional housing for single mothers.

COMMENTS BY COMMISSIONERS:

None

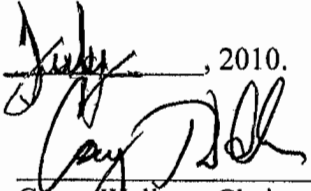
COMMENTS OR ANNOUNCEMENTS BY CHAIR:

None

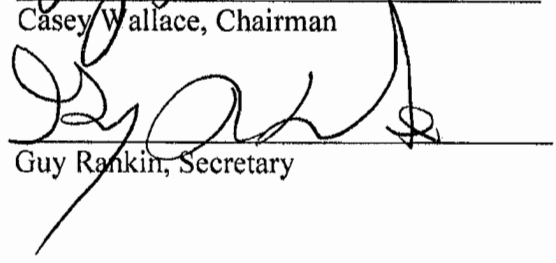
ADJOURNMENT

Chairman Wallace invited a motion to adjourn at 1:10pm. Commissioner Cardenas motioned. Commissioner Kruckemeyer seconded. All were in favor, motioned was carried.

Adopted and approved this 28 day of July, 2010.



Casey Wallace, Chairman



Guy Rankin, Secretary

**MINUTES OF REGULAR MEETING
OF
HARRIS COUNTY HOUSING AUTHORITY**

Houston, Texas

June 16th, 2010

THE STATE OF TEXAS)
)
COUNTY OF HARRIS)

The Board of Commissioners of the Harris County Housing Authority met in regular session, open to the public, on the 16th, day of June, 2010, at the offices of the Authority, 8933 Interchange Drive, inside the boundaries of Harris County in the City of Houston, Texas. Chairman Wallace called the meeting to order at 11:40 a.m. and the roll was taken of the duly constituted officers and members of the Board:

| | | |
|-------------------|---------------|---------|
| Casey T. Wallace | Chairman | Present |
| Walter Jones | Vice Chairman | Present |
| Beto Cardenas | Commissioner | Present |
| Peggy Kruckemeyer | Commissioner | Present |
| Graciela Martinez | Commissioner | Present |

Attending all or portions of the meeting were Michael Fleming of the law offices of Michael P. Fleming and Associates, the Authority's General Counsel. Additional attendees included the following:

Guy Rankin, David Gunter, Todd Graff, Melissa Quijano, Marvalette Hunter, Paula Burns, Anna Hinojosa, Lesle Sullivan, Debra McCray, Veronica Torres, Beverly Burroughs, and Earl Campbell, of the Harris County Housing Authority; Wanda LeBlanc of Harris County Judge's Office, Nancy Sims of Pierpont Communications, Leslie Searle of Gracewood, Richard Breedlove of BreedLove & Co., Karen Balzi of BreedLove & Co.

**PRESENTATION AND APPROVAL OF MINUTES FROM MAY 19th, 2010
BOARD MEETING**

The Minutes of May 19, 2010, board meeting were presented for approval.

Commissioner Martinez motioned to accept the minutes for May 19th, 2010.
Commissioner Kruckemeyer seconded. All approved. Motion carried.

CHAIRMAN'S REVIEW/COMMENTS

Chairman Wallace congratulated Mr. Rankin and the HCHA staff for achieving HUD's highest performance award for the 7th consecutive year on the SEMAP.

EXECUTIVE SUMMARY & EXECUTIVE DIRECTOR'S REPORT

Chairman Wallace asked Vice Chairman Jones to address the Board regarding the Finance Committee's comments on the draft audit report.

Vice Chairman Jones asked Mr. Richard Breedlove of Breedlove & Co. regarding an estimated time frame for a final report. Mr. Breedlove presented to the board that the audit report did not show any findings and that a final report would be provided 10 days.

Chairman Wallace thanked the Audit Committee for their work and congratulated the Housing Authority for a good audit report for the seventh straight year.

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Mr. Rankin provided an overview of the HCHA Employee Handbook. Vice Chairman Jones asked if there is a separate document for retirement and investment plans from the HCHA Employee Handbook. Mr. Rankin explained that retirement would remain through TCDRS and that the percentages would stay the same as was previously approved by the board,

Vice Chairman Jones motioned to accept the approval of the Employee Handbook. Commissioner Martinez seconded. All were in favor, motion carried.

ADMINISTRATIVE AGENDA:

MONTHLY FINANCIAL

Chairman Wallace asked Mr. Gunter to address the Board with the presentation and overview of the monthly financials.

Mr. Gunter presented the monthly financials to the Board.

EXECUTIVE SESSION

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An Executive Session was held to discuss and complete the annual evaluation of the CEO. The Board of Commissioners went into Executive Session at 12:13pm and ended 1:00pm.

No Action was taken based on the Executive Session.

PUBLIC COMMENT

Chairman Wallace gave an opportunity for public comments.

Mrs. Leslie Searle, a representative from Gracewood, addressed the board regarding the mission and history of Gracewood and their efforts to provide transitional housing for single mothers.

COMMENTS BY COMMISSIONERS:

None

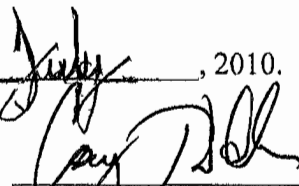
COMMENTS OR ANNOUNCEMENTS BY CHAIR:

None

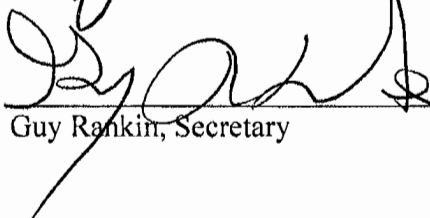
ADJOURNMENT

Chairman Wallace invited a motion to adjourn at 1:10pm. Commissioner Cardenas motioned. Commissioner Kruckemeyer seconded. All were in favor, motioned was carried.

Adopted and approved this 28 day of July, 2010.



Casey Wallace, Chairman



Guy Rankin, Secretary

**MINUTES OF REGULAR MEETING
OF
HARRIS COUNTY HOUSING AUTHORITY**

Houston, Texas

July 28, 2010

THE STATE OF TEXAS)
)
COUNTY OF HARRIS)

The Board of Commissioners of the Harris County Housing Authority met in regular session, open to the public, on the 28th day of July, 2010, at the offices of the Authority, 8933 Interchange Drive, inside the boundaries of Harris County in the City of Houston, Texas. Vice Chairman Jones called the meeting to order at 11:50 a.m. and the roll was taken of the duly constituted officers and members of the Board:

| | | |
|-------------------|---------------|-------------------------------|
| Casey T. Wallace | Chairman | Present (arrived at 11:52 am) |
| Walter Jones | Vice Chairman | Present |
| Beto Cardenas | Commissioner | Present |
| Peggy Kruckemeyer | Commissioner | Present |
| Graciela Martinez | Commissioner | Present |

Absent for all or portions of the meeting was Michael Fleming of the law offices of Michael P. Fleming and Associates, the Authority's General Counsel. Present additional attendees included the following:

Guy Rankin, Melissa Quijano, Paula Burns, Anna Hinojosa, Veronica Torres, Beverly Burroughs, Angela Rokas, Kris Harvey, Vic Langford, and Earl Campbell, of the Harris County Housing Authority; Wanda LeBlanc of Harris County Judge Office, Robert Stein, Devika Subramanian, and Birnur Guven of Rice University, Adam Walmus, Aruna Gottumukkala, Luis Park, Alicia McCarthy, and Andrew Spiegelman of Michael E. DeBakey Veteran Affairs Medical Center, George Culver of LJA Engineering Inc., Kelvin Williams of HUD.

PRESENTATION AND APPROVAL OF MINUTES FROM June 16th, 2010 BOARD MEETING

Vice Chairman Jones called the meeting to order at 11:50 a.m. noting Chairman Wallace would be late. The Minutes of June 16th, 2010, board meeting was presented for approval.

Commissioner Cardenas motioned to accept the minutes for June 16, 2010. Commissioner Martinez seconded. All approved. Motion carried.

CHAIRMAN'S REVIEW/COMMENTS

Vice Chairman Jones requested Mr. Rankin to introduce to the board the guest speakers from Rice University in regards to the storm watch website and damage assessment data.

Chairman Wallace entered meeting at 11:52am.

Mr. Rankin introduced Mr. Robert Stein, Ms. Devika Subramanian and Mr. Birur Guven from Rice University to the board. Mr. Rankin provided an overview of the Rice University research and website which will provide Storm Watch Data to the community. Mr. Stein indicated that the website currently only has limited data and that HCHA's Hurricane Ike Damage Assessment includes data from over 700,000 homes inspections following Hurricane Ike. Rice University as a whole stated that HCHA had the best data in the country regarding a large scale disaster. Rice University contracted an additional study to validate HCHA's work and found it to be 100% accurate.

Mr. Stein explained that Rice University used self assessment data from Center Point Energy, and other electricity companies for their website. Mr. Stein indicated the website is designed only for community storm watch information. The website will not advise or suggest what individuals should do in the event of a hurricane. Mr. Stein requested the board's permission to use HCHA's Hurricane Ike damage assessment data in order to expand the data on their website.

Mr. Rankin explained that HCHA's work had been used nationally as a model and that we should share our results with the community. In addition, Mr. Rankin explain how Harris County benefited in receiving millions in additional funds based on our assessment.

EXECUTIVE SUMMARY & EXECUTIVE DIRECTOR'S REPORT

Chairman Wallace requested Mr. Rankin to introduce the representatives from the Michael E. DeBakey Veteran Affairs Medical Center providing information about the HUD-VASH Voucher Program.

Mr. Rankin introduced Mr. Adam Walmus, Director, Ms. Aruna Gottumukkala, Mr. Andrew Spiegelman, Mr. Luis Park and Mrs. Alicia McCarthy of the Michael E. DeBakey Veteran Affairs Medical Center who presented the HUD-VASH program.

Mr. Adam Walmus provided an overview of the VASH program. The purpose of this program was designed to reduce homelessness among veterans and provide assistance adapting to their communities. Mr. Walmus indicated the veteran population estimated to be between 3,500-4,000 in the greater Houston area. Mr. Walmus explained 70% of veterans that are currently homeless are affected by mental disorders or substance abuse. The VA created a call center that provides assistance to veterans along with a medical facility that addresses concerns or issues the veterans may experience. Mr. Walmus indicated that veterans must agree to case management as a condition for participation in this program.

Mr. Rankin also introduced representatives from HUD to provide information regarding the HUD-VASH program. Mr. Kelvin Williams and Ms. Deborah Alexander from HUD provided a brief overview of the VASH Program and the guidelines governing veterans participation in the program. Mr. Rankin stated that staff would develop a state-of-the art briefing packet and work with the VA to focus on case management.

Chairman Wallace inquired whether the VA supported the Patriots by the Lake project. Mr. Walmus indicated the VA supports the project.

ADMINISTRATIVE AGENDA:

MONTHLY FINANCIALS

Chairman Wallace requested Mr. Rankin to present an overview of the monthly financials. Mr. Rankin presented the Monthly Financials to the Board.

EXECUTIVE SESSION

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.

An Executive Session was held to discuss and complete the annual evaluation of the CEO. The Board of Commissioners went into executive session at 12:35pm and concluded at 1:33pm.

Chairman Wallace motioned to approve Mr. Rankin's contract with amendments as discussed. Commissioner Kruckemeyer seconded the motion. The motion to approve a three-year contract for the CEO passed 4 to 1 with Commissioners Wallace, Kruckemeyer, Jones and Martinez voting in favor and Commissioner Cardenas voting opposed.

PUBLIC COMMENT

Chairman Wallace provided an opportunity for public comments. No comments were given.

COMMENTS BY COMMISSIONERS

None


COMMENTS OR ANNOUNCEMENTS BY CHAIR

None

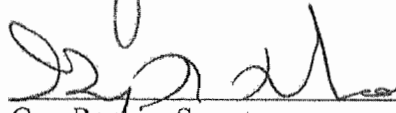
ADJOURNMENT

Chairman Wallace invited a motion to adjourn at 1:35pm. Commissioner Cardenas seconded. All were in favor, motioned was carried.

Adopted and approved this 20th day of October, 2010.



Casey Wallace, Chairman



Guy Rankin, Secretary