



Joe Ellis
Commissioner

Roberto Gonzalez
Commissioner

David Riddle
Vice Chairman

Gerald Womack
Commissioner

Kerry Wright
Chairman

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:00 P.M.

Wednesday, January 15, 2014

Board Room

**Harris County Housing Authority Administration Building
8933 Interchange Drive
Houston, Texas 77054**

AGENDA

I. Call to Order and Record of Attendance

II. Approval of the Minutes of Previous Meeting

Action Item 1: Discussion and request to accept and approve the minutes from the December 18, 2013 board meeting.

III. Public Comments

It is the policy of this Board to allow 15 minutes of each meeting for a forum. If you wish to speak to this Board during the "public comments" section of our agenda, please complete the required form and hand it to one of the Commissioners before the meeting.

IV. Executive Director/Chief Executive Officer's Report

- a) HCHA activities from December 18, 2013 – January 14, 2014*
- b) Corrective action closeouts from the OIG report*

V. Department Presentations

- a) Monthly Financials*
- b) HCV Program*
- c) Current Affordable Housing Developments*
- d) New Affordable Housing Developments*

VI. Discussion and Action Items

Action Item 2: Discussion and request to approve or deny a resolution approving revisions to the HCHA Fixed Asset Policy.

Action Item 3: Discussion and request to approve or deny final financial statements for the Harris County Housing Authority dated March 31, 2013.

Action Item 4: Discussion and request to approve or deny a memorandum of understanding with the Houston Housing Authority to perform inspections and/or rent reasonableness evaluations for each other at the partner agency's request.

Action Item 5: Discussion and request to approve or deny a resolution approving and authorizing travel expenses for the CEO.

Action Item 6: Discussion and request to approve or deny a resolution authorizing the transfer of funds to cover monthly affordable housing expenses.

VII. 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.

Discussion with the Authority's attorney(s) regarding pending litigation
Discussion with the Authority's attorney(s) regarding contemplated litigation
Discussion about the value or transfer of real property
Consideration of specific personnel matters related to the CEO's annual review

VIII. Reconvene in public session and possible action relating to matters addressed in executive session.

IX. Adjournment



Joe Ellis
Commissioner

Roberto Gonzalez
Commissioner

David Riddle
Vice Chairman

Gerald Womack
Commissioner

Kerry Wright
Chairman

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:00 P.M.

Wednesday, February 26, 2014

Board Room

**Harris County Housing Authority Administration Building
8933 Interchange Drive
Houston, Texas 77054**

AGENDA

I. Call to Order and Record of Attendance

II. Approval of the Minutes of Previous Meeting

Action Item 1: Discussion and request to accept and approve the minutes from the January 15, 2014 board meeting.

III. Public Comments

It is the policy of this Board to allow 15 minutes of each meeting for a forum. If you wish to speak to this Board during the "public comments" section of our agenda, please complete the required form and hand it to one of the Commissioners before the meeting.

IV. Executive Director/Chief Executive Officer's Report

- a) HCHA activities from January 16, 2014 – February 25, 2014*
- b) Presentation of the draft budget for FY 2015*

V. Department Presentations

- a) Monthly Financials*
- b) HCV Program*

- c) *Current Affordable Housing Developments*
- d) *New Affordable Housing Developments*

VI. Discussion and Action Items

- Action Item 2:** Discussion and request to approve or deny a resolution approving the 2014 PHA Annual and Five Year Plan.
- Action Item 3:** Discussion and request to approve or deny revisions to the HCHA Employee Handbook.
- Action Item 4:** Discussion and request to approve or deny a resolution approving revisions to the Administrative Plan.
- Action Item 5:** Discussion and request to approve or deny a resolution authorizing the negotiation and execution of a LIHTC application and other necessary documents, agreements, and actions related to Tidwell Lakes Ranch.
- Action Item 6:** Discussion and request to approve or deny a resolution approving a second revision to the FY 2014 budget.

VII. 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.

Discussion with the Authority's attorney(s) regarding pending litigation
Discussion with the Authority's attorney(s) regarding contemplated litigation
Discussion about the value or transfer of real property

VIII. Reconvene in public session and possible action relating to matters addressed in executive session.

IX. Adjournment



Joe Ellis
Commissioner

Roberto Gonzalez
Commissioner

David Riddle
Vice Chairman

Gerald Womack
Commissioner

Kerry Wright
Chairman

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:00 P.M.

Wednesday, March 19, 2014

Board Room

**Harris County Housing Authority Administration Building
8933 Interchange Drive
Houston, Texas 77054**

AGENDA

I. Call to Order and Record of Attendance

II. Election of Officers

Nominations and Elections. Before proceeding to an election to fill an office, it is customary to nominate two candidates. We will vote on the Chairman first, and then if necessary nominate two Commissioners for the Vice Chairman position. The usual method in permanent societies is by ballot, the balloting being continued until the officers are all filled. We can vote by a show of hands or a ballot. This will be the choice of the Commissioners. An election takes effect immediately if the candidate is present and does not decline, or if he is absent and has consented to his candidacy. After the election has taken effect and the officer or member has learned the fact, it is too late to reconsider the vote on the election. An officer-elect takes possession of his office immediately, unless the rules specify the time.

III. Approval of the Minutes of Previous Meeting

Action Item 1: Discussion and request to accept and approve the minutes from the February 26, 2014 board meeting.

IV. Public Comments

It is the policy of this Board to allow 15 minutes of each meeting for a forum. If you wish to speak to this Board during the "public comments" section of our agenda, please complete the required form and hand it to one of the Commissioners before the meeting.

V. Executive Director/Chief Executive Officer's Report

a) HCHA activities from February 27, 2014 – March 18, 2014

VI. Department Presentations

- a) Monthly Financials*
- b) HCV Program*
- c) Current Affordable Housing Developments*
- d) New Affordable Housing Developments*

VII. Discussion and Action Items

Action Item 2: Discussion and request to approve or deny the Investment Policy.

Action Item 3: Discussion and request to approve or deny a resolution approving the FY 2015 budget.

Action Item 4: Discussion and request to approve or deny revisions to the HCHA Administrative Plan.

Action Item 5: Discussion and request to approve or deny a resolution authorizing the development of a Family Self Sufficiency program, the negotiation and execution of agreements with FSS service providers, and the provision of funds to cover initial costs related to FSS case manager salaries and benefits.

Action Item 6: Discussion and request to approve or deny a resolution authorizing the CEO to negotiate and execute a contract for insurance coverage.

Action Item 7: Discussion and request to approve or deny a resolution approving revisions to the Cost Allocation Policy.

VIII. 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.

Discussion with the Authority's attorney(s) regarding pending litigation
Discussion with the Authority's attorney(s) regarding contemplated litigation
Discussion about the value or transfer of real property

IX. Reconvene in public session and possible action relating to matters addressed in executive session.

X. Adjournment



Joe Ellis
Commissioner

Roberto Gonzalez
Commissioner

David Riddle
Vice Chairman

Gerald Womack
Commissioner

Kerry Wright
Chairman

SPECIAL MEETING OF THE BOARD OF COMMISSIONERS

2:30 P.M.

Monday, April 7, 2014

Board Room

**Harris County Housing Authority
8933 Interchange Drive
Houston, Texas 77054**

AGENDA

I. Call to Order and Record of Attendance

II. Public Comments

It is the policy of this Board to allow 15 minutes of each meeting for a forum. If you wish to speak to this Board during the "public comments" section of our agenda, please complete the required form and hand it to one of the Commissioners before the meeting.

III. Discussion and Action Items

Action Item 1: Discussion and request to approve or deny a resolution approving the 2015 PHA Annual and Five Year Plan.

IV. 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.

Discussion about the value or transfer of real property

V. Reconvene in public session and possible action relating to matters addressed in executive session.

VI. Adjournment



Joe Ellis
Commissioner

Roberto Gonzalez
Commissioner

Gerald Womack
Commissioner

Kerry Wright
Chairman

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:00 P.M.

Tuesday, April 15, 2014

Board Room

**Harris County Housing Authority
8933 Interchange Drive
Houston, TX 77054**

AGENDA

I. Call to Order and Record of Attendance

II. Election of Officers

Nominations and Elections. Before proceeding to an election to fill an office, it is customary to nominate two candidates. We will vote on the Chairman first, and then if necessary nominate two Commissioners for the Vice Chairman position. The usual method in permanent societies is by ballot, the balloting being continued until the officers are all filled. We can vote by a show of hands or a ballot. This will be the choice of the Commissioners. An election takes effect immediately if the candidate is present and does not decline, or if he is absent and has consented to his candidacy. After the election has taken effect and the officer or member has learned the fact, it is too late to reconsider the vote on the election. An officer-elect takes possession of his office immediately, unless the rules specify the time.

III. Approval of the Minutes of Previous Meeting

Action Item 1: Discussion and request to accept and approve the minutes from the March 19, 2014 and April 7, 2014 board meetings.

IV. Public Comments

It is the policy of this Board to allow 15 minutes of each meeting for a forum. If you wish

to speak to this Board during the "public comments" section of our agenda, please complete the required form and hand it to one of the commissioners before the meeting.

V. Executive Director/Chief Executive Officer's Report

- a) HCHA activities from March 20, 2014 – April 14, 2014*
- b) Update on the HCHA Waitlist*

VI. Department Presentations

- a) Monthly Financials*
- b) HCV Program*
- c) Current Affordable Housing Developments*
- d) New Affordable Housing Developments*

VII. Discussion and Action Items

Action Item 2: Discussion and request to approve or deny a resolution authorizing HCHA to execute a third amendment between Harris County and HCHA for the Cypresswood Estates project.

Action Item 3: Discussion and request to approve or deny revisions to the HCHA Administrative Plan including a new local preference for applicants referred as part of Harris County's Mental Health Jail Diversion Program.

Action Item 4: Discussion and request to approve or deny a resolution authorizing the CEO to execute a Lessee Estoppel Agreement and a Subordination, Non-Disturbance, and Attornment Agreement as requested by HCHA's property management company.

Action Item 5: Discussion and request to approve or deny a resolution authorizing the CEO to negotiate and execute a MOA regarding Bernicia Place.

Action Item 6: Discussion and request to approve or deny a resolution approving an amendment of the agreement between Harris County and the HCHA-PFC regarding the Retreat at Westlock Property.

VIII. 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.

Discussion with the Authority's attorney(s) regarding pending litigation
Discussion with the Authority's attorney(s) regarding contemplated litigation
Discussion about the value or transfer of real property

IX. Reconvene in public session and possible action relating to matters addressed in executive session.

X. Adjournment



Joe Ellis
Vice Chairman

Roberto Gonzalez
Commissioner

Gerald Womack
Commissioner

Kerry Wright
Chairman

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:30 P.M.

Wednesday, May 14, 2014

Community Clubhouse

Sierra Meadows Apartments
9835 North Sam Houston Pkwy
East Humble, TX 77396

AGENDA

I. Call to Order and Record of Attendance

II. Approval of the Minutes of Previous Meeting

Action Item 1: Discussion and request to accept and approve the minutes from the April 15, 2014 board meeting.

III. Public Comments

It is the policy of this Board to allow 15 minutes of each meeting for a forum. If you wish to speak to this Board during the "public comments" section of our agenda, please complete the required form and hand it to one of the commissioners before the meeting.

IV. Executive Director/Chief Executive Officer's Report

- a) *HCHA activities from April 16, 2014 – May 13, 2014*
- b) *Update on Admissions from the HCHA Waiting List*

V. Department Presentations

- a) *Monthly Financials*
- b) *HCV Program*
- c) *Current Affordable Housing Developments*

d) New Affordable Housing Developments

VI. Discussion and Action Items

Action Item 2: Discussion and request to approve the submission of the Section Eight Management Assessment Program (SEMAP) certification to HUD.

Action Item 3: Discussion and request to approve or deny a resolution approving new signatories for HCHA's checking accounts.

Action Item 4: Discussion and request to approve or deny a resolution authorizing the reimbursement of overnight travel expenses for Horace Allison and Paula Burns.

VII. 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.

Discussion with the Authority's attorney(s) regarding pending litigation
Discussion with the Authority's attorney(s) regarding contemplated litigation
Discussion about the value or transfer of real property

VIII. Reconvene in public session and possible action relating to matters addressed in executive session.

IX. Adjournment



Joe Ellis
Vice Chairman

Roberto Gonzalez
Commissioner

Gerald Womack
Commissioner

Kerry Wright
Chairman

**REGULAR MEETING OF THE
BOARD OF COMMISSIONERS**

11:00 a.m.

Wednesday, June 11, 2014

Board Room

**Harris County Housing Authority
8933 Interchange Drive
Houston, TX 77054**

AGENDA

I. Call to Order and Record of Attendance

II. Administration of the Oath of Office to New Commissioner

III. Approval of the Minutes of Previous Meeting

Action Item 1: Discussion and request to accept and approve the minutes from the May 14, 2014 board meeting.

IV. Public Comments

It is the policy of this Board to allow 15 minutes of each meeting for a forum. If you wish to speak to this Board during the "public comments" section of our agenda, please complete the required form and hand it to one of the commissioners before the meeting.

V. Executive Director/Chief Executive Officer's Report

a) HCHA activities from May 15, 2014 – June 10, 2014

VI. Department Presentations

a) Monthly Financials

- b) *HCV Program*
- c) *Current Affordable Housing Developments*
- d) *New Affordable Housing Developments*

VII. Presentation by Wanda LeBlanc regarding The Harris County Jail Diversion Program

VIII. Discussion and Action Items

Action Item 2: Discussion and request to approve or deny a resolution approving a contract for copier services.

Action Item 3: Discussion and request to approve a resolution approving a revocable license for use of the second floor of the HCHA offices.

IX. 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.

Discussion with the Authority's attorney(s) regarding pending litigation
Discussion with the Authority's attorney(s) regarding contemplated litigation
Discussion about the value or transfer of real property

X. Reconvene in public session and possible action relating to matters addressed in executive session.

XI. Adjournment



Joe Ellis
Vice Chairman

Roberto Gonzalez
Commissioner

Gerald Womack
Commissioner

Kerry Wright
Chairman

Joe Villarreal
Commissioner

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

1:00 P.M.

Wednesday, July 16, 2014

Board Room

**Harris County Housing Authority
8933 Interchange Drive
Houston, TX 77054**

AGENDA

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- I. Call to Order and Record of Attendance**
 - II. Open with Prayer and Pledge of Allegiance**
 - III. Approval of the Minutes of Previous Meeting**

Action Item 1: Discussion and request to accept and approve the minutes from the June 11, 2014 board meeting.

- IV. Public Comments**

It is the policy of this Board to allow 15 minutes of each meeting for a forum. If you wish to speak to this Board during the "public comments" section of our agenda, please complete the required form and hand it to one of the commissioners before the meeting.

- V. Executive Director/Chief Executive Officer's Report**
 - a) HCHA activities from June 12, 2014 – July 15, 2014*
 - b) Update on HCHA's SEMAP*
 - c) Update on VASH Lease-up*

- VI. Department Presentations**

- a) *Monthly Financials*
- b) *HCV Program*
- c) *Current Affordable Housing Developments*
- d) *New Affordable Housing Developments*

VII. Discussion and Action Items

Action Item 2: Discussion and request to approve or deny a resolution approving revisions to HCHA's employee handbook.

Action Item 3: Discussion and request to approve or deny a resolution approving changes to HCHA's Admin Plan.

Action Item 4: Discussion and request to approve or deny a resolution to renew HCHA's membership with the State of Texas CO-OP Purchasing Program.

VIII. 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.

Discussion with the Authority's attorney(s) regarding pending litigation
 Discussion with the Authority's attorney(s) regarding contemplated litigation
 Discussion about the value or transfer of real property

IX. Reconvene in public session and possible action relating to matters addressed in executive session.

X. Adjournment



Joe Ellis
Vice Chairman

Roberto Gonzalez
Commissioner

Gerald Womack
Commissioner

Kerry Wright
Chairman

Joe Villarreal
Commissioner

SPECIAL MEETING OF THE BOARD OF COMMISSIONERS

1:00 P.M.

Monday, August 18, 2014

Board Room

**Harris County Housing Authority
8933 Interchange Drive
Houston, TX 77054**

AGENDA

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- I. Call to Order and Record of Attendance**
 - II. Open with Prayer and Pledge of Allegiance**
 - III. Approval of the Minutes of Previous Meeting**

Action Item 1: Discussion and request to accept and approve the minutes from the July 16, 2014 Board meeting.

- IV. Public Comments**

It is the policy of this Board to allow 15 minutes of each meeting for a forum. If you wish to speak to this Board during the "public comments" section of our agenda, please complete the required form and hand it to one of the commissioners before the meeting.

- V. Discussion and Action Items**

Action Item 2: Discussion and request to approve or deny a resolution approving revisions to the HCHA Administrative Plan.

Action Item 3: Discussion and request to approve or deny a proposed Security

Deposit Assistance Program.

Action Item 4: Discussion and request to approve or deny a resolution authorizing the Public Facility Corporation to amend loan documents for additional financing for Retreat at Westlock.

Action Item 5: Discussion and request to approve or deny a resolution authorizing the Public Facility Corporation to A) acquire property for the Retreat at Westlock development, B) lease the property to the partnership, C) loan \$1,885,000 to acquire the property, and D) execute all requisite documents to carry out the resolution.

VI. 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.

Discussion with the Authority's attorney(s) regarding pending litigation
Discussion with the Authority's attorney(s) regarding contemplated litigation
Discussion about the value or transfer of real property

VII. Reconvene in public session and possible action relating to matters addressed in executive session.

VIII. Adjournment

Next HCHA Board Meeting: September 17, 2014 – 1:00 p.m.



Joe Ellis
Vice Chairman

Roberto Gonzalez
Commissioner

Gerald Womack
Commissioner

Kerry Wright
Chairman

Joe Villarreal
Commissioner

**REGULAR MEETING OF THE
BOARD OF COMMISSIONERS**

1:00 P.M.

Wednesday, September 17, 2014

Board Room

**Harris County Housing Authority
8933 Interchange Drive
Houston, TX 77054**

AGENDA

I. Call to Order and Record of Attendance

II. Open with Prayer and Pledge of Allegiance

III. Approval of the Minutes of Previous Meeting

Action Item 1: Discussion and request to accept and approve the minutes from the August 18, 2014 board meeting.

IV. Public Comments

It is the policy of this Board to allow 15 minutes of each meeting for a forum. If you wish to speak to this Board during the "public comments" section of our agenda, please complete the required form and hand it to one of the commissioners before the meeting.

V. Executive Director/Chief Executive Officer's Report

- a) *HCHA activities from August 19, 2014 – September 16, 2014*
- b) *Update on VASH Lease-up*
- c) *Update on HCV Lease-up*

VI. Department Presentations

- a) *Monthly Financials*
- b) *HCV Program*
- c) *Current Affordable Housing Developments*

d) New Affordable Housing Developments

VII. Discussion and Action Items

- Action Item 2:** Discussion and request to approve or deny a resolution to allow HCHA to enter into an interlocal contract with HGACBuy to access competitively priced contracts for goods and services.
- Action Item 3:** Discussion and request to approve or deny a resolution allowing HCHA's CEO to purchase mitigation credits for West Lake Houston Property.
- Action Item 4:** Discussion and request to approve or deny a resolution to allow HCHA to enter into an interlocal contract with Harris County Department of Education for the purpose of providing and receiving services.
- Action Item 5:** Discussion and request to approve necessary action regarding Corrective Actions 3F and 3G from the HUD OIG Audit relating to the Cypresswood Estates development completed May 31, 2011.

VIII. 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.

Discussion with the Authority's attorney(s) regarding pending litigation
Discussion with the Authority's attorney(s) regarding contemplated litigation
Discussion about the value or transfer of real property

IX. Reconvene in public session and possible action relating to matters addressed in executive session.

X. Adjournment

Next HCHA Board Meeting:
October 15, 2014 – 1:00 p.m.
Cypresswood Estates
15331 Kuykendahl Rd
Houston, TX 77090



Joe Ellis
Vice Chairman

Roberto Gonzalez
Commissioner

Gerald Womack
Commissioner

Kerry Wright
Chairman

Joe Villarreal
Commissioner

**REGULAR MEETING OF THE
BOARD OF COMMISSIONERS**

1:30 P.M.

Wednesday, October 15, 2014

Board Room

**Cypresswood Estates
15331 Kuykendahl Rd
Houston, TX 77090**

AGENDA

I. Call to Order and Record of Attendance

II. Open with Prayer and Pledge of Allegiance

III. Approval of the Minutes of Previous Meeting

Action Item 1: Discussion and request to accept and approve the minutes from the September 17, 2014 board meeting.

IV. Public Comments

It is the policy of this Board to allow 15 minutes of each meeting for a forum. If you wish to speak to this Board during the "public comments" section of our agenda, please complete the required form and hand it to one of the commissioners before the meeting.

V. Executive Director/Chief Executive Officer's Report

- a) HCHA activities from September 18, 2014 – October 14, 2014
- b) Update regarding HCHA's SEMAP score
- c) Report on new VASH vouchers
- d) Update on VASH Lease-up
- e) Update on HCV Lease-up

VI. Department Presentations

- a) Monthly Financials

- b) *HCV Program*
- c) *Current Affordable Housing Developments*
- d) *New Affordable Housing Developments*

VII. Discussion and Action Items

- Action Item 2:** Discussion and request to approve or deny a resolution approving revisions to HCHA's budget.
- Action Item 3:** Discussion and request to approve or deny a resolution approving MOU contract with the county involving procurement procedures.
- Action Item 4:** Discussion and request to approve or deny a resolution approving a contract for technical support services.
- Action Item 5:** Discussion and request to approve or deny a resolution authorizing the negotiation and execution of a memorandum of understanding with the developer partner for the development of two low income housing tax credit developments.
- Action Item 6:** Discussion and request to approve or deny a resolution approving and authorizing the reimbursements of travel expenses for affordable housing staff.

VIII. 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.

Discussion with the Authority's attorney(s) regarding pending litigation
 Discussion with the Authority's attorney(s) regarding contemplated litigation
 Discussion about the value or transfer of real property

IX. Reconvene in public session and possible action relating to matters addressed in executive session.

X. Adjournment

Next HCHA Board Meeting:
 November 19, 2014 – 1:00 p.m.
 Harris County Housing Authority
 8933 Interchange Dr.
 Houston, TX 77054



Joe Ellis
Vice Chairman

Roberto Gonzalez
Commissioner

Gerald Womack
Commissioner

Kerry Wright
Chairman

Joe Villarreal
Commissioner

**REGULAR MEETING OF THE
BOARD OF COMMISSIONERS**

1:30 P.M.

Wednesday, November 19, 2014

Board Room

**Harris County Housing Authority
8933 Interchange Drive
Houston, TX 77054**

AGENDA

I. Call to Order and Record of Attendance

II. Open with Prayer and Pledge of Allegiance

III. Approval of the Minutes of Previous Meeting

Action Item 1: Discussion and request to accept and approve the minutes from the October 15, 2014 board meeting.

IV. Public Comments

It is the policy of this Board to allow 15 minutes of each meeting for a forum. If you wish to speak to this Board during the "public comments" section of our agenda, please complete the required form and hand it to one of the commissioners before the meeting.

V. Executive Director/Chief Executive Officer's Report

- a) HCHA activities from October 16, 2014 – November 19, 2014
- b) Update on VASH Lease-up
- c) Update on HCV Lease-up
- d) Update on Audit
- e) HUD Inspection

VI. Department Presentations

- a) Monthly Financials

- b) *HCV Program*
- c) *Current Affordable Housing Developments*
- d) *New Affordable Housing Developments*

VII. Discussion and Action Items

Action Item 2: Discussion and request to approve or deny a resolution authorizing HCHA to provide HUD the annual REAC submission as prepared by HCHA's independent auditors.

Action Item 3: Discussion and request to approve or deny a resolution approving revisions to HCHA's employee handbook.

Action Item 4: Discussion and request to approve or deny a resolution authorizing the negotiation and execution of a Memorandum of Understanding with Developer Partner for the development of a Low Income Housing Tax Credit Development.

Action Item 5: Discussion and request to approve or deny a resolution for the development of up to 81 units of Multi-Family Housing as part of the Development Plan for Cherry Park Seniors Apartments, authorizing Harris County Housing Authority (the "Authority"): (1) to designate an affiliate to submit an application to Texas Department of Housing & Community Affairs (TDHCA) for 4% Low-Income Housing Tax Credits (LIHTCS); (2) to authorize Harris County Housing Authority Public Facility Corporation to request a private activity bond allocation from the Texas Bond Review Board; and (3) to take such other action necessary, convenient, or appropriate to carry out this resolution.

Action Item 6: Discussion and request to approve or deny a resolution for the development of up to 120 units of Multi-Family Housing as part of the Development Plan for Cherry Park Family Apartments, authorizing Harris County Housing Authority (the "Authority"): (1) to designate an affiliate to submit an application to Texas Department of Housing & Community Affairs (TDHCA) for 4% % Low-Income Housing Tax Credits (LIHTCS); (2) to authorize Harris County Housing Authority Public Facility Corporation to request a private activity bond allocation from the Texas Bond Review Board; and (3) to take such other action necessary, convenient, or appropriate to carry out this resolution.

VIII. 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.

Discussion with the Authority's attorney(s) regarding pending litigation
Discussion with the Authority's attorney(s) regarding contemplated litigation
Discussion about the value or transfer of real property

IX. Reconvene in public session and possible action relating to matters addressed in executive session.

X. Adjournment

Next HCHA Board Meeting:
Tuesday, December 16, 2014 – 1:30 p.m.
Harris County Housing Authority
8933 Interchange Dr.
Houston, TX 77054



Joe Ellis
Vice Chairman

Roberto Gonzalez
Commissioner

Gerald Womack
Commissioner

Kerry Wright
Chairman

Joe Villarreal
Commissioner

**REGULAR MEETING OF THE
BOARD OF COMMISSIONERS**

1:30 P.M.

Tuesday, December 16, 2014

Board Room

**Harris County Housing Authority
8933 Interchange Drive
Houston, TX 77054**

AGENDA

I. Call to Order and Record of Attendance

II. Open with Prayer and Pledge of Allegiance

III. Approval of the Minutes of Previous Meeting

Action Item 1: Discussion and request to accept and approve the minutes from the November 19, 2014 board meeting.

IV. Public Comments

It is the policy of this Board to allow 15 minutes of each meeting for a forum. If you wish to speak to this Board during the "public comments" section of our agenda, please complete the required form and hand it to one of the commissioners before the meeting.

V. Executive Director/Chief Executive Officer's Report

a) HCHA activities from November 19, 2014- December 16, 2014

VI. Department Presentations

- a) Monthly Financials*
- b) HCV Program*
- c) Current Affordable Housing Developments*
- d) New Affordable Housing Developments*

VII. Discussion and Action Items

- Action Item 2:** Discussion and request to approve or deny a resolution approving revisions to HCHA's employee handbook.
- Action Item 3:** Discussion and request to approve or deny a resolution approving the creation of a Project Administrator position.
- Action Item 4:** Discussion and request to approve or deny a resolution authorizing the negotiation and execution of the engagement letter(s) for the 2014 audit and tax preparation services for seven (7) affordable housing developments.
- Action Item 5:** Discussion and request to approve or deny a resolution authorizing the Harris County Housing Authority to take the following actions with regard to Bute Park Place (a proposed Supportive Housing Development): (1) Approve the development of Bute Park Place (The "Project"); (2) Prepare and submit a response to a Request for Proposal issued by the City of Houston and Harris County for a permanent Supporting Housing Development in connection with the Initiative to End Chronic Homelessness Program; (3) Acquire the site for the project and enter into a long-term ground lease with a to-be-formed Limited Partnership for the purpose of developing, owning and operating the project; (4) Designating an affiliate to submit an application to TDHCA for Low Income Housing Tax Credits; (5) Designating an affiliate to submit an application to the Texas Bond Review Board for a private activity bond allocation; and (6) Take such other actions necessary, convenient or appropriate to carry out this resolution.
- Action Item 6:** Discussion and request to approve or deny a resolution approving a Developer Consultant, Management Agent and General Contractor for the Westlock Transaction and execute and deliver any and all requisite documents to effect the foregoing, and take any other actions necessary to carry out this resolution.
- Action Item 7:** Discussion and request to approve or deny a resolution authorizing Harris County Housing Authority (The "Authority") to form HCHA Redevelopment Authority INC. (The "Corporation"), a Texas Non-Profit Corporation, and such other actions necessary or convenient to carry out this resolution.

VIII. 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.

Discussion with the Authority's attorney(s) regarding pending litigation
Discussion with the Authority's attorney(s) regarding contemplated litigation
Discussion about the value or transfer of real property

IX. Reconvene in public session and possible action relating to matters addressed in executive session.

X. Adjournment

Next HCHA Board Meeting:
Wednesday, January 21, 2015 – 1:30 p.m.
Harris County Housing Authority
8933 Interchange Dr.
Houston, TX 77054