

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

Houston, Texas

February 16, 2011

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 February, 2011, 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 11:46 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 for all or portions of the meeting was Michael Fleming and David Tang of the law offices of Michael P. Fleming and Associates, the Authority's General Counsel. Present additional attendees included the following:

Guy Rankin, Elizabeth Holloway and Earl Campbell of the Harris County Housing Authority; Wanda LeBlanc, and James Rickenbacker.

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.

The Board of Commissioners went into executive session at 11:48 am and concluded at 1:05 pm.

Chairman Wallace motioned to authorize the CEO to take all necessary steps to complete the development of Cypresswood Estates including replacing the General Contractor for this development and allowing the Construction Manager to become the General Contractor. Commissioner Martinez seconded the motion. All were in favor, motion carried.


ADJOURNMENT

Chairman Wallace invited a motion to adjourn at 1:07 pm. Commissioner Cardenas seconded. All were in favor, motioned was carried.

Adopted and approved this 23rd day of March, 2011.



Casey Wallace, Chairman



Guy Rankin, Secretary

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

Houston, Texas

March 23, 2011

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 23rd day of March, 2011, 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 11:45 a.m. and the roll was taken of the duly constituted officers and members of the Board:

Casey T. Wallace	Chairman	Present (entered at 11:49)
Walter Jones	Vice Chairman	Present
Beto Cardenas	Commissioner	Present
Peggy Kruckemeyer	Commissioner	Present
Graciela Martinez	Commissioner	Absent

Attending 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, David Gunter, Melissa Quijano, Todd Graff, Paula Burns, Elizabeth Holloway, Vic Langford, and Earl Campbell, of the Harris County Housing Authority; Brad Dill, Wanda Leblanc, and James E. Rickenbacker.

PRESENTATION AND APPROVAL OF MINUTES FROM November 17th 2010 and February 16th 2011 BOARD MEETING

Vice Chairman Jones called the meeting to order at 11:45. The Minutes of November 17th, 2010, and February 16th, 2011's, board meeting was presented for approval.

Commissioner Kruckemeyer motioned to accept the minutes for, November 17th, 2010
Commissioner Cardenas seconded the motion. All were in favor, motioned was carried.

Commissioner Cardenas motioned to accept the minutes for February 16th, 2011, Commissioner Kruckemeyer seconded the motion. All were in favor, motioned was carried.

CHAIRMAN'S REVIEW/COMMENTS

Vice Chairman Jones stated there weren't any comments to be given

EXECUTIVE SESSION

Chairman Wallace called an Executive Session at 12:52 pm. The meeting reconvened in public session at 1:24 pm

PUBLIC COMMENT

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

COMMENTS BY COMMISSIONERS

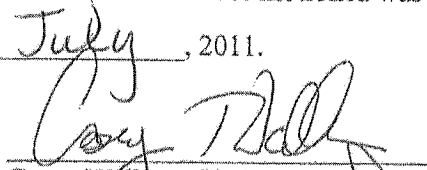
None

COMMENTS OR ANNOUNCEMENTS BY CHAIR

ADJOURNMENT

Chairman Wallace invited a motion to adjourn at 1:26. Commissioner Cardenas motioned to adjourn. Commissioner Kruckemeyer seconded. All were in favor motioned was carried.

Adopted and approved this 20th day of July, 2011.



Casey Wallace, Chairman



Guy Rankin, Secretary

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

Houston, Texas

July 20th, 2011

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 July, 2011, 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 11:43 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	Absent

Attending for all or portions of the meeting were Michael Fleming and David Tang representing the law offices of Michael P. Fleming and Associates, the Authority's General Counsel. Present additional attendees included the following:

David Gunter, Melissa Quijano, Todd Graff, Horace Allison, Vic Langford, Elizabeth Holloway and Earl Campbell, of the Harris County Housing Authority; Karen Balzi, Johnathan Gibbs, Susie Allen, and Donna Rickenbacker.

PRESENTATION AND APPROVAL OF MINUTES FROM March 23rd 2011 BOARD MEETING

Chairman Wallace called the meeting to order at 11:43 a.m. The Minutes of March 23rd, 2011, board meeting was presented for approval.

Commissioner Cardenas motioned to accept the minutes for March 23rd, 2011. Commissioner Kruckemeyer seconded. All were in favor, motioned was carried.

CHAIRMAN'S REVIEW/COMMENTS

Chairman Wallace opened the meeting. He commented on the Sierra Meadows Grand Opening in stating it was very successful and well received.

EXECUTIVE SUMMARY & EXECUTIVE DIRECTOR'S REPORT

None

ADMINISTRATIVE AGENDA:

Chairman Wallace requested Mrs. Quijano to present an overview of the HCHA SEMAP Score. Mrs. Quijano presented the SEMAP Score to the Board including this is the eighth consecutive year HCHA has received the highest attainable rating from the Department of Housing and Urban Development.

MONTHLY FINANCIALS

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

Then, Vice Chairman Jones requested Karen Balzi present an overview of the HCHA Audit. Ms. Balzi presented an overview of the HCHA audit.

Next, Vice Chairman Jones motioned to accept the HCHA audit. Commissioner Kruckemeyer seconded. All were in favor, motioned was carried.

Lastly, Mr. Gunter requested Mr. Graff present an overview of the HCHA office building lease modification. Mr. Graff presented the lease modification to the Board.

Commissioner Cardenas suggested reviewing the lease terms and resubmitting for the next Board meeting.

EXECUTIVE SESSION

The Board of Commissioners did not go into an executive session.

PUBLIC COMMENT

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

COMMENTS BY COMMISSIONERS

Commissioner Cardenas commented on the successfulness of the Sierra Meadows Grand Opening.


COMMENTS OR ANNOUNCEMENTS BY CHAIR

None

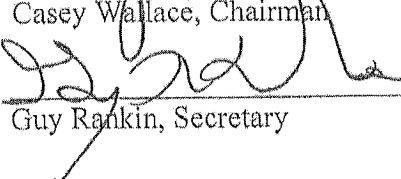
ADJOURNMENT

Chairman Wallace invited a motion to adjourn at 12:10pm. Vice Chairman Jones motioned. Commissioner Kruckemeyer seconded. All were in favor with the exception of Commissioner Martinez who was absent, motioned was carried.

Adopted and approved this 19th day of October, 2011.



Casey Wallace, Chairman



Guy Rankin, Secretary

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

Houston, Texas

October 19th, 2011

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 October, 2011, 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 for all or portions of the meeting were Michael Fleming and David Tang representing the law offices of Michael P. Fleming and Associates, the Authority's General Counsel. Present additional attendees included the following:

Guy Rankin, David Gunter, Melissa Quijano, Debra McCray, Horace Allison, Anna Hinojosa, Elizabeth Holloway and Earl Campbell, of the Harris County Housing Authority; Eloise Gratz, Wanda Leblanc, Gail McDonald, and Susie Allen were also in attendance.

PRESENTATION AND APPROVAL OF MINUTES FROM July 20th, 2011's BOARD MEETING

Chairman Wallace called the meeting to order at 11:40 a.m. The Minutes of July 20th, 2011, board meeting were presented for approval.

Commissioner Cardenas motioned to accept the minutes for July 20th, 2011. Commissioner Kruckemeyer seconded. All were in favor, motioned was carried.

CHAIRMAN'S REVIEW/COMMENTS

Chairman Wallace opened the meeting.

EXECUTIVE SUMMARY & EXECUTIVE DIRECTOR'S REPORT

Mr. Rankin presented an overview of the Harris County Housing Authority's first two quarters of 2011.

ADMINISTRATIVE AGENDA:

None

MONTHLY FINANCIALS

None

PUBLIC COMMENT

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

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.

The Board of Commissioners went into executive session at 11:58 a.m. and concluded at 1:05 p.m.

The meeting reconvened in public session at 1:10 p.m. Chairman Wallace invited a motion to authorize the CEO along with Legal Counsel to negotiate the long-term purchase or lease of housing authority office space and keep the board informed throughout the process, as well as prepare documents for Board approval or rejection. Commissioner Cardenas motioned to authorize, and Commissioner Martinez seconded. All were in favor, motion carried.

Chairman Wallace also invited a motion to authorize the negotiation of a final settlement with Integrated Construction in matters related to Sierra Meadows and Cypresswood Estates and submit to the Board for final approval or rejection. Commissioner Kruckemeyer motioned to authorize, and Commissioner Martinez seconded. All were in favor, motion carried.

COMMENTS BY COMMISSIONERS

None

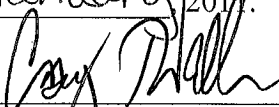
COMMENTS OR ANNOUNCEMENTS BY CHAIR

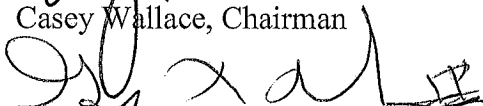
None

ADJOURNMENT

Chairman Wallace invited a motion to adjourn at 1:12 pm. Commissioner Kruckemeyer motioned. Commissioner Martinez seconded. All were in favor, motioned was carried.

Adopted and approved this 19th day of January 2011.



Casey Wallace, Chairman


Guy Rankin, Secretary

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

Houston, Texas

November 16th, 2011

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 November, 2011, 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	Absent
Graciela Martinez	Commissioner	Present

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

Guy Rankin, David Gunter, Melissa Quijano, Beverly Burroughs Todd Graff, Angela Sklavos, Victor Langford, Elizabeth Holloway and Earl Campbell, of the Harris County Housing Authority; Nancy Sims, Judge Ed Emmett, Wanda Leblanc, Joe Stinebaker, and Mike Morris were also in attendance.

PRESENTATION AND APPROVAL OF MINUTES FROM October 19th, 2011's BOARD MEETING

Chairman Wallace called the meeting to order at 11:40 a.m. The minutes of October 19th, 2011's board meeting were presented for approval.

Vice Chairman Jones motioned to accept the minutes for October 19th, 2011. Commissioner Martinez seconded. All were in favor with one correction, motioned was carried.

CHAIRMAN'S REVIEW/COMMENTS

Chairman Wallace opened the meeting.

EXECUTIVE SUMMARY & EXECUTIVE DIRECTOR'S REPORT

Mr. Rankin presented an overview of the Harris County Housing Authority's recommended vision options for the Board Retreat. His presentation included an overview of HCHA's accomplishments from 2005-2011. He reviewed HUD's strategic goals, mission, and vision for the next 50 years. He closed by introducing HCHA's recommended vision through 2020.

ADMINISTRATIVE AGENDA:

Harris County Judge Ed Emmett shared his recommendations for discussion items for the upcoming Board Retreat.

MONTHLY FINANCIALS

None

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.

The Board of Commissioners went into executive session at 12:30 p.m. and reconvened in public session at 1:45 p.m.

COMMENTS BY COMMISSIONERS

None

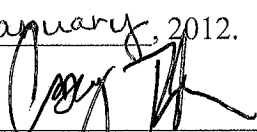
COMMENTS OR ANNOUNCEMENTS BY CHAIR

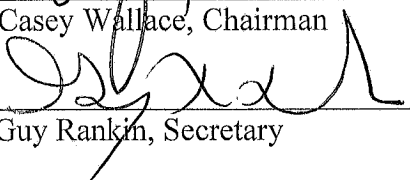
None

ADJOURNMENT

Chairman Wallace invited a motion to adjourn at 1:47 p.m. Vice Chairman Jones motioned. Commissioner Cardenas seconded. All were in favor, motioned was carried.

Adopted and approved this 19th day of January, 2012.



Casey Wallace, Chairman


Guy Rankin, Secretary