

**MINUTES OF ANNUAL BOARD RETREAT
OF
HARRIS COUNTY HOUSING AUTHORITY**

Houston, Texas

August 8, 2009

THE STATE OF TEXAS)

COUNTY OF HARRIS)

The Board of Commissioners of the Harris County Housing Authority met in an annual Board Retreat on the 8th day of August, 2009, at the Hilton of Americas, 1600 Lamar, Houston Texas, inside the boundaries of Harris County in the city of Houston, Texas. Mr. Wallace, Chairman, called the meeting to order at 8:30 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
Gilbert Herrera	Commissioner	Present
Peggy Kruckemeyer	Commissioner	Present
Graciela Martinez	Commissioner	Present

Attending all or portions of the retreat 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, Paula Sullivan Burns, Melissa Quijano, Anna Hinojosa, Victor Langford, Beverly Burroughs and Diana Sanchez, Marvalette Hunter of the Harris County Housing Authority, Nancy Simms of Pierpont Communications, George Culver of LJA Engineering, Larry Taylor of TPG, David Turkel of Harris County Community Services, and Lawrence Dean of CDS Market Research and David Jarvis of Metro Study.

Report of the Economy of Harris County

The day started with a presentation on the Houston/Harris County Housing Market and current trends by Mr. David Jarvis of Metro Study. The Metro study was referenced as it relates to housing in the Houston region.

Mr. David Turkel, Director of Harris County Community Services Department gave a summary report on the Consolidated Plan and how HCHA's programs and services align with the Harris County's housing, community and economic development objectives.

Mr. Lawrence Dean provided an overview of the Phase One Housing Market Demand Analysis for Patriots by the Lake.

Mr. George Culver provided a demonstration of the web-based damage assessment tool developed by HCHA. The GIS mapping tool is used to accurately and consistently assess damage after a natural disaster. HCHA presented this information for the first time to all Board members. Commissioner Graciela Martinez requested to be briefed on the use and accuracy of the data. A follow-up meeting was scheduled with Commissioner Martinez.

Overview of the Business of a Housing Authority

Mr. Rankin gave a brief presentation of the business of a housing authority.

- What PHA's are doing today
- What the future looks like for PHA's
- How HCHA measures up nationally

Mr. Rankin briefed the Board on what is happening in the Houston/Harris County. He included as part of the discussion HCHA's current programs including the HCV Program, Disaster Housing Program and Affordable Housing Development Programs.

Overview from Commissioner Interviews

Mr. Taylor presented his review to the Board of Commissioners regarding development of the Strategic Action Plan. Mr. Taylor engage each Commissioner to discuss his and her needs as a Commissioner for the Housing Authority. Each member of the Board discussed how they saw the Authority and how better to communicate with each other and the staff. Chairman Wallace asked each Board member to call the staff if they needed clarification on an item regarding the housing authority. Chairman Wallace announced he would ask the Board to create task forces to be developed to handle certain items the Board may wish to address.

Strategic Achievement

Mr. Rankin provided an update on Key Accomplishments Related to the Mission Statement and his vision for the Authority. Mr. Rankin focused on highlighting the short term issues affecting the mission and gave the Board a detailed 10-year plan for the Authority which included 12, 24 and 60 month accomplishments.

Roundtable Workshop

Mr. Larry Taylor facilitated a workshop presentation with the Board of Commissioners and staff designed to review and provide feedback on the vision and mission statement of the Harris County Housing Authority.

PUBLIC COMMENT

No public comments were made.

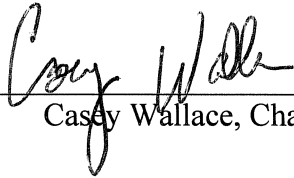
COMMENTS OR ANNOUNCEMENTS BY CHAIR

Mr. Wallace announced that he will organize a Task force of Board members and HCHA staff to participate in the selection of companies that responded to the Patriots by the Lake RFQs for the Engineering and Architecture services.

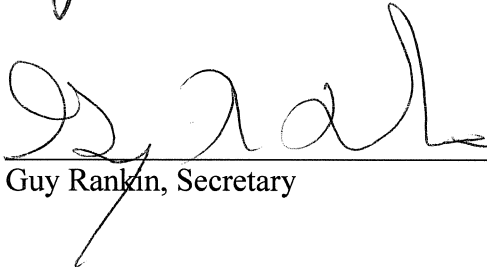
ADJOURNMENT

Mr. Wallace invited a motion to adjourn. Ms. Martinez motioned to adjourn, seconded, and the motion carried. The meeting was adjourned at 5:00 o'clock p.m.

Adopted and approved this 16 day of September, 2009.



Casey Wallace, Chairman



Guy Rankin, Secretary