

CHAIRMAN'S REVIEW/COMMENTS

Chairman Wallace called the meeting to order at 11:45am noting that at this time only 4 Board Members were present.

Chairman Wallace indicated that the Board had previously approved development of a new website to expand HCHA's open government commitment. Chairman Wallace indicated that a film crew working with Pierpont Communications was present to record the meeting for the new website.

Chairman Wallace reviewed with the Board an overview of RFP 2009-11-01 for the development of a Policy and Procedures Manual. The RFP will be posted from November 20th, 2009 to January 7th, 2010.

Chairman Wallace provided an overview of RFP 2009-11-02 for development of the Wage, Salary and Compensation Study. The RFP will be posted from November 20th, 2009, to January 7th, 2010.

EXECUTIVE SUMMARY & EXECUTIVE DIRECTOR'S REPORT

Chairman Wallace requested Mrs. Quijano to address the Board with an overview of the Harris County Housing Authority's DHAP Programs.

Mrs. Quijano presented an overview of the Harris County Housing Authority's DHAP Programs:

- DHAP IKE Texas - assisting over 300 families over 29 states.
- DHAP HC - assisting a total of 1,914 families.

Chairman Wallace inquired as to the closeout date of DHAP IKE. Mrs. Quijano responded that the closeout date is March 2010. However, HUD may extend the program as Katrina/Rita was extended.

Chairman Wallace requested Mr. Rankin to provide information regarding the President's Long-Term Disaster Working Group.

Mr. Rankin stated, approximately 2 weeks ago the President's Long-Term Disaster Working Group convened a meeting in New Orleans. The group included representatives from FEMA, HUD and the White House, as well as providers of Long-Term Disaster Assistance from around the country. Mr. Rankin indicated he and Mr. Gunter worked with 75 individuals attending the meeting to discuss disaster recovery issues and solutions. HCHA presented three critical items covered during the meeting.

- A comprehensive Damage Assessment Model which could be used nationally.
- Establishing a long-term consistent Communications Model.
- Recommendations specifically regarding the DHAP Programs.

ADMINISTRATIVE AGENDA:

HUD REO PROGRAM

Chairman Wallace asked Mrs. Burns to discuss the HUD REO Program.

Mrs. Burns provided an overview of HCHA's proposed HUD REO Program business plan. The plan calls for HCHA to request Neighborhood Stabilization Grant funds from Harris County Community Services to purchase up to 20 homes for the primary purpose of selling these properties to persons earning less than 120% of the median income.

Mrs. Burns presented staff's recommendation for approval to negotiate an agreement with the U.S. Department of Housing and Urban Development for the purchase of up to 20 homes in Harris County.

Mrs. Burns also presented staff's recommendation for approval to negotiate an agreement for the application to Harris County Community Services Department for up to \$950,000 to acquire the properties.

Commissioner Herrera entered Board Meeting at 11:51am.

Commissioner Jones motioned to approve the agreement for the application to purchase up to 20 homes located in Harris County as outlined in Mrs. Burns's presentation. Commissioner Martinez seconded the motion. All board members were in favor and the motion was carried.

AFFORDABLE HOUSING DEVELOPMENTS:

Chairman Wallace requested Mrs. Hunter to present an overview of the 2010 Affordable Housing Tax Credit application.

Hannover Estates – Intergenerational Development:

Mrs. Hunter presented staff's recommendation for approval to negotiate an Affordable Housing Tax Credit application with Burchfield Development for a period of two years.

Commissioner Jones motioned to approve negotiation of an Affordable Housing Tax Credit application with Burchfield Development for a period of two years. Commissioner Kruckemeyer seconded. All board members were in favor and the motioned carried.

Patriots by the Lake – Veterans Master Planned Development:

Mrs. Hunter presented an overview of Patriots by the Lake requesting the board members to approve an agreement to complete negotiations with adjacent landowners for drainage, fill dirt and bulk heading required for permit application to the Army Corps of Engineers.

Commissioner Jones motioned to approve negotiations with adjacent landowners for drainage, fill dirt and bulk heading required for permit application to the Army Corp of Engineers. Commissioner Kruckemeyer seconded the motion. All board members were in favor and the motioned carried. Mrs. Hunter presented the staff's recommendation to approve negotiation of a financing proposal for Patriots by the Lake and submit a loan application for consideration.

Commissioner Herrera inquired regarding the loan fee and if the application constituted a guaranty. Mrs. Hunter explained that the application for the loan did not constitute a guaranty and that the terms of the loan would be presented for the board approval after the lender has completed underwriting. All terms and conditions of the loan would be detailed at that time and subject to board approval.

Commissioner Jones motioned to approve negotiation of financing proposal for Patriots by the Lake and to submit a loan application for consideration. Commissioner Martinez seconded the motion. All board members were in favor and the motioned carried.

FINANCIAL AGENDA

Mr. Guidry presented the HCHA October 2009 Monthly Financials.

PUBLIC COMMENT

Chairman Wallace requested 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.

The Harris County Housing Authority Board of Commissioners may go into executive session, if necessary, pursuant to Chapter 551 of the Texas Government Code, for one or more of the following reasons: (1) consultation with its attorneys to seek or receive legal advice or consultation regarding pending or contemplated litigation; (2) discussion about the value or transfer of real property; (3) discussion about a prospective gift or donation; (4) consideration of specific personnel matters; (5) discussion of certain economic development matters or other matters authorized by law. The Housing Authority Board of Commissioners may announce that it will go into executive session on any item listed on this agenda if the subject matter is permitted for a closed session by provisions of chapter 551 of the Texas Government Code. The Board of Commissioners went into Executive Session at 12:14pm and ended 12:30pm.

RECONVENE IN PUBLIC SESSION AND POSSIBLE ACTION RELATIING TO MATTERS ADDRESSED IN EXECUTIVE SESSION.

Commissioner Jones motioned to authorize the discussion and action pertaining to the employment agreement with the CEO including approval of compensation and annual performance incentive. Commissioner Kruckemeyer seconded the motion. Commissioner Herrera opposed. Motion carried.

COMMENTS BY COMMISSIONERS:

There were none.

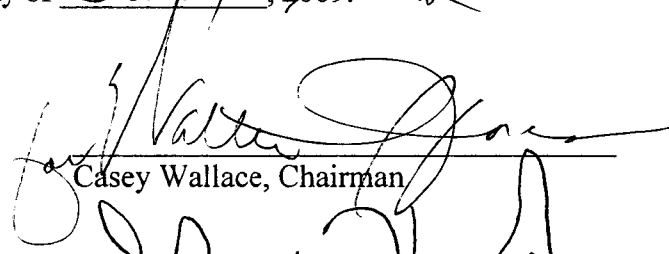
COMMENTS OR ANNOUNCEMENTS BY:

None

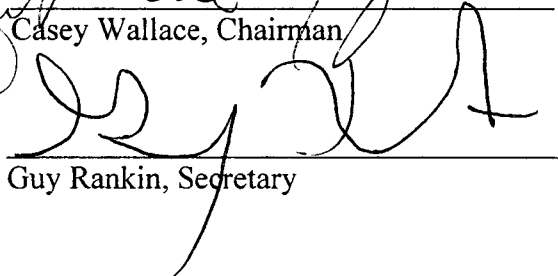
ADJOURNMENT

Chairman Wallace invited a motion to adjourn at 12:38pm. Commissioner Jones motioned. Commissioner Kruckemeyer seconded. All in favor, motioned was carried.

Adopted and approved this 20th day of January, ~~2009~~²⁰¹⁰ *WJ*



Casey Wallace, Chairman



Guy Rankin, Secretary