

**ACTION
MINUTES OF THE REGULAR BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
HELD APRIL 24, 2006**

Commissioners met at the Central Office. The meeting was called to order by Chair Alan Styles at 6:02 p.m. Present: Chair Alan Styles, Vice Chair Josh Stewart (arrived 6:04 p.m.), and Commissioners: York Gin, Timothy Escamilla, Richard Rangel, and Merri Bilek. Absent: Commissioner John Dalessio. Also Present: Jim Nakashima, Executive Director; Mary Jo Zenk, Deputy Executive Director/Chief Financial Officer; Tony Caldwell, Chief Information Officer; Rosie Anderson, Director of Assistance Programs; Jean Goebel, Director of Housing Management; Starla Warren, Director of Housing Development; Lynn Santos, Director of Finance; and Cheryl Carlson, Legal Counsel. Recorder: Caritina Carbajal.

Board Counsel, Cheryl Carlson arrived at 6:06 p.m.

COMMENTS FROM THE PUBLIC:

Helaine Clark from Rippling River asked board to consider her recommendation for the phasing of relocation in order to allow residents to return to their existing units. She provided the Board Clerk copies of her proposal for Board members.

Jean Bentil from Monte Del Lago spoke about the differences in real estate prices of mobile home parks in Prunedale and provided the Board Clerk copies of the real estate magazine for Board members.

Brad Houston of Monte Del Lago asked the Board what is going on with the negotiations. He stated that everyday more and more people are losing their homes. "We want to know what is going on with the bid", "Have the lawyers responded?", "We've got to get something done!", "Answer the questions of Monte Del Lago!". He thanked the board.

No other comments from the public were made.

CONSENT AGENDA

- A. Minutes—Approval of Minutes of the Regular Board Meeting held March 27, 2006**
- B. Resolution 2422: Authorization to Apply for SuperNOFA for Continuum of Care – Supportive Housing Program**
- C. Resolution 2423: Authorization to Apply for SuperNOFA for Housing Choice Voucher Family Self-Sufficiency (FSS) Program Coordinators for FY2006**

Upon motion by Commissioner Stewart, seconded by Commissioner Gin, the Board approved the Consent Agenda items A-C. Motion carried with the following vote:

AYES: Styles, Stewart, Gin, Escamilla, Rangel, Bilek
NOES: None
ABSENT: Dalessio

REPORTS OF COMMITTEES

Personnel Committee	Commissioner Josh Stewart, Chairman
Finance/Development Committee	Commissioner Tim Escamilla, Chairman
Monterey County Housing, Inc.	Commissioner Josh Stewart, Rep.
Affordable Acquisitions	Commissioner Josh Stewart, Rep.
Ad Hoc Committee for Rippling River	Commissioner Tim Escamilla, Chairman
Resident Advisory Council	Commissioner Richard Rangel, Rep.

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Monterey County Housing, Inc. and Affordable Acquisitions- Commissioner Stewart reported that MCHI board met earlier this month and voted to pay the current interest due to HACM (about \$200K) on Parkside/Casanova. Commissioner Stewart expressed his continuing concerns about the structure, lack of meetings, etc. He offered to prepare a report of his concerns to the Board after speaking with Lyn Ann Rosen, the other HACM Representative on the MCHI Board.

Ad Hoc Committee for Rippling River - Commissioner Escamilla reported that there will be a Joint Ad Hoc Committee meeting on April 26, 2006.

Resident Advisory Council - Commissioner Rangel reported that the RAC met on April 20, 2006 and passed on their congratulations to HACM for achieving/maintaining High Performer status on PHAS.

REPORT OF SECRETARY

A. Executive Report

Mr. Nakashima thanked Ms. Warren and Ms. Zenk as well as other staff for getting the Section 8 waiver and a thank you to Ms. Goebel and staff for another High Performer status on PHAS. Mr. Nakashima noted that our Second Section 8 homeowner was highlighted in the quarterly newsletter from HUD San Francisco.

OLD BUSINESS

A. Revised Reimbursement Policy for Commissioners Travel

A motion was made by Commissioner Stewart and seconded by Commissioner Bilek to accept the revised Commissioners Travel Policy. Motion carried with the following vote:

AYES: Styles, Stewart, Gin, Escamilla, Rangel, Bilek

NOES: None

ABSENT: Dalessio

B. Conflict Mediation Center

Board Council reported out that HACM can donate funds if they disclose the fact every time that we use their services for our residents. It is still a potential conflict of interest but it can be done as long as we disclose it. Previous board action of January 23, 2006 still stands. Staff to decide how much we can afford to donate. The amount could be up to \$10K. Board Council will prepare a waiver form that can be used at mediations. Next year, if they need funding, staff will look at whether their service was used and also at the budget. There is no guarantee of being able to fund them every year. No action required.

C. Land Lease Homeownership Model – Resale Formula

Ms. Warren summarized what decisions have been made by the board and the two outstanding issues: Organizational Structure and Resale. Organizational Structure – Ms. Warren recommends that at this point we use the Monterey County Housing Authority Development Corporation as the Organizational Structure of the Land Lease program. Resale Formula – Board directed staff to use a resale formula based on simple interest on the down payment at 6% with limits on the amount of down payment. The full Homeownership Land Lease plan will be brought back to full board in May. No action required.

D. Update on Financing shortfall for Tynan Village

Ms. Warren provided an update of a possible finance scenario for funding the worst case shortfall and a more realistic option. To provide for the worst case scenario HACM

would pledge some land that is currently not being used as collateral for part of this shortfall loan for a worst case situation. Ms. Warren will send this proposal for funding the worst case to the bank and will get a response from them and bring it back to the full board in May.

NEW BUSINESS

Item 8F, Resolution 2424 was moved up for discussion to accommodate guest Paul Thimmig, bond counsel for HACM.

F. Resolution 2424: Authorizing the Issuance Sale and Delivery of Revenue Bonds related to the Financing of Rippling River Apartments, Authorizing the Execution and Delivery of related documents and Approving Actions in connection therewith

Mr. Paul Thimmig, bond counsel for HACM, explained the purpose of these documents and was available for questions. Board requested that if in the next few days that any board member had a question about the documents that they need to call Chair Alan Styles and Mr. Nakashima as soon as possible in order to get information for the Special Board Meeting on April 27, 2006.

A motion was made by Commissioner Stewart, seconded by Commissioner Rangel the Board adopted Resolution 2424, authorizing the Issuance Sale and Delivery of Revenue Bonds related to the Financing of Rippling River Apartments and Authorizing the Execution and Delivery of related documents. Motion carried by roll call vote:

AYES: Styles, Stewart, Gin, Rangel, Bilek
NOES: None
ABSENT: Dalessio
ABSTAIN: Escamilla

A. Resolution 2417: Authorizing Executive Director to sign on behalf of HACM as President of Tynan Village, Inc., as Managing Member of Monterey County Affordable Housing, LLC and as the General Partner of Tynan Affordable Housing LP

Board requested that these organizations be placed on the Reports of Committees monthly on the board agenda and that Mr. Nakashima as President would report out any actions taken by these entities.

Upon motion by Commissioner Escamilla, seconded by Commissioner Bilek, the Board adopted Resolution 2417 authorizing Executive Director to sign on behalf of HACM as President of Tynan Village, Inc. Motion carried with the following vote:

AYES: Styles, Stewart, Gin, Escamilla, Rangel, Bilek
NOES: None
ABSENT: Dalessio

B. Resolution 2418: Authorizing Executive Director to sign on behalf of HACM as sole member of Rippling River Affordable Housing LLC and as the General Partner of Rippling River Affordable Housing LP

Board requested that these organizations be placed on the Report of Committees on the monthly board agenda and that Mr. Nakashima as President would report out any actions taken by these entities.

Upon motion by Commissioner Escamilla, seconded by Commissioner Bilek, the Board Adopted Resolution 2418, adopting the Authorization of the Executive Director to sign on behalf of HACM as sole member of Rippling River Affordable Housing LLC and as the General Partner of Rippling River Affordable Housing LP. Motion carried with the following vote:

AYES: Styles, Stewart, Gin, Escamilla, Rangel, Bilek
NOES: None
ABSENT: Dalessio

C. Resolution 2419: Authorizing Executive Director to sign on behalf of HACM as managing member of Soledad Affordable Housing LLC and as General Partner of Benito FLC, LP

Board requested that these organizations be placed on the Reports of Committees on the monthly board agenda and that Mr. Nakashima as President would report out any action taken by these entities.

Upon motion by Commissioner Bilek, seconded by Commissioner Escamilla, the Board adopted Resolution 2419, Authorizing the Executive Director to sign on behalf of HACM as managing member of Soled Affordable Housing LLC and as General Partner of Benito FLC, LP. Motion carried by the following vote:

AYES: Styles, Stewart, Gin, Escamilla, Rangel, Bilek
NOES: None
ABSENT: Dalessio

D. Resolution 2420: Authorizing Executive Director to sign on behalf of HACM as managing member of Soledad Affordable Housing LLC and as General Partner of Benito Street Affordable, LP

Board requested that these organizations be placed on the Reports of Committees on the monthly board agenda and that Mr. Nakashima as President would report out any action taken by these entities.

Upon motion by Commissioner Stewart, seconded by Commissioner Rangel, the Board adopted Resolution 2420, Authorizing Executive Director to sign on behalf of HACM as managing member of Soledad Affordable Housing LLC and as General Partner of Benito Street Affordable, LP. Motion carried by the following vote:

AYES: Styles, Stewart, Gin, Escamilla, Rangel, Bilek
NOES: None
ABSENT: Dalessio

E. Resolution 2421: Authorizing Executive Director to sign on behalf of HACM as managing member of Soledad Affordable Housing LLC and as General Partner of Monterey Affordable Housing, LP

Board requested that these organizations be placed on the Reports of Committees on the monthly board agenda and that Mr. Nakashima as President would report out any action taken by these entities.

Upon motion by Commissioner Stewart, seconded by Commissioner Gin, the board adopted Resolution 2421, Authorizing Executive Director to sign on behalf of HACM as managing member of Soledad Affordable Housing LLC and as General Partner of Monterey Affordable Housing, LP. Motion carried by the following vote:

AYES: Styles, Stewart, Gin, Escamilla, Rangel, Bilek
NOES: None
ABSENT: Dalessio

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G. Resolution 2425: Authorization for Executive Director to apply for Replacement Vouchers for Rippling River

Upon motion by Commissioner Stewart, seconded by Commissioner Bilek, the Board adopted Resolution 2425, Authorizing Executive Director to apply for Replacement Vouchers for Rippling River. Motion carried by the following vote:

AYES: Styles, Stewart, Gin, Escamilla, Rangel, Bilek
NOES: None
ABSENT: Dalessio

INFORMATION

- A. Administrative Report/Summary of Actions March 2006
- B. Status Report: February 2006 Financial Statements and March 2006 Disbursements
- C. Status Report: Monthly Development Report
- D. Status Report: Monthly Housing Management Report
- E. Status Report: Eligibility/Section 8 Reports
- F. Status Report: Software Migration Update
- G. Legislative Update
- H. Media Update
- K. Follow-up & Referral items

No comments and No action required for items 9A-9J.

COMMISSIONER COMMENTS:

Commissioner Bilek thanked all staff who worked so hard at getting the High Performer PHAS score. Mr. Styles also commented on the great job done by staff. Mr. Nakashima pointed out that our second Homeownership family and FSS Coordinator were highlighted in the HUD Newsletter.

Commissioner Stewart would like staff to send a copy of the HUD publication to each of the Board of Supervisors.

Commissioner Escamilla added that we should also forward our PHAS score to each of the Board of Supervisors.

No other comments.

CLOSED SESSION

The Board took a five minute recess and returned to closed session items.

The Board of Commissioners met in Closed Session for the following purpose and reason:

- A. With respect to every item being discussed in Closed Session pursuant to Government Code Section 54956.9: POTENTIAL LITIGATION: 2

ACTION: No actions to report

The Board reconvened to regular session at 8:37 p.m.

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ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:40 p.m.

Chairman

ATTEST:

Secretary

Date