

**ACTION
MINUTES OF THE REGULAR BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
HELD JUNE 26, 2006**

Commissioners met at the Central Office. The meeting was called to order by Chair Alan Styles at 6:00 p.m. Present: Chair Alan Styles, Vice Chair Josh Stewart, and Commissioners: York Gin, Richard Rangel, and Merri Bilek. Absent: Commissioner John Dalessio and Timothy Escamilla. 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; Bryan Dove, Community Development Planner; Marilyn Rose, Development Analyst; Recorder: Caritina Carbajal.

Commissioner Stewart arrived at 6:34 p.m.

PRESENTATIONS:

A. Disaster Preparedness Plan

Mr. Caldwell presented a Disaster Preparedness Plan that was created by the IT staff on the HACM website. It's designed for residents to be better prepared for any type of disaster that may take place within the County of Monterey. It also tells you how to create an emergency kit and the information is accessible in multiple languages.

Commissioner Styles complimented the website and the work put into the project by the IT staff.

COMMENTS FROM THE PUBLIC:

Mr. Mike Nilson a Plaza House resident came before the Board to talk about his living conditions at the Plaza House and provided pictures and copies of various correspondence.

Mr. Steven Calderone, a Plaza House resident expressed his concern about his safety and well being while living amongst the residents and caretaker who practice illegal drug activity.

PRESENTATIONS

A. Appreciation Awards

Commissioner Styles presented three awards in gratitude of excellent work done on the Rippling River project to Ms. Starla Warren, Ms. Marilyn Rose, and Mr. Bryan Dove.

CONSENT AGENDA

- A. Minutes—Approval of Minutes of the Regular Board Meeting held May 22, 2006**
- B. Resolution 2437: Approve Housing Choice Voucher Landlord Write-Offs**
- C. Resolution 2438: Approve Housing Choice Voucher Participant Write-Offs**
- D. Resolution 2440: Additional Bond Allocation Tynan Village**

Upon motion by Commissioner Bilek, seconded by Commissioner Rangel, the Board approved the Consent Agenda items A-D. Motion carried with the following vote:

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

REPORTS OF COMMITTEES

June 26, 2006

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.

Jim Nakashima, President to the following committees:

Monterey County Housing Development Corporation
Tynan Village, Inc.

Jim Nakashima, Authorized Signature to the following committees:

Monterey County Affordable Housing LLC & Tynan Village Affordable Housing LP
Rippling River Affordable Housing LLC & LP
Soledad Affordable Housing LLC, & Benito FCL, LP
Soledad Affordable Housing LLC & Benito Street Affordable Housing LP
Soledad Affordable Housing LLC & Monterey Affordable Housing LP

Personnel Committee – Commissioner Stewart reported that all items are on the agenda.

Finance/Dev Committee – Commissioner Gin reported that all items are on the agenda.

MCHI and MCHI AA – Commissioner Stewart reported that there has not been any meetings.

Commissioner Styles asked that a discussion of MCHI be put on the July agenda.

Ad Hoc Committee for Rippling River – Nothing to report.

Resident Advisory Council - Commissioner Rangel reported that the RAC Council has had 2 very successful and well attended meetings with the American Lung Association.

Monterey County Housing Development Corporation – Nothing to report.

Tynan Village, Inc. – Ms. Warren reported she'd just returned from Los Angeles where she successfully got \$4.7 million for this project from the State MHP program.

Commissioner Styles congratulated Ms. Warren.

Monterey County Affordable Housing LLC & Tynan Village Affordable Housing LLC – Refer to Tynan Village, Inc. report.

Rippling River Affordable Housing LLC & LP - Mr. Nakashima reported that all information is in Development Report.

Soledad Affordable Housing LLC & Benito FLC, LP – Nothing to report.

Soledad Affordable Housing LLC & Benito Affordable, LP – Ms. Warren reported that today we were awarded \$4.1 million for this project from the State MHP program.

REPORT OF SECRETARY

A. Executive Report

Ms. Zenk passed out Commissioner Handbooks. Mr. Nakashima had nothing to add to his report.

OLD BUSINESS

A. Lakeview Apartments Status Report

Ms. Warren reported no funding was granted for this project. Staff is asking Board for direction on this project.

Mr. Nakashima noted that Ms. Warren and staff worked extremely hard and long hours on this project and appreciates their efforts.

Commissioner Styles recommend staff continue in the direction of obtaining funding to acquire and rehabilitate Lakeview Apartments.

No action taken.

NEW BUSINESS

A. Information: Request to Co-Sponsor Sun Street Centers event

Sun Street Center has requested that HACM Co-Sponsor the Sun Street Centers event which will benefit many of our families in need of drug and alcohol treatment.

Upon motion by Commissioner Rangel, seconded by Commissioner Gin the Board approves Co-Sponsorship of Sun Street Centers event for the amount of \$250. Motion carried with the following vote:

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

B. Resolution 2436: Approve Semi-Annual Write-Offs

Ms. Goebel reported there have been an unusual high number of evictions for non-payment of units this year. Staff discussed the problem of high cost of living in the county and how this has added to most of the bad debt.

Commissioner Stewart asked staff to track the number of evictions by type of eviction and the total number of evictions for each period and the average.

Upon Motion by Commissioner Stewart, seconded by Commissioner Rangel the Board adopted Resolution 2436, Approving the Semi-Annual Write-Offs for the 2006 fiscal year. Motion carried with the following vote:

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

C. Resolution 2433: Authorizing the issuance, sale and delivery of revenue bonds related to the Financing of Benito FLC apartments, authorizing the execution delivery of related documents and approving the action in connection therewith

Ms. Warren noted Mr. Escamilla at the Finance Committee expressed concern on the volume of documents that this type of action required and wanted to ask the Board if they wanted to receive all these documents for each bond issue. It was explained that these documents are the same as the ones the Board approved last month for Rippling River except for the names of the property and the amount of bonds. Each time the Board issues bonds they will approve the similar set of documents. The Board Chair suggested that a set of the documents be given to the Board Clerk for review by any Board Member or public and if a Board member wishes to get a complete set of documents that they be sent to the Board member. All agreed on this approach.

Upon motion by Commissioner Bilek, seconded by Commissioner Stewart the Board adopted Resolution 2433, Authorizing the issuance, sale and delivery of revenue bonds related to the Financing of Benito FLC apartments, authorizing the execution delivery of related documents and approving the action in connection therewith. Motion carried with the following vote:

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

D. Resolution 2439: Acknowledging the selection of the Tax Credit Investor for Benito FLC, LP

Upon motion by Commissioner Bilek, seconded by Commissioner Rangel the Board adopted Resolution 2439, Acknowledging the selection of the Tax Credit Investor for Benito FLC, LP. Motion carried with the following vote:

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

E. Resolution 2435: Approve Budgets and Personnel Complement for 2006-2007

A presentation was made by Ms. Santos. Mr. Nakashima read comments sent by Commissioner Escamilla that complimented Ms. Santos and supported the budget. Commissioner Escamilla wanted the Board to remember that the Board chose to pursue development and should continue to fill the pipeline.

Upon motion by Commissioner Stewart, seconded by Commissioner Bilek the Board adopted Resolution 2435, Approving Budgets and Personnel Complement for 2006-2007. Motion carried with the following vote:

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

INFORMATION

- A. Administrative Report/Summary of Actions April 2006
- B. Status Report: April 2006 Financial Statements and May 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
- I. Quarterly Cash Report
- J. Follow-up & Referral items

No comments and No action required for items 10A-10J.

COMMISSIONER COMMENTS:

Commissioner Bilek congratulated the Development team on their hard work.

Commissioner Rangel expressed concern about the quality of the digital photo of him- says the camera must not be good.

Commissioner Stewart thanked the Board and Staff for their support to him at the time of his brother's passing.

Chair Styles thanked staff for another hard year and warned that It does not look like the federal situation will get any better soon until after the election in 2008. He really appreciates staff.

The Committee convened to Closed Session at 7:40 p.m.

CLOSED SESSION

The Board of Commissioners met in Closed Session for the following purposes and reasons:

- A. With respect to every item to be discussed in Closed session pursuant to Government Code Section 54956.8: CONFERENCE WITH REAL PROPERTY NEGOTIATORS;
PROPERTY: 5313 Carmel Valley Road, Carmel Valley, CA 93923
AGENCY NEGOTIATOR: Jim Nakashima, HACM Executive Director, Starla Warren, Director of Housing Development
NEGOTIATING PARTY: Jim Nahashima, HACM Executive Director & Carmel Overview Limited Partnership;
UNDER NEGOTIATION: Terms of Payment and price
ACTION: The Board directed staff and no Board action was taken.

The Committee reconvened to regular session at 8:21 p.m.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:22 p.m.

Chairman

ATTEST:

Secretary

Date