

**AGENDA  
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY  
REGULAR BOARD MEETING  
BOARD OF COMMISSIONERS**

DATE: **Monday, July 23, 2007**

TIME: **6:00 p.m.**

PLACE: Housing Authority of the County of Monterey  
Central Office  
123 Rico Street  
Salinas, CA 93907

**1. CALL TO ORDER (Pledge of Allegiance)**

**2. ROLL CALL**

PRESENT

ABSENT

Chair Josh Stewart

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Vice Chair Alan Styles

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Commissioner York Gin

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Commissioner John Dalessio

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Commissioner Richard Rangel

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Commissioner Merri Bilek

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Commissioner Elizabeth Williams

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**3. COMMENTS FROM THE PUBLIC**

**4. CONSENT AGENDA**

Items on the Consent Agenda are considered routine and, therefore, do not require separate discussion. However, if discussion is necessary or if a member of the public wishes to comment on any item, the item may be removed from the Consent Agenda and considered separately. Questions of clarification may be made by Commissioners without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.

A. Minutes---Approval of Minutes of the Regular Board Meeting held June 25, 2007

B. Minutes---Approval of Minutes of the Special Board Meeting held July 9, 2007

C. Resolution 2500: Certifying Public Housing Assessment System (PHAS)Management Operations Certification Fiscal Year Ending June 30, 2007

D. Resolution 2501: Annual Submittal of Section 8 Management Assessment Program (SEMAP)

**5. REPORTS OF COMMITTEES**

Personnel Committee

Commissioner John Dalessio, Chairman

Finance/Development Committee

Commissioner Alan Styles, Chairman

Monterey County Housing, Inc.

Commissioner Starla Warren & Tony Caldwell, Representatives

Affordable Acquisitions

Commissioner Starla Warren & Tony Caldwell, Representatives

Ad Hoc Committee for Rippling River

Commissioner vacant position

Resident Advisory Council

Commissioner Richard Rangel, Representative

Monterey County Housing Development Corporation

Jim Nakashima, President

Tynan Village, Inc.

Jim Nakashima, President

Monterey County Affordable Housing LLC & Tynan Village Affordable Housing LP

Jim Nakashima, Authorized Signature

Rippling River Affordable Housing LLC & LP

Jim Nakashima, Authorized Signature

Soledad Affordable Housing LLC, & Benito FLC, LP

Jim Nakashima, Authorized Signature

Soledad Affordable Housing LLC & Benito Street Affordable Housing LP

Jim Nakashima, Authorized Signature

Soledad Affordable Housing LLC & Monterey Affordable Housing LP

Jim Nakashima, Authorized Signature

**6. REPORT OF SECRETARY**

- A. Executive Report

**7. NEW BUSINESS**

- A. Front Desk Coverage
- B. Change to HACM Bylaws
- C. Request for HACM phone for Board Chair
- D. Resolution 2502: Consider Resolution to replace the Soledad Housing LLC with the Monterey County Housing Authority Development Corporation to serve as General Partner on two (2) projects: Monterey Affordable Housing and Benito Affordable Housing
- E. Resolution 2503: Approving Office of Migrant Services Program Standard Agreement Contract #07-OMS-840 (RD) for Fiscal Year 2007/2008
- F. Plan Board Retreat Part I – discussion

**8. INFORMATION**

- A. Administrative Report/Summary of Actions for April 2007/May 2007
- B. Status Report: March 2007 Financial Statements and April 2007 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. Follow-up & Referral items
- J. Discussion of Evictions and Write-Offs-discussion only
- K. **Information Item only**-Resolution MDC-13: Consider Resolution to enter into the Limited Partnerships for Monterey Affordable Housing and Benito Affordable Housing as the General Partner

**9. CLOSED SESSION**

The Board of Commissioners will meet 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 54957: PUBLIC EMPLOYMENT PERFORMANCE EVALUATION  
Title: Executive Director

**10. COMMISSIONER COMMENTS**

**11. ADJOURNMENT**

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This agenda was posted on the Housing Authority’s Bulletin Boards at 123 Rico Street, Salinas, CA.  
The Board of Commissioners will next meet at the Regular Board meeting on **Monday, August 27, 2007 at 6:00 p.m.**  
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