

**ACTION
MINUTES OF THE REGULAR BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
HELD DECEMBER 15, 2008**

Commissioners met at the Central Office. Chair Alan Styles called the meeting to order at 4:00 p.m. Present: Chair Alan Styles, Vice Chair Elizabeth Williams, and Commissioners York Gin, and Richard Rangel. Absent: Commissioners Josh Stewart, John Dalessio and Merri Bilek. Also Present: Jim Nakashima, Executive Director; Tony Caldwell, Chief Administrative and Operations Officer; Lynn Santos, Director of Finance; Jean Goebel, Director of Housing Management; Starla Warren, Director of Housing Development; Rosie Anderson, Director of Housing Assistance Programs; and Shelley Giancola, Human Resource Manager. Recorder: Edith Alapisco

COMMENTS FROM THE PUBLIC: None

PRESENTATION:

A. Circle of Peace

The Rev. Connie White, Executive Director, Victim Offender Reconciliation Program Community Outreach Services, made a presentation on “Communities Building Circles” as a method of engaging the residents of neighborhoods in a process of sharing mutual concerns, hopes and solutions. “Train Keepers” need places where people can meet; our first place is a home, but ideally we need Libraries, Churches, and Community Centers. Commissioner Styles asked if Ms. White was looking for a place to meet. Ms. White said yes. Mr. Nakashima said Mr. Caldwell could talk to the Managers. Ms. Warren said we have nice facilities like Tynan. Commissioner Williams asked if outside groups could attend? Ms. Warren replied, yes, as long as there is no conflict with our tenants. Ms. Goebel will make sure we are within insurance liability. The Board wished the best to Ms. White. Ms. White thanked the Board and staff.

CONSENT AGENDA

A. Minutes - Approval of Minutes of the Annual Board Meeting held November 24, 2008

Upon motion by Commissioner Williams, second by Commissioner Gin, the Board approved Consent Agenda item A. Motion carried.

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

REPORTS OF COMMITTEES

Personnel Committee	Commissioner John Dalessio, Chairman
Finance/Development Committee	Commissioner Alan Styles, Chairman
Monterey County Housing, Inc.	Starla Warren & Tony Caldwell, Rep.
Affordable Acquisitions	Starla Warren & Tony Caldwell, Rep.
AdHoc Committee for Rippling River	vacant, Chairman
Resident Advisory Board	Commissioner Richard Rangel, Rep.

Jim Nakashima, President to the following committees;
Monterey County Housing Authority 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 FLC, LP
Soledad Affordable Housing LLC & Benito Street Affordable Housing LP
Soledad Affordable Housing LLC & Monterey Affordable Housing LP

Personnel Committee –No Action Required.

Finance/Dev Committee –. No Action Required.

MCHI and MCHI AA –Mr. Caldwell reported we received applications for MCHI. No Action Required.

Resident Advisory Board– Commissioner Rangel reported all information was provided in his monthly report. No Action Required.

Monterey County Housing Authority Development Corporation – No Action Required.

Tynan Village, Inc. – No Action Required.

Monterey County Affordable Housing LLC & Tynan Village Affordable Housing LP –No Action Required.

Rippling River Affordable Housing LLC & LP – No Action Required.

Monterey County Housing Authority Development Corp & Benito FLC, LP –No Action Required.

Soledad Affordable Housing LLC & Benito Affordable, FLC, LP –No Action Required.

Soledad Affordable Housing LLC & Monterey Affordable Housing LP- No Action Required.

REPORT OF SECRETARY

A. Executive Report: No Action Required.

OLD BUSINESS

A. Revise Board of Commissioners Budget & Travel Policies

The Board returned this item to the Finance/Development Committee for further review at their December meeting.

B. Future Monthly Report from Tynan Village Consultant

The Board requested staff provide monthly reports on HACM properties overseen by the John Stewart Company.

INFORMATION

A. Status Report: Financial Statements for October and November 2008 Disbursements. Nothing added. No action required.

B. Human Resources Report November 2008/December 2008. Ms. Giancola reported HACM was currently conducting the second round of interviews for Eligibility Specialist and that Property Management had four new employees. She further reported there were two new workers comp claims opened and two claims closed. No action required.

C. Status Report: Monthly Development Report. Ms. Warren reported that HDC was awarded 1.5 million dollars for Tynan Village. She reminded that Fano Vista Grand Opening will be on January 9th with Commissioner Williams as Host; the Benito Street opening will be January 21st hosted by Commissioner Styles. No action required.

D. Status Report: Monthly Housing Management Report. Mr. Caldwell reported that Property Management was now fully staffed. PHAS Inspections are currently on-going and HACM is now preparing for the MASS Inspections. No action required.

- E. Status Report: Monthly Asset Management Report.** Ms. Goebel reported HACM is very busy with the PHAS inspection. No action required.
- F. Status Report: Eligibility/Section 8 Reports.** Ms. Anderson reported that Section 8 submission of the 50058 to PIC is at 99%, she also added that all Section 8 applications have been entered into the system. No action required.
- G. Status Report: Administrative Report.** Nothing added. No action required.
- H. Legislative Update.** Nothing added. No action required.
- I. Media Update.** Mr. Caldwell had nothing to add to his report. Ms. Warren stated that Tynan Village had a spot on KION and an article in "The Californian." No action required.

COMMISSIONER COMMENTS:

Commissioner Williams commented that Tynan Village is one of our brightest stars. She thanked Kimmy Nguyen and her crew for their hard work on the grand opening for Tynan Village.

Commissioner Rangel thanked staff for the good job on Casanova.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 5:25 p.m.

Chairman

ATTEST:

Secretary

Date