

**ACTION
MINUTES OF THE REGULAR BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
HELD MARCH 26, 2007**

Commissioners met at the Central Office. The meeting was called to order by Acting Chair Alan Styles at 6:35 p.m. Present: Vice Chair Alan Styles and Commissioners Richard Rangel, York Gin, John Dalessio, Merri Bilek, and Timothy Escamilla Absent: Commissioner Josh Stewart. Also Present: Jim Nakashima, Executive Director, Tony Caldwell, Chief Information Officer; Starla Warren, Director of Housing Management; Marilyn Rose, Development Analyst; Bryan Dove, Community Development Planner; Kelly Halcon, Human Resources Manager; Lynn Santos, Director of Finance; Susan Imwalle, Assistant Director of Finance; Jean Goebel, Director of Housing Management; Rosie Anderson, Director of Housing Assistance Programs; Carolina Sahagun, Assistant Director of Housing Programs; Barbara Mulholland, Procurement & Contract Manager; Kim Stemler, MCHI Executive Director; Recorder: Caritina Carbajal.

PRESENTATION

Resolution of Commendation was presented to former Commissioner Timothy Escamilla by Vice Chair Alan Styles. The Commissioners and Mr. Nakashima congratulated Commissioner Escamilla on all his hard work put into this agency and tremendous involvement and loyalty to the HACM mission.

Commissioner Styles said his expertise and knowledge set a great example to everyone and wishes Mr. Escamilla the best in his future.

Mr. Nakashima said for the record “one of the greatest things you can do in life is make a difference and Mr. Escamilla has done that and he has also made a difference for himself. He believed in himself and every time I worked with him it was his confidence, integrity and the knowledge that made a difference. Thank you very much.

PUBLIC HEARING

A Public Hearing for the Housing Authority of the County of Monterey PHA Plan was opened at 6:47 p.m. and closed at 6:48 p.m. Ms. Sahagun gave a summary of the PHA Plan.

No public comments were made.

COMMENTS FROM THE PUBLIC:

Mr. Cooper gave some document to the Board Clerk and told the board he is still waiting for his Section 8 voucher. He attended a board meeting two months ago and wanted to give the board an update on his status and would like staff to look into his case.

CONSENT AGENDA

- A. Minutes - Approval of Minutes of the Regular Board Meeting held February 26, 2007**
- B. Minutes – Approval of Minutes of the Special Board Meeting held February 16, 2007**
- C. Resolution 2477: Approve Section 8 Requisition Budgets 2007/2008**
- D. Resolution 2483: Approve PHA Certification of Compliance with the PHA Plan and Related Regulations (2007)**

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

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

REPORTS OF COMMITTEES

Personnel Committee	Commissioner John Dalessio, Chairman
Finance/Development Committee	Commissioner Alan Styles, Chairman
Monterey County Housing, Inc.	Commissioner Josh Stewart, Rep.
Affordable Acquisitions	Commissioner Josh Stewart, Rep.

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AdHoc Committee for Rippling River
Resident Advisory Council

Commissioner Tim Escamilla, Chairman
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 – All items on agenda. No Action Required.

Finance/Dev Committee –All items on agenda. No Action Required.

MCHI and MCHI AA – Kim Stemler, MCHI Executive Director passed out a written report and made a short presentation to the HACM board. No Action Required.

AdHoc Committee for Rippling River – Commissioner Styles reported no meetings have been held and we should remove Commissioner Escamilla’s name of the agenda. No Action Required.

Resident Advisory Council –Commissioner Rangel commented on the meeting held for their were positive comments from the public. Carolina Sahagun was present and the board changed the meeting time.

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.

Mr. Nakashima reported that all information is included in the Development report provided.

REPORT OF SECRETARY

A. Secretary Report

Mr. Nakashima gave and update on the Legislative Conference held in Washington DC.

NEW BUSINESS

A. Resolution 2474: Approve Selection of Insurance Broker/Direct Writer and authorize Executive Director to execute contract

This item was tabled until the Chair is back for a special board meeting.

Upon motion by Commissioner Dalessio, seconded by Commissioner Rangel the Board Tabled Resolution 2474 until further notice. Motion carried with the following vote:

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

B. Resolution 2484: Approve Amendment to the Homeownership and Land Trust Plan of Local Preference

The board had a long discussion regarding this matter and voted to reject the resolution.

Upon motion by Commissioner Dalessio, seconded by Commissioner Rangel the Board rejected Resolution 2484. Motion carried with the following vote:

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

C. Resolution 2485: Acceptance of the Homeownership and Land Trust Plan

Due to Resolution 2484 being rejected Resolution 2485 cannot be approved.

D. Resolution 2486: Authorizing the Amended and Restated Intergovernmental Cooperation Agreement and authorizing Executive Director to execute all necessary documents as related to membership in the Housing Authorities Risk Retention Pool

Upon motion by Commissioner Dalessio, seconded by Commissioner Bilek the Board adopted Resolution 2486, Authorizing the Amended and Restated Intergovernmental Cooperation Agreement and Authorizing Executive Director to execute all necessary documents as related to membership in the Housing Authorities Risk Retention Pool. Motion carried with the following vote:

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

E. Resolution 2487 authorization of Second loan of Funds from the Help Revolving loan Fund 080101-12

This resolution was walked in by staff and placed on the agenda by the board.

Commissioner Styles noted that the date on the resolution needs to be corrected.

Upon motion by Commissioner Dalessio, seconded by Commissioner Bilek the Board adopted Resolution 2487, Authorizing if the second loan of funds from the HELP Revolving loan Fund 080202-12. Motion carried with the following vote:

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

INFORMATION

- A. Administrative Report/Summary of Actions for January 2007/February 2007**
- B. Status Report: December 2006 Financial Statements and January 2007 Disbursements**

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- 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**

No items were discussed. No action required for items 11A-11I

COMMISSIONER COMMENTS:

All Commissioners thanked Commissioner Escamilla for his hard work and dedication to the Board.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:00 p.m.

Chairman

ATTEST:

Secretary

Date