

**ACTION
MINUTES OF THE REGULAR BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
HELD APRIL 23, 2007**

Commissioners met at the Central Office. The meeting was called to order by Chair Josh Stewart at 6:05 p.m. Present: Chair Josh Stewart, Vice Chair Alan Styles and Commissioners York Gin, John Dalessio, Richard Rangel. Absent: Merri Bilek. Also Present: Mary Jo Zenk, Deputy Executive Director/Chief Financial Officer, Tony Caldwell, Chief Information Officer; Starla Warren, Director of Housing Management; Marilyn Rose, Development Analyst; 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; Recorder: Caritina Carbajal.

COMMENTS FROM THE PUBLIC:

None

CONSENT AGENDA

- A. Minutes - Approval of Minutes of the Regular Board Meeting held March 26, 2007**
- B. Minutes – Approval of Minutes of the Special Board Meeting held March 26, 2007**
- C. Minutes-Approval of Minutes of the Special Board Meeting held April 16, 2007**
- D. Resolution 2484: Authorize submittal of SuperNOFA application for Continuum of Care**
- E. Resolution 2485: Authorize submittal of SuperNOFA application for FSS**
- F. Resolution 2488: Amend Resolution 2444 Supporting the disposition of none scattered site Public Housing Units and Authorizing the Execution and Delivery of related documents and approving actions in connection therewith**

Upon motion by Commissioner Daleessio , seconded by Commissioner Styles, the Board approved the Consent Agenda item A-F. Motion carried with the following vote:

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

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 Council	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.

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MCHI and MCHI AA – Nothing to add to report. No Action Required.

AdHoc Committee for Rippling River – Commissioner Styles reported no meetings have been held. No Action Required.

Resident Advisory Council –Commissioner Rangel gave a brief 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.

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

REPORT OF SECRETARY

A. Secretary Report

Mr. Nakashima gave an update on the PSWRC-NAHRO conference coming up in Monterey May 5-8, 2007.

Ms. Zenk added that Citibank gave HACM an Appreciation Award which we received today. The award was presented to the Board Chair. No Action Required.

PUBLIC HEARING

Moss Landing-

Roger, Jane Edberg, Kathleen James, neighbors of HACM properties in Moss Landing and Henry Gowin attended and spoke of requesting changes to HACM's plan to sell units for homeownership.

Upon motion by Commissioner Dalessio, seconded by Styles and Rangel the board gave the following direction, all approved. Motion carried.

- HACM will extend a preference to income eligible Moss Landing residents on HACM's waiting list, giving them the same response time as others to obtain the necessary financing for this homeownership program. We will explore whether we are able to determine workers in the Moss Landing vicinity that are on the waiting list and offer them the same option. After this response time, if there are no qualified residents in Moss Landing, we will move the other qualified pool of applicants.

OLD BUSINESS

A. Housing America 2007 Campaign

Board directed staff to send a letter to all the jurisdictions with a draft resolution in support of the Housing America 2007 campaign.

NEW BUSINESS

A. **Resolution 2487: Approve making determinations with respect to the financing of a mixed use Multifamily Rental Housing Development to be**

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known as Benito Street Affordable, declaring its intent to reimburse certain Expenditures from proceeds of indebtedness, and authorizing related actions

Upon motion by Commissioner Dalessio, seconded by Commissioner Styles the Board adopted Resolution 2487 Approve making determinations with respect to the financing of a mixed use Multifamily Rental Housing Development to be known as Benito Street Affordable, declaring its intent to reimburse certain Expenditures from proceeds of indebtedness, and authorizing related actions. Motion carried with the following vote:

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

B. Resolution 2489: Authorizing the Executive Director to enter into an agreement with the Soledad Housing Authority for interim management of the agency

The board had a long discussion regarding the staffing problems at the Soledad Housing Authority.

Ms. Warren will attach the execute agreement to the Development Report next month.

Upon motion by Commissioner Styles, seconded by Commissioner Gin the Board adopted Resolution 2489 uthorizing the Executive Director to enter into an agreement with the Soledad Housing Authority for interim management of the agency. Motion carried with the following vote:

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

INFORMATION

- A. Administrative Report/Summary of Actions for March 2007/April 2007**
- B. Status Report: February 2007 Financial Statements and March 2007 Disbursements**
- C. Status Report: Monthly Development Report**
 - Ms. Warren showed pictures of development sites
- 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. Casas Del Sol**
- J. Follow-up & Referral items**

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

The Committee convened to Closed Session at 6:09 p.m

CLOSED SESSION:

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

- A. With respect to every item discussed in Closed Session pursuant to Government Code Section 54956.9: (b)(1),(3)(A):
CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION (1)
ACTION: Nothing to Report

The Committee reconvened to regular session at 6:37 p.m.

COMMISSIONER COMMENTS:

Commissioner Dalessio noted that Tenant Commissioner appointments are scheduled to be announced on May 1, 2007. He added that Supervisor Potter would like to keep the Joint Ad Hoc Committee for Rippling River going on an as needed basis and to change it to be a Carmel Valley Committee.

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Commissioner Stewart thanked staff for the magnificent job they are doing. He added that he and Mr. Nakashima met with our legal firm to discuss the new contract and that it was a very good meeting. Commissioner Stewart invited staff to participate in the golf tournament on May 5th.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:41 p.m.

Chairman

ATTEST:

Secretary

Date