

**ACTION
MINUTES OF THE REGULAR BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
HELD MAY 21, 2007**

Commissioners met at the Central Office. The meeting was called to order by Chair Josh Stewart at 5:04 p.m. Present: Chair Josh Stewart, Vice Chair Alan Styles and Commissioners York Gin, John Dalessio, Richard Rangel, Merri Bilek, and Elizabeth Williams. Also Present: Jim Nakashima, Executive Director; Mary Jo Zenk, Deputy Executive Director/Chief Financial Officer; 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; Recorder: Caritina Carbajal.

COMMENTS FROM THE PUBLIC:

Commissioner Stewart welcomed Commissioner Williams to the HACM Board. All Commissioners gave a brief introduction of themselves and welcomed her.

CONSENT AGENDA

- A. Minutes - Approval of Minutes of the Regular Board Meeting held April 23, 2007**
- B. Resolution 2490: Authorization to apply for Shelter Plus Care Section 8 Voucher FY2007**

Clerk to the Board will make necessary changes to item A. Upon motion by Commissioner Dalessio, seconded by Commissioner Styles, the Board approved the Consent Agenda item A-B. Motion carried with the following vote:

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

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.

MCHI and MCHI AA – Ms. Warren and Mr. Caldwell reported that there was a special board meeting this past month to approve \$100k match from reserves to qualify for the City of Monterey’s \$250k funding for repairs at Casanova. They also reported that the board is still working on the Strategic Plan and hopes to bring something to the HACM board in June.

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Commissioner Stewart asked staff to let the MCHI Executive Director know that we would like her to attend the HACM board meetings.

Executive Director, Ms. Stemler walked in late for the meeting. No Action Required.

AdHoc Committee for Rippling River – No meeting held. No Action Required.

Resident Advisory Council –Commissioner Rangel gave a summary of his report and provided a copy to board members. No Action Required.

Monterey County Housing Authority Development Corporation – Mr. Nakashima reported there would be a meeting tonight following the HACM board meeting. 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 congratulated Ms. Williams for her appointment as a Commissioner to the HACM board and the reappointment of Commissioner Rangel and Bilek as tenant Commissioners. He talked about the PSWRC Spring Conference being a success.

Commissioner Stewart complimented staff and Commissioner Styles for their work at the PSWRC Spring Conference and shared with the board the two awards HACM received at the conference.

NEW BUSINESS

A. Homeownership Lottery

This item was deferred until after the recess.
The Committee recessed at 5:59 p.m

The meeting reconvened at 6:15 p.m. for Homeownership Lottery Item 7A.

A lottery was conducted for the order of selection of the 17 qualifying applicants for our homeownership units. A number of the applicants were in attendance. Maggie Campa provided translation for residents present.

Commissioner Dalessio urged that Mr. Bryan Dove contact the top winners as soon as possible and let them know.

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B. Resolution 2491: Authorization to transfer assets to Monterey County Housing Authority Development Corporation

Upon motion by Commissioner Dalessio, seconded by Commissioner Bilek the Board adopted Resolution 2491 Authorizing the transfer of assets to Monterey County Housing Authority Development Corporation. Motion carried with the following vote:

AYES: Stewart, Styles, Gin, Dalessio, Rangel, Bilek, Williams

NOES: None

ABSENT: None

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

- Ms. Warren added that we are putting solar for Rippling River common areas and for future development projects.
- Commissioner Dalessio and Bilek asked Ms. Warren to provide recent letter form Friends of Rippling River and our response to board.
- Ms. Warren introduced Mr. Tom Sears, Construction Manager/Assistant Director of Development, to the board

D. Status Report: Monthly Housing Management Report

E. Status Report: Eligibility/Section 8 Reports

F. Status Report: Software Migration Update

G. Quarterly Cash Report

H. Legislative Update

I. Media Update

J. Follow-up & Referral items

No action required for items 8A-8J

COMMISSIONER COMMENTS:

Commissioner Stewart assigned Commissioners Styles and Dalessio to work with Ms. Zenk and Mr. Caldwell on the Housing America Campaign 2007.

Commissioners welcomed Commissioner Williams to the HACM board and complimented the PSWRC conference.

Commissioner Styles is on the National Committee and noted that he talks with other PHA's and they are in shock at what we have been able to do. We have a committed and dedicated staff and he is very proud of them. He is also proud of the willingness to take chances.

Commissioner Stewart acknowledged that Ms. Kim Stemler, ED of MCHI, had arrived and told her he wants her to attend more HACM board meetings. He congratulated staff on the PSWRC conference.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:36 p.m.

Chairman

ATTEST:

Secretary

Date