

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

DATE: **Monday, June 25, 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	_____	_____
Vice Chair Alan Styles	_____	_____
Commissioner York Gin	_____	_____
Commissioner John Dalessio	_____	_____
Commissioner Richard Rangel	_____	_____
Commissioner Merri Bilek	_____	_____
Commissioner Elizabeth Williams	_____	_____

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 May 21, 2007

B. Resolution #2492 - Approve Resolution to Amend Resolution #2417 (*Authorize Executive Director to sign on behalf of HACM as President of Tynan Village, Inc., as Managing Member of Monterey County Affordable Housing, LLC and as General Partner of Tynan Affordable Housing LP.*)

C. Resolution #2495 - Approve the acceptance of Standard Agreement Contract #06-OMS-852.

5. REPORTS OF COMMITTEES

<u>Personnel Committee</u>	Commissioner John Dalessio, Chairman
<u>Finance/Development Committee</u>	Commissioner Alan Styles, Chairman
<u>Monterey County Housing, Inc.</u>	Commissioner Starla Warren & Tony Caldwell, Representatives
<u>Affordable Acquisitions</u>	Commissioner Starla Warren & Tony Caldwell, Representatives
<u>Ad Hoc Committee for Rippling River</u>	Commissioner vacant position
<u>Resident Advisory Council</u>	Commissioner Richard Rangel, Representative
<u>Monterey County Housing Development Corporation</u>	Jim Nakashima, President
<u>Tynan Village, Inc.</u>	Jim Nakashima, President
<u>Monterey County Affordable Housing LLC & Tynan Village Affordable Housing LP</u>	Jim Nakashima, Authorized Signature
<u>Rippling River Affordable Housing LLC & LP</u>	Jim Nakashima, Authorized Signature
<u>Soledad Affordable Housing LLC, & Benito FLC, LP</u>	Jim Nakashima, Authorized Signature
<u>Soledad Affordable Housing LLC & Benito Street Affordable Housing LP</u>	Jim Nakashima, Authorized Signature
<u>Soledad Affordable Housing LLC & Monterey Affordable Housing LP</u>	Jim Nakashima, Authorized Signature

6. REPORT OF SECRETARY

A. Executive Report

7. NEW BUSINESS

- A. Resolution #2493: Authorization of Housing Management Semi-Annual Write-Off of Bad Debts
- B. Resolution #2496: Approve transfer real property from Housing Authority of the County of Monterey to the Monterey County Housing Authority Development Corporation – Elm Terrace – Greenfield.
- C. Resolution # 2497: Acknowledgement of Equity and Lender selection for Monterey Street Affordable Development.
- D. Resolution # 2498- Authorization to Transfer Gabilan Vista into the Monterey County Housing Authority Development Corporation upon disposition approval from HUD.
- E. Resolution #2494: Approve Agency Budget and Personnel Complement for 2007-2008

8. INFORMATION

- A. Administrative Report/Summary of Actions for May 2007/June 2007
- B. Status Report: April 2007 Financial Statements and May 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. Monterey County Housing Authority Development Corporation Resolutions

- 1) Resolution #MDC-07: Submittal for Application for Funding for Single Family Housing Development from Joe Serna Jr. Farmworker Housing Grant Program funding for “Elm Terrace Townhomes” in Greenfield.
- 2) Resolution # MDC-08: Approve authorization to accept transfer Real Property from HACM to Monterey County Housing Authority Development Corporation – Elm Terrace – Greenfield.
- 3) Resolution #MDC-09: Approve a new numbering system for previous and future resolutions for Monterey County Housing Authority Development Corporation.
- 4) Resolution #MDC-10: Authorization to: (1) Accept the transfer of Gabilan Vista into the MCHADC upon disposition approval from HUD; (2) Approve seller take back financing of the new Fanoé Vista site; (3) Approve a funding shortfall guarantee on new site until such time that additional funds are in place.
- 5) Resolution MDC-11: Monterey Street Affordable – Equity & Lender Selection.

K. Tynan Village, Inc. Resolutions:

- 1) Resolution #TVI-06: Authorizing the acceptance of funding from the Multifamily Housing Program of the State of California, Department of Housing and Community Development for the Affordable Rental Housing project known as “Tynan Village Apartments”.
- 2) Resolution TVI-07: Approve a new numbering system for previous and future resolutions for Tynan Inc.

L. Selection of name for new Gonzales site to be “Fano Vista”.

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**

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, July 23, 2007 at 6:00 p.m.**
