

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

DATE: **Monday, June 30, 2008**

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. <u>ROLL CALL</u>	<u>PRESENT</u>	<u>ABSENT</u>
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. PRESENTATION

A. Award of Appreciation

B. Guerdon Homes

5. PUBLIC HEARING

A. Public Housing Admissions & Continued Occupancy Plan (ACOP)

6. 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 27, 2008

B. Resolution 2554: Amend PHA Annual Plan

7. REPORTS OF COMMITTEES

Personnel Committee

Finance/Development Committee

Monterey County Housing, Inc.

Affordable Acquisitions

Resident Advisory Board

Monterey County Housing Development Corporation

Tynan Village Inc. & Tynan Village Affordable Housing LP

Rippling River Affordable Housing LLC HACM & MCHADC & LP

MCHADC & Benito FLC, LP

MCHADC & Benito Street Affordable Housing LP

HACM & MCHADC & Monterey Affordable Housing LP

Commissioner John Dalessio, Chairman

Commissioner Alan Styles, Chairman

Commissioner Starla Warren & Tony Caldwell,
Representatives

Commissioner Starla Warren & Tony Caldwell,
Representatives

Commissioner Richard Rangel, Representative

Jim Nakashima, President

Jim Nakashima, Authorized Signature

Jim Nakashima, Authorized Signature

Jim Nakashima, Authorized Signature

Jim Nakashima, Authorized Signature

Jim Nakashima, Authorized Signature

8. REPORT OF SECRETARY

A. Executive Report

9. NEW BUSINESS

- A. Resolution 2555: Approve 2008-2009 Budget and Personnel Complement for HACM
- B. Resolution 2553: Approve Public Housing Admissions & Continued Occupancy Plan (ACOP)
- C. Resolution 2556: Approve Semi Annual Write Offs for HACM
- D. Resolution 2557: Authorize the Executive Director to enter into contract exceeding \$100k
- E. Review Items on Follow-Up board report
- F. Asset Management Training for PHA Boards – Information Only
- G. Resident Advisory Board Request for Donation
- H. Board Meeting Date change for July and December 2008

10. INFORMATION

- A. Financial Report: Financial Statements for April 2008 & May 2008 Disbursements.
- B. Human Resources Report May 2008/June 2008
- C. Status Report: Monthly Development Report
- D. Status Report: Monthly Housing Management Report
- E. Status Report: Monthly Asset Management Report
- F. Status Report: Eligibility/Section 8 Reports
- G. Status Report: Administrative Report
- H. Legislative Update
- I. Legislative Correspondence
- J. Media Update
- K. Follow-up & Referral items
- L. **MCHDC- MDC-30: RESOLUTION TO AUTHORIZE ENTERING INTO AGREEMENTS WITH THE COMMUNITY DEVELOPMENT COMMISSION OF MENDOCINO COUNTY OR ITS AFFILIATE NON-PROFIT FOR THE PURPOSE OF DEVELOPMENT OF HOLLY RANCH-Information Only will be reviewed at the MCHDC meeting**

Tynan Village, Inc.- TVI-10: RESOLUTION OF THE BOARD OF DIRECTORS OF TYNAN VILLAGE, INC. AUTHORIZING THE SUBMITTAL OF AN APPLICATION FOR FUNDING FOR MULTIFAMILY HOUSING DEVELOPMENT FROM THE JOE SERNA, JR. FARMWORKER HOUSING GRANT PROGRAM OF THE STATE OF CALIFORNIA, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR THE PROPOSED AFFORDABLE RENTAL HOUSING PROJECT KNOWN AS “TYNAN VILLAGE APARTMENTS” IN THE CITY OF SALINAS- Information Only this item will be reviewed at the TVI meeting

11. 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 54956.95 LIABILITY CLAIM
CLAIMANT: Beatrice Perez
AGENCY CLAIMED AGAINST: Housing Authority of the County of Monterey
- B. Closed Session: Section 54957.6: - CONFERENCE WITH LABOR NEGOTIATORS
AGENCY DESIGNATED REPRESENTATIVES: Jim Nakashima and Mary Jo Zenk.
EMPLOYEE ORGANIZATION: Service Employees International Union 521

12. COMMISSIONER COMMENTS

Commissioners Styles and Rangel report out on NAHRO conferences.

13. 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 **TBA**.
