

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

DATE: **Thursday, October 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 Alan Styles	_____	_____
Vice Chair Elizabeth Williams	_____	_____
Commissioner York Gin	_____	_____
Commissioner Josh Stewart	_____	_____
Commissioner John Dalessio	_____	_____
Commissioner Richard Rangel	_____	_____
Commissioner Merri Bilek	_____	_____

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 Annual Board Meeting held September 22, 2008
- B. Minutes – Approval of Minutes of the Special Board Meeting held September 30, 2008
- C. Resolution 2573: Approving the Section 8 Revised Utility Allowance Effective January 1, 2009

5. REPORTS OF COMMITTEES

<u>Personnel Committee</u>	Commissioner John Dalessio, Chairman
<u>Finance/Development Committee</u>	Commissioner Elizabeth Williams, Chairman
<u>Monterey County Housing, Inc.</u>	Starla Warren & Tony Caldwell, Representatives
<u>Affordable Acquisitions</u>	Starla Warren & Tony Caldwell, Representatives
<u>Resident Advisory Board</u>	Commissioner Richard Rangel, Representative
<u>Monterey County Housing Development Corporation</u>	Jim Nakashima, President
<u>TVI & Tynan Village Affordable Housing LP</u>	Jim Nakashima, Authorized Signature
<u>Rippling River Affordable Housing LLC & LP</u>	Jim Nakashima, Authorized Signature
<u>MCHADC & Benito FLC, LP</u>	Jim Nakashima, Authorized Signature
<u>MCHADC & Benito Street Affordable Housing LP</u>	Jim Nakashima, Authorized Signature
<u>MCHADC & Monterey Affordable Housing LP</u>	Jim Nakashima, Authorized Signature
<u>MCHADC & Fano Vista, LP</u>	Jim Nakashima, Authorized Signature

6. REPORT OF SECRETARY

- A. Executive Report

7. OLD BUSINESS

- A. Organizational Structure – Board Direction
- B. HR3221-Board Direction

8. NEW BUSINESS

- A. Resolution 2574: Resolution of the Commission of the Housing Authority of the County of Monterey Approving the Extension of the Lease for the Community Resource Center
- B. Audit Timing Issues resulting from HUD-REAC delays

- C. NALFHA Award for Benito FLC-Information Only
- D. City of Salinas Curbee Award to HACM-Information Only
- E. Upcoming Grand Openings-Information Only

8. INFORMATION

- A. Financial Report: Financial Statements for July 2008 & August 2008 Disbursements.
- B. Human Resources Report September 2008/October 2008
- B. Status Report: Monthly Development Report
- C. Status Report: Monthly Housing Management Report
- D. Status Report: Monthly Asset Management Report
- E. Status Report: Eligibility/Section 8 Reports
- F. Status Report: Administrative Report
- G. Legislative Update
- H. Media Update
- I. Board Retreat Reminder

9. CLOSED SESSION

A. With respect to every item to be discussed in Closed Session pursuant to Government Code Section 54956.8: CONFERENCE WITH REAL PROPERTY NEGOTIATORS; PROPERTY: 5315 Carmel Valley Road, Carmel, CA; AGENCY NEGOTIATORS: Jim Nakashima, Tony Caldwell, Starla Warren; NEGOTIATING PARTIES: ABHOW; UNDER NEGOTIATION: Price and terms of payment for lease renegotiation

B. With respect to every item to be discussed in Closed Session pursuant to Government Code Section 54956.8: CONFERENCE WITH REAL PROPERTY NEGOTIATORS; PROPERTY: 58 Natividad Road, Salinas, CA; AGENCY NEGOTIATORS: Jim Nakashima, Tony Caldwell, Starla Warren; NEGOTIATING PARTIES: Lakeview Towers; UNDER NEGOTIATION: Price and terms of payment for lease renegotiation

C. With respect to every item to be discussed in Closed Session pursuant to Government Code Section 54956.95: LIABILITY CLAIMS
CLAIMANT: Ricardo Gonzalez
AGENCY CLAIMED AGAINST: Housing Authority of the County of Monterey Board of Commissioners

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 Annual Board meeting on **November 24, 2008 at 6:00 p.m.**
