

ACTION
MINUTES OF THE SPECIAL BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
HELD JANUARY 15, 2008

Commissioners met at the Central Office. Chair Josh Stewart called the meeting to order 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; Starla Warren, Director of Housing Development; Marilyn Rose, Development Analyst; Carolina Sahagun, Community Development Planner; Tony Caldwell, Chief Information Officer; Kelly Halcon, Human Resources Manager; Lynn Santos, Director of Finance; Susan Inwalle, Assistant Director of Finance; Jean Goebel, Director of Housing Management; Rosie Anderson, Director of Housing Assistance Programs; Kim Stemler, MCHI Executive Director; Recorder: Caritina Carbajal. John Rose was also present.

COMMENTS FROM THE PUBLIC:

None

CONSENT AGENDA

- A. Minutes - Approval of Minutes of the Regular Board Meeting held November 26, 2007**
- B. Resolution 2519: Approve Revised Grievance Procedure**

Upon motion by Commissioner Williams, seconded by Commissioner Bilek the Board approved Consent Agenda items A- B. Motion carried.

AYES: Stewart, Styles, Gin, 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 – Nothing to add. No Action Required.

Finance/Dev Committee –Nothing to add. No Action Required.

MCHI and MCHI AA – Written report provided to the board by Kim Stemler. Mr. Caldwell reported on the last board meeting and said they are looking for two new board members. Chair Stewart and Commissioner Williams have forwarded two names for them. No Action Required.

Resident Advisory Council – Commissioner Rangel reported that they had a special meeting at Casanova last week and they are considering rotating the location of future meetings to the other sites The next regular meeting is Thursday, December 20, 2007. It was suggested that the RAC consider developing a Political Action Committee. They

January 15, 2008

will need to get some legal assistance to ensure that they don't have any conflicts doing this. No Action Required.

Monterey County Housing Authority Development Corporation – Nothing to Add. No Action Required.

Tynan Village, Inc. – Nothing to Add. No Action Required.

Monterey County Affordable Housing LLC & Tynan Village Affordable Housing LP – Nothing to Add. No Action Required.

Rippling River Affordable Housing LLC & LP – Nothing to Add. No Action Required.

Monterey County Housing Authority Development Corp & Benito FLC, LP – Nothing to Add. No Action Required.

Soledad Affordable Housing LLC & Benito Affordable, FLC, LP – Nothing to Add. No Action Required.

Soledad Affordable Housing LLC & Monterey Affordable Housing LP – Nothing to Add. No Action Required.

REPORT OF SECRETARY

A. Secretary Report

Mr. Nakashima thanked staff and noted it was a tough year. No Action Required

OLD BUSINESS

A. Housing America National Campaign

Upon motion by Commissioner Dalessio, seconded by Commissioner Styles the Board directed staff to submit a letter to the editors of the local papers from the Board Chair. Motion carried with the following vote:

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

NEW BUSINESS

A. Resolution 2523: Approve Semi-Annual Write-Offs for HACM

Upon motion by Commissioner Dalessio, seconded by Commissioner Bilek the Board approved Resolutions 2523. Motion carried with the following vote:

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

B. Resolution 2524: Approve Revised Program for HHS Fort Ord Warehouse – Discussion Only

A long discussion took place on this item. Commissioner Stewart told staff he was very disappointed in the organization in regards to this particular project. He noted that he has been here for twelve years and HACM has done nothing with the City of Seaside. He would like to see something done with the City of Seaside soon and asked staff to attempt that. He asked that staff contact First Presbyterian Church in Carmel. Commissioner Dalessio offered to work with them too.

This item was tabled to the call of the board.

INFORMATION

- A. Administrative Report/Summary of Actions for October 2007/November 2007**
Nothing to Add.
- B. Status Report: November 2007 Financial Statements and December 2007 Disbursements**
Nothing to Add.
- C. Status Report: Monthly Development Report**
Nothing to add.
- B. Status Report: Monthly Housing Management Report**
Nothing to add.
- C. Status Report: Eligibility/Section 8 Reports**
Nothing to add.
- F. Status Report: Software Migration Update**
Nothing to Add.
- G. Legislative Update**
Nothing to Add.
- H. Legislative Correspondence**
Nothing to Add.
- I. Media Update**
Nothing to Add.
- J. Follow-up & Referral items**
Nothing to Add.
- K. MDC-23: Approve Revised lease & Grievance for Rippling River- Information only**
MDC-24: Semi-Annual Write-Offs for Rippling River– Information Only
MDC-25: : Signature Authority For the President and Corporate Secretary and Unanimous Consent Of Officers/Directors Of– Information Only

No action required for items 10A-10K

Commissioners convened to the Closed Session of the Regular Board Meeting at 6:08 p.m.

CLOSED SESSION

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

- A. LIABILITY CLAIMS pursuant to Section 54956.95**
Claimant: Rudy Rosales
Agency claimed against: Housing Authority of the County of Monterey
ACTION: Reject Claim for Rudy Rosales
- B. With respect to every item to be discussed in Closed Session pursuant to Government Code Section 54956.9: POTENTIAL LITIGATION (3)**
ACTION: No Action Taken

The Commissioners reconvened to the Regular Board meeting at 6:35 p.m.

COMMISSIONER COMMENTS:

Commissioner Rangel-Great job this year!

January 15, 2008

Commissioner Styles-Tremendous staff. Best wishes to everyone we've had a tough year and it's not going to get any easier. Staff look at how we can use vacant units as temporary housing for homeless.

Commissioner Williams-Staff is awesome. I've seen you work miracles and I appreciate that from my heart. Thank you Starla for the greens and Happy Holidays to all of you.

Commissioner Dalessio-He reported that he and Commissioner Bilek met with the Carmel Valley Fire Department about the fire alarms at Rippling River. All of the false alarms are coming from three apartments. They will continue to work on this issue with the Fire Department. Staff noted that we must follow the fire code.

Several staff wished everyone happy holidays.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:05 p.m.

Chairman

ATTEST:

Secretary

Date