

**ACTION
MINUTES OF THE REGULAR BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
HELD MARCH 24, 2008**

Commissioners met at the Central Office. Chair Josh Stewart called the meeting to order at 6:02 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; Starla Warren, Director of Housing Development; Tony Caldwell, Chief Information Officer; Kelly Halcon, Human Resources Manager; Lynn Santos, Director of Finance; Rosie Anderson, Director of Housing Assistance Programs; Jean Goebel, Director of Housing Management; Carolina Sahagun, Community Development Planner; Recorder: Caritina Carbajal.

COMMENTS FROM THE PUBLIC:

Mr. Tony Acosta and Felipe Chavez of the Soledad Housing Authority spoke on the relationship between the Housing Authority County of Monterey and the Soledad Housing Authority and said they have been very pleased with HACM and expressed their satisfaction with the relationship and are very impressed with our staff.

PRESENTATIONS

Health Trust Fund Presentation – Chris Williams passed out handouts and gave a presentation comparing prices of Self Funded and Fully Insured differences.

PUBLIC HEARING

Housing Authority of the County of Monterey PHA Plan – Public hearing was open at 6:22 p.m. and closed at 6:23 p.m.

CONSENT AGENDA

- A. Minutes - Approval of Minutes of the Regular Board Meeting held February 25, 2008**
- B. Resolution 2539: Resolution Approve Section 8 Requisition Budget 2008/2009**
- C. Resolution 2541: Authorization for Increasing Housing Choice Voucher Program Payment Standards Effective June 1, 2008**
- D. Resolution 2542: Authorizing the Submittal of an Application for Funding for Single Family Housing Development From the Infill Infrastructure Grant Program of the State of California, Department of Housing and Community Development for the Proposed Affordable Single Family Housing Project Known as “ELM TERRACE TOWNHOMES” in the City of Greenfield**
- E. Resolution 2543: Authorizing the Submittal of an Application For Grant Funding From the United States Department of Agriculture, Rural Housing Service, A Governmental Agency, Under its Request for Proposals: the National Emergency or Disaster Grants to Assist Low-Income Migrant and Seasonal Farmworkers Notice of Funding Availability, for the Development Known as “CASTROVILLE FARM LABOR CENTER” in The City of Castroville.**

Upon motion by Commissioner Dalessio, seconded by Commissioner Williams the Board approved Consent Agenda items A-E. 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.

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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 – Commissioner Dalessio reported that March Personnel Committee did not meet this month due to lack of agenda items. They will meet in April. No Action Required.

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

MCHI and MCHI AA – Nothing to add. No Action Required.

Resident Advisory Council – Nothing to add. 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 talked about the uncertainties of what funding levels are and expressed that managers are tired. He complimented auditors on a fine job and also complimented all staff for doing a great job. He noted that he has reassigned Ms. Jean Goebel to develop and define the Asset Management Department. No Action Required

NEW BUSINESS

A. Resolution 2540: Accept HACM Annual Financial Audit FYE 6/30/07

Upon motion by Commissioner Styles, seconded by Commissioner Williams the Board approved Resolution 2540, Accepting HACM Annual Financial Audit FYE 6/30/07. Motion carried.

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

B. Resolution 2544: PHA Certification of Compliance with the PHA Plan and Related Regulations (2008)

Upon motion by Commissioner Williams, seconded by Commissioner Styles the Board approved Resolution 2544, PHA Certification of Compliance with the PHA Plan and Related Regulations (2008). Motion carried.

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

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

Ms. Warren reported that we continue to expand our affordable housing and are anxiously awaiting the experience of the finished product.

D. Status Report: Monthly Housing Management Report-nothing to add

E. Status Report: Eligibility/Section 8 Reports –nothing to add

F. Status Report: Administrative Report-nothing to add

G. Legislative Update –nothing to add

H. Media Update-nothing to add

I. Follow-Up and Referral Items – nothing to add

J. Follow up on Security Deposit and Vacate Charges- Information Only. nothing to add.

No action required for items 10A-10K.

Commissioners convened to the Closed Session of the Regular Board Meeting at 7:24 p.m.

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 54956.9: Real Estate Negotiation; Pacific Meadows ACTION: Direction given to staff in reference to real estate issue

The Commissioners reconvened to the Regular Board meeting at 8:10 p.m.

COMMISSIONER COMMENTS:

Commissioner Rangel complimented Ms. Warren on her excellent work.

Commissioner Williams thanked staff for their hard work.

Mr. Nakashima complimented Ms. Santos and her team on doing an excellent job going on 7th year clean audits.

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ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:11 p.m.

Chairman

ATTEST:

Secretary

Date