

April 28, 2008

**ACTION
MINUTES OF THE REGULAR BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
HELD APRIL 28, 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; Mary Jo Zenk, Deputy Executive Director; Starla Warren, Director of Housing Development; Tom Sears, Construction Manager/Asst. Dir. of Development, Tony Caldwell, Chief Information Officer; Kelly Halcon, Human Resources Manager; Lynn Santos, Director of Finance; Jean Goebel, Director of Housing Management; Claudia Rivera, Asst. Director of Housing Management, Richard Russo, Mod/Dev Manager, Kimmy Nguyen, Administrative Assistant, Recorder: Lizette Dominguez.

COMMENTS FROM THE PUBLIC: _None

PRESENTATIONS

Commissioner Stewart introduced Bill Thompson to the Board. Mr. Bill Thompson will do some work for the Board to determine the best structure/relationship between HACM and the HACM Dev. Corp. The board requested that a Special Board Meeting be held on Thursday May 1st at 5 p.m. so that Mr. Bill Thompson can give them his verbal report.

State of California Regional Water Quality Control Board Award was presented to the HACM Board for Tynan Village.

The Development process presentation was provided by Ms. Warren. .

COMMENTS FROM THE PUBLIC:

None

CONSENT AGENDA

- A. Minutes - Approval of Minutes of the Regular Board Meeting held March 24, 2008.**
- B. Resolution 2544: Approval of Amendment to bylaws changing name of Resident Advisory Council to Resident Advisory Board.**
- C. Resolution 2545: Authorization to establish a Fraud Prevention Policy**

Upon motion by Commissioner Alan Styles, second by Commissioner Elizabeth Williams the Board approved Consent Agenda items A- C. 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

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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 – Ms. Warren reported that at the last MCHI Board meeting the Board Chair made some very volatile comments directed against HACM appointed board members and then walked out of the meeting.

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. Russo and Mr. Sears were present to make comments concerning the Lakeview property structural issues. The Board asked staff to look at all options including what the minimum cost would be to make property ready to turn over to owners at end of lease. This will be presented at the Finance Committee meeting which will give the Board a recommendation. No Action Required.

NEW BUSINESS

A. Draft Position Paper AB2818

Commissioner Delassio motioned that with one typo change to send this letter to State elected officials signed by the Board Chair and Commissioner Styles second. Motion Carried.. Mr. Nakashima informed the board that Assembly member Caballero will contact us if we need to be in Sacramento to protest this bill on April 30th.

B. Draft Letter to Editor on potential foreclosure scams- Board directed staff to contact attorney for legal read of this letter and also the Tenants Rights in Foreclosed Properties to make sure that we are not giving legal advice. Both items are to be place on Special Board meeting agenda May 1st.

INFORMATION

A. Status Report: Financial Statements for February and March 2008 Disbursements - Nothing to Add.

B. Human Resources Report March 2008/April2008 – Nothing to Add.

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- C. **Status Report: Monthly Development Report**
 - . Commissioner Delassio reported out that we received a letter from ABHOW assuring us that they paid the construction lien. They are still considering our offer of the lease extension and changing the number of acres impacted.
- D. **Status Report: Monthly Housing Management Report** - Nothing to Add.
- E. **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. **Media Update** - Nothing to Add.
- I. **Follow-up & Referral items** - Nothing to Add.

No action required for items 9A-9I.

Commissioners convened to the Closed Session of the Regular Board Meeting at 7:55 p.m.

CLOSED SESSION

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

- A. **LIABILITY CLAIMS** pursuant to Section 54956.95
Claimant: Maria Chaviria
Agency claimed against: Housing Authority of the County of Monterey
ACTION: Reject Claim for Maria Chaviria

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

COMMISSIONER COMMENTS:

Commissioner Rangel complimented Commissioner Dalassio on his presentation at the Planning Commission. He also thanked staff for putting together the flyer and advertising to the residents the Pesticides Awareness event that was held on May 2nd. He invited Board members to attend.

Commissioner Williams greeted Mr. Bill Thompson..

Commissioner Dalessio reported on his trip to the Planning Commission regarding Rogge Road property. The Planning Commission voted to remove all restrictions and require developer to pay back all fees that were waived or reduced except the staff cost pertaining for the fast tracking of the process. The Board of Supervisors will hear this this issue on Tuesday and Commissioner Delassio will present HACM Board's position.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:55 p.m.

Chairman

ATTEST:

Secretary

Date