DATE: Monday, February 28, 2005

TIME: 6 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. ROLL CALL

   Chair Alan Styles   _____   _____
   Vice Chair Josh Stewart   _____   _____
   Commissioner York Gin   _____   _____
   Commissioner Timothy Escamilla   _____   _____
   Commissioner John Dalessio   _____   _____
   Commissioner Richard Rangel   _____   _____
   Commissioner Merri Bilek   _____   _____

3. PRESENTATION/INTRODUCTION

   A. Introduction of HACM’s First Section 8 Homeowner

   B. Presentations

4. COMMENTS FROM THE PUBLIC (Limited to three minutes per speaker.)

5. 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 January 24, 2005

   B. Resolution 2296: Staff Referral Item – Board Procedure – Written Notification of Assignment of Commissioners to Committees

   C. Resolution 2297: Maintenance Rate Increase for Tenant Charges

   D. Resolution 2298: Authorization to apply for 2005 Homeownership Set-Aside Program

6. REPORTS OF COMMITTEES

   Personnel Committee   Commissioner Josh Stewart, Chairman
   Finance/Development Committee   Commissioner Tim Escamilla, Chairman
   Monterey County Housing, Inc.   Commissioner Tim Escamilla, Representative
   Affordable Acquisitions   Commissioner Tim Escamilla, Representative
   Ad Hoc Committee for Rippling River   Commissioner Alan Styles, Chairman
   Resident Advisory Council   Vacant, Representative
7. **REPORT OF SECRETARY**
   A. Executive Report

8. **OLD BUSINESS**
   A. Board Retreat

9. **NEW BUSINESS**
   A. Resolution 2294: Amendment to CHWCA Joint Powers Authority Agreement
   B. Resolutions 2299, 2300, and 2301: Development Corporations/Entities
   C. Position Statement on Proposed Federal Funding Cuts
   D. Request for Specific Information
   E. Resident Advisory Council (RAC) Representative Appointment

10. **INFORMATION**
    A. Administrative Report/Summary of Actions for January/February 2005
    B. Status Report: December 2004 Financial Statements and January 2005 Disbursements
    D. Status Report: Monthly Housing Management Report
    E. Status Report: Eligibility/Section 8 Reports
    F. Legislative Update
    G. Legislative Correspondence
    H. Change to CHWCA Bylaws
    I. Quarterly Cash Report
    J. Follow-up and Referral Items

11. **COMMISSIONER COMMENTS**

12. **CLOSED SESSION**
    The Board of Commissioners will meet in Closed Session for the following purpose and reason:
    A. With respect to every item to be discussed in Closed Session pursuant to Government Code Section 54956.9: CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION: 1
    B. With respect to every item to be discussed in Closed Session pursuant to Government Code Section 54956.9: CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION: 2

13. **ADJOURNMENT**

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This agenda was posted on the Housing Authority’s Lobby Bulletin Board and the Staff Bulletin Board at 123 Rico Street, Salinas, CA. The Board of Commissioners will next meet at the Regular Board meeting on Monday, **March 28, 2005 at 6:00 p.m.**