

**ACTION
MINUTES OF THE REGULAR BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
HELD MAY 22, 2006**

Commissioners met at the Central Office. The meeting was called to order by Chair Alan Styles at 6:00 p.m. Present: Chair Alan Styles, Vice Chair Josh Stewart, and Commissioners: York Gin, Timothy Escamilla, Richard Rangel, and Merri Bilek. Absent: Commissioner John Dalessio. Also Present: Jim Nakashima, Executive Director; Tony Caldwell, Chief Information Officer; Rosie Anderson, Director of Assistance Programs; Jean Goebel, Director of Housing Management; Starla Warren, Director of Housing Development; Lynn Santos, Director of Finance; Bryan Dove, Community Development Planner; Marilyn Rose, Development Analyst; Recorder: Caritina Carbajal.

COMMENTS FROM THE PUBLIC:

Brad Houston of Monte Del Lago apologized to the Board for his frustration and behavior from the last Board Meeting. He expressed his concerns and shared his reasons for his behavior.

No other comments from the public were made.

CONSENT AGENDA

- A. Minutes—Approval of Minutes of the Regular Board Meeting held April 24, 2006**
- B. Minutes - Approval of Minutes of the Special Board Meeting held April 27, 2006**
- C. Resolution 2431: Change in Personnel Complement – Property Management Department**
- D. Resolution 2432: Change to HACM Job Description – Human Resources Specialist**

Upon motion by Commissioner Gin, seconded by Commissioner Bilek, the Board approved the Consent Agenda items A-D. Motion carried with the following vote:

AYES: Styles, Stewart, Gin, Escamilla, Rangel, Bilek
NOES: None
ABSENT: Dalessio
ABSTAIN: Escamilla on item B only

REPORTS OF COMMITTEES

Personnel Committee	Commissioner Josh Stewart, Chairman
Finance/Development Committee	Commissioner Tim Escamilla, Chairman
Monterey County Housing, Inc.	Commissioner Josh Stewart, Rep.
Affordable Acquisitions	Commissioner Josh Stewart, Rep.
Ad Hoc Committee for Rippling River	Commissioner Tim Escamilla, 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 FCL, LP
Soledad Affordable Housing LLC & Benito Street Affordable Housing LP
Soledad Affordable Housing LLC & Monterey Affordable Housing LP

Personnel Committee – Nothing to report

Finance/Dev Committee – Nothing to report

MCHI and MCHI AA – Commissioner Stewart reported that there was no movement by MCHI board and that a meeting in June would be in King City.

Ad Hoc Committee for Rippling River - Commissioner Escamilla reported that construction has begun at Rippling River and that a full joint Board Meeting should take place with the County.

Resident Advisory Council - Commissioner Rangel reported that the RAC met on May 18, 2006 at 5:30 p.m. there was a presentation made by the American Lung Association. The meeting adjourned at 6:30 p.m.

Tynan Village, Inc. – Nothing to report

Monterey County Affordable Housing LLC & Tynan Village Affordable Housing LLC – Nothing to report.

Rippling River Affordable Housing LLC & LP - Mr. Nakashima reported that at 8:58 a.m. Friday morning, the financing for Rippling River closed. Chair Alan Styles congratulated all staff for all hard work put into this project. Mr. Nakashima reported that construction has started at Rippling River.

Soledad Affordable Housing LLC & Benito FLC, LP – Mr. Nakashima reported documents are signed and we are hoping to get funding from City of Soledad this week. The closing for Benito FLC, LP is scheduled for July.

REPORT OF SECRETARY

A. Executive Report

Mr. Nakashima reported that the relationship with HUD has become stronger. We are expecting new inspection for Rent Reasonableness from HUD for Section 8. They will schedule an inspection with us that should take no longer than two weeks. Mr. Nakashima reported that the HUD IG who came down for a two-hour visit on May 19, 2006.

OLD BUSINESS

A. Monte Del Lago

Mr. Nakashima read the following legal statement prepared by our lawyers to the public of Monte Del Lago; “Our attorney working on the Monte del Lago project had telephonically asked Equity Lifestyles Properties attorneys if they would entertain accepting a \$25 million price for a voluntary transfer of the property if the Housing Authority were in fact to offer it. Equity Lifestyles Properties stated they would like to have a meeting, however, they cancelled the meeting and we have not heard back since their cancellation despite our follow up calls. We can assume that they are not willing to entertain our intent of offer. It is the position of this Authority that we have given the best offer we could afford within the analysis we have done and Equity Lifestyles Properties is not going to entertain any further negotiations.

We understand that is not the result you wish to hear, but we have done what we said we would do and we can do no more. We will continue to look into offering Section 8 Housing Choice Vouchers to those residents who may qualify under the program.”

Monte del Lago resident Brad Houston asked for some direction on taking matters to the next level. The Board offered a letter of support for the residents if they choose to pursue the issue. The residents thanked the Board for all their help and input.

For discussion only. No action taken.

B. Resolution 2392: Approve Homeownership Land Lease Model

Upon motion by Commissioner Stewart, seconded by Commissioner Rangel the Board Adopted Resolution 2392, approving the Homeownership Land Lease Model with the following amendments; address relocation issues, 6% equity share includes principal payments, screening criteria to include sexual predator clause, no interest on the silent second, define re-marketing on resale regards order of preference on page 5, Board to review first sale and re-sale, remove reference to Section 32 on Page 7, Remove reference to Wells Fargo on Page 8, Change "8(y)" references to Section 8 Homeownership, and change reference to FSS "proceeds" to FSS "escrows". All changes are to be incorporated into the final resolution. Motion carried with the following vote:

AYES: Styles, Stewart, Gin, Rangel, Bilek, Escamilla

NOES: None

ABSENT: Dalessio

INFORMATION

- A. Administrative Report/Summary of Actions April 2006
- B. Status Report: April 2006 Financial Statements and May 2006 Disbursements
- C. Status Report: Monthly Development Report
- D. Status Report: Monthly Housing Management Report
- E. Status Report: Eligibility/Section 8 Reports
- F. Status Report: Software Migration Update
- G. Legislative Update
- H. Media Update
- I. Quarterly Cash Report
- J. Follow-up & Referral items

No comments and No action required for items 9A-9J.

COMMISSIONER COMMENTS:

Commissioner Bilek thanked staff for all the hard work put into Rippling River, Monte del Lago, and Tynan.

Chair Styles presented an award to the HACM from the Area Agency on Aging.

Ms. Warren passed around some pictures that showed progress at Rippling River. Commissioner Escamilla asked for an update on the use of the contingency fund at Rippling River at the next Board meeting.

Ms. Goebel shared some pictures of the Grand Opening event of the Los Ositos Greenfield Senior Nutrition Center, which took place on May 19, 2006.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:18 p.m.

Chairman

ATTEST:

Secretary

Date