DATE:       Monday, June 26, 2006

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

   A. Presentation: Disaster Preparedness Plan

4. COMMENTS FROM THE PUBLIC

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 May 22, 2006
   B. Resolution 2437: Approve Housing Choice Voucher Landlord Write-Offs
   C. Resolution 2438: Approve Housing Choice Voucher Participant Write-Offs
   D. Resolution 2440: Additional Bond Allocation Tynan Village

6. REPORTS OF COMMITTEES

Personnel Committee
Finance/Development Committee
Monterey County Housing, Inc.
Affordable Acquisitions
Ad Hoc Committee for Rippling River
Resident Advisory Council

Commissioner Josh Stewart, Chairman
Commissioner Tim Escamilla, Chairman
Commissioner Josh Stewart, Representative
Commissioner Josh Stewart, Representative
Commissioner Tim Escamilla, Chairman
Commissioner Richard Rangel, Representative

Monterey County Housing Authority Development Corporation
Tynan Village, Inc.
Monterey County Affordable Housing LLC & Tynan Village Affordable Housing LP
Rippling River Affordable Housing LLC & LP

Jim Nakashima, President
Jim Nakashima, President
Jim Nakashima, Authorized Signature
Jim Nakashima, Authorized Signature
7. REPORT OF SECRETARY
   A. Executive Report

8. OLD BUSINESS
   A. Information: Lakeview Apartments Status Report

9. NEW BUSINESS
   A. Information: Request to Co-Sponsor Sun Street Centers event
   B. Resolution 2436: Approve Semi-Annual Write-Offs
   C. Resolution 2433: Authorizing the issuance, sale, and delivery of revenue bonds related to the Financing of Benito FLC apartments, authorizing the execution delivery of related documents and approving the actions in connection therewith
   D. Resolution 2439: Acknowledging the selection of the Tax Credit Investor for Benito FLC, LP

10. INFORMATION
    A. Administrative Report/Summary of Actions May/June 2006
    D. Status Report: Monthly Housing Management Report
    E. Status Report: Eligibility/Section 8 Reports
    F. Status Report: Software Migration Update
    G. Legislative Update
    H. Legislative Correspondence
    I. Media Update
    J. Follow-up & Referral items

11. COMMISSIONER COMMENTS
12. 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 54956.8: CONFERENCE WITH REAL PROPERTY NEGOTIATORS;
   PROPERTY: 5315 Carmel Valley Road, Carmel, CA 93923
   AGENCY NEGOTIATOR: Jim Nakashima, HACM Executive Director, Starla Warren, Director of Housing Development
   NEGOTIATING PARTY: Jim Nakashima, HACM Executive Director & Carmel Overview Limited Partnership;
   UNDER NEGOTIATION: Terms of Payment and price

13. ADJOURNMENT

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This agenda was posted on the Housing Authority’s Bulletin Boards at 123 Rico Street, Salinas, CA.
The Board of Commissioners will next meet at the regular Board meeting on Monday, **July 24, 2006 at 6:00 p.m.**
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