AGENDA
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
REGULAR MEETING
BOARD OF COMMISSIONERS

DATE: Monday, August 28, 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. COMMENTS FROM THE PUBLIC

4. 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 July 24, 2006
   B. Resolution 2448: Amend Personnel Complement and Job Descriptions for Organizational Change for Development Department
   C. Resolution 2449: Acknowledging the selection of the General Contractor for Benito FLC, LP
   D. Resolution 2450: Office of Migrant Services Standard Agreement Contract #06-OMS-811 (RD)

5. REPORTS OF COMMITTEES

Personnel Committee
   Commissioner Josh Stewart, Chairman
Finance/Development Committee
   Commissioner Josh Stewart, Chairman
Monterey County Housing, Inc.
   Commissioner Josh Stewart, Representative
Affordable Acquisitions
   Commissioner Josh Stewart, Representative
Ad Hoc Committee for Rippling River
   Commissioner Tim Escamilla, Chairman
Resident Advisory Council
   Commissioner Richard Rangel, Representative
Monterey County Housing Development Corporation
   Jim Nakashima, President
Tynan Village, Inc.
   Jim Nakashima, President
Monterey County Affordable Housing LLC & Tynan Village Affordable Housing LP
   Jim Nakashima, Authorized Signature
Rippling River Affordable Housing LLC & LP
   Jim Nakashima, Authorized Signature
Soledad Affordable Housing LLC & Benito FCL, LP
   Jim Nakashima, Authorized Signature
Soledad Affordable Housing LLC & Benito Street Affordable Housing LP
   Jim Nakashima, Authorized Signature
Soledad Affordable Housing LLC & Monterey Affordable Housing LP
   Jim Nakashima, Authorized Signature
6. REPORT OF SECRETARY
   A. Executive Report

7. NEW BUSINESS
   A. Resolution 2451: Change to HACM Personnel Policy 130 - Employment Status

8. INFORMATION
   A. Administrative Report/Summary of Actions June/July 2006
   B. Status Report: June 2006 Financial Statements and July 2006 Disbursements
   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. Quarterly Cash Report
   K. Management Assessment Subsystem Actual Scoring
   L. Follow-up & Referral items

9. CLOSED SESSION
   The Board of Commissioners will meet it Closed Session for the following purposes and reasons:
   A. With respect to every item of business to be discussed in closed session pursuant to Section 54956.9: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Subdivision (a) of Section 54956.9)
      Housing Authority of the County of Monterey vs. Steven Calderone
      Monterey County Superior Court Case No. M 79886
      Housing Authority of the County of Monterey vs. Amber Compoc
      Monterey County Superior Court Case No. M 79952
      Housing Authority of the County of Monterey vs. Elizabeth Ayon
      Monterey County Superior Court Case No. M 79951
      Housing Authority of the County of Monterey vs. Jacque Abrams
      Monterey County Superior Court Case No. M 79982
      Housing Authority of the County of Monterey vs. Mike Nilson
      Monterey County Superior Court Case No. M 80002
   B. 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

10. COMMISSIONER COMMENTS

11. 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, September 24, 2006 at 6:00 p.m.
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