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

DATE: Monday, July 23, 2007

TIME: 6:00 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

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<th>PRESENT</th>
<th>ABSENT</th>
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<td>Chair Josh Stewart</td>
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<td>Vice Chair Alan Styles</td>
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<td>Commissioner York Gin</td>
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<td>Commissioner John Dalessio</td>
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<td>Commissioner Richard Rangel</td>
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<td>Commissioner Merri Bilek</td>
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<td>Commissioner Elizabeth Williams</td>
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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 June 25, 2007
B. Minutes---Approval of Minutes of the Special Board Meeting held July 9, 2007
D. Resolution 2501: Annual Submittal of Section 8 Management Assessment Program (SEMAP)

5. REPORTS OF COMMITTEES

Personnel Committee: Commissioner John Dalessio, Chairman
Finance/Development Committee: Commissioner Alan Styles, Chairman
Monterey County Housing, Inc.: Commissioner Starla Warren & Tony Caldwell, Representatives
Affordable Acquisitions: Commissioner Starla Warren & Tony Caldwell, Representatives
Ad Hoc Committee for Rippling River: Commissioner John Dalessio, 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 FLC, 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. Front Desk Coverage
   B. Change to HACM Bylaws
   C. Request for HACM phone for Board Chair
   D. Resolution 2502: Consider Resolution to replace the Soledad Housing LLC with the Monterey County Housing Authority Development Corporation to serve as General Partner on two (2) projects: Monterey Affordable Housing and Benito Affordable Housing
   F. Plan Board Retreat Part I – discussion

8. INFORMATION
   B. Status Report: March 2007 Financial Statements and April 2007 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. Media Update
   I. Follow-up & Referral items
   J. Discussion of Evictions and Write-Offs-discussion only
   K. Information Item only-Resolution MDC-13: Consider Resolution to enter into the Limited Partnerships for Monterey Affordable Housing and Benito Affordable Housing as the General Partner

9. 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 54957: PUBLIC EMPLOYMENT PERFORMANCE EVALUATION
      Title: Executive Director

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, August 27, 2007 at 6:00 p.m.
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