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

DATE: Monday, August 27, 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

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

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 23, 2007
   B. Resolution 2504: Proposed Payment Standards for HAP
   C. Resolution 2505: Limited English Proficiency Policy (LEP)

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 vacant position

   Resident Advisory Council
   Commissioner Richard Rangel, Representative

   Monterey County Housing Development Corporation
   Jim Nakshima, President

   Tyan Village, Inc.
   Jim Nakshima, President

   Monterey County Affordable Housing LLC & Tyan Village Affordable Housing LP
   Jim Nakshima, Authorized Signature

   Rippling River Affordable Housing LLC & LP
   Jim Nakshima, Authorized Signature

   Soledad Affordable Housing LLC & Benito FLC, LP
   Jim Nakshima, Authorized Signature

   Soledad Affordable Housing LLC & Benito Street Affordable Housing LP
   Jim Nakshima, Authorized Signature

   Soledad Affordable Housing LLC & Monterey Affordable Housing LP
   Jim Nakshima, Authorized Signature
6. REPORT OF SECRETARY
   A. Executive Report

7. NEW BUSINESS
   A. Front Desk Coverage
   B. Waiting List Preferences
   C. Resolution 2506: Amendments to the Housing Authority Homeownership Plan
   D. Resolution 2507: Acknowledging the Selection of the General Contractor for Benito Affordable Housing LP
   E. Resolution 2508: Acknowledging the Selection of the General Contractor for Monterey Affordable Housing LP
   F. Plan Board Retreat Part I – discussion

8. INFORMATION
   A. Human Resources Report July/August 2007
   B. Status Report: June 2007 Financial Statements and July 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. Quarterly Cash Report
   K. Information Items only- RESOLUTION MDC-14: Acknowledging the selection of the General Contractor for Monterey Affordable Housing, LP

RESOLUTION MDC-15: Acknowledging the selection of the General Contractor for Benito Affordable Housing, LP

RESOLUTION MDC-16: Authorizing the Acceptance of Funding from the Joe Serna, Jr. Farmworker Housing Grant Program of the State of California, Housing and Community Development, for the Affordable Rental Housing Project known as “Benito Street Affordable”.

RESOLUTION MDC-17: Authorizing the Acceptance of Funding from the Multifamily Housing Program of the State of California, Housing and Community Development, for the Affordable Rental Housing Project known as “Benito Street Affordable”

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
   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; AGENCY NEGOTIATORS: Jim Nakashima, Mary Jo Zenk, Starla Warren; NEGOTIATING
PARTIES: ABHOW; UNDER NEGOTIATION: Price and terms of payment for lease renegotiation

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, 2007 at 6:00 p.m.
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