Commissioners met at the Central Office. Chair Josh Stewart called the meeting to order at 6:00 p.m. Present: Chair Josh Stewart, Vice Chair Alan Styles, and Commissioners York Gin, John Dalessio, Richard Rangel, Merri Bilek, and Elizabeth Williams. Also Present: Jim Nakashima, Executive Director; Mary Jo Zenk, Deputy Executive Director; Starla Warren, Director of Housing Management; Kelly Halcon, Human Resources Manager; Lynn Santos, Director of Finance; Jean Goebel, Director of Housing Management; Claudia Rivera, Assistant Director of Housing Management; Rosie Anderson, Director of Housing Assistance Programs; Kim Stemler, MCHI Executive Director; Allen Robinson, President of MCHI Board; Recorder: Caritina Carbajal.

PRESENTATIONS

Introduction of the past and present RAC board members were made and pictures were taken. RAC board members leaving: Alma Vasquez, President and Aurora Contreras, Treasurer. New RAC board members: Jose Camacho, President and Merri Bilek, Vice President also Sara Robela, Treasurer and Sonia Castro, Secretary.

MCHI Strategic Plan presentation made by Allen Robinson, President of MCHI Board.

COMMENTS FROM THE PUBLIC:

Commissioner Stewart acknowledged the recognition Richard Rangel recently received from the State Lieutenant Governor for his service as a California Senior Legislator

Rudy Rosales asked for a response to his grievance which he sent last month.

CONSENT AGENDA

A. Resolution 2512: Revised Section 8 Schedule of Allowances for Tenant Purchased Utilities and Other Services for 2008.

B. Resolution No. 2514: Acknowledgement of Selection of Debt & Equity Partners – Benito Affordable

C. Resolution No. 2515: Authorization to Execute Loan Documents Relative to Monterey Street Affordable Development.

Upon motion by Commissioner Styles, seconded by Commissioner Williams the Board approved Consent Agenda items A- C. Motion carried.

AYES: Stewart, Styles, Gin, Dalessio, Rangel, Bilek, and Williams

NOES: None

ABSENT: None

REPORTS OF COMMITTEES

<table>
<thead>
<tr>
<th>Committee</th>
<th>Chair</th>
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<tbody>
<tr>
<td>Personnel Committee 1</td>
<td>Commissioner John Dalessio, Chairman</td>
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<tr>
<td>Personnel Committee 2</td>
<td>Commissioner Alan Styles, Chairman</td>
</tr>
<tr>
<td>Monterey County Housing, Inc.</td>
<td>Starla Warren &amp; Tony Caldwell, Rep.</td>
</tr>
<tr>
<td>AdHoc Committee for Rippling River</td>
<td>vacant, Chairman</td>
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</tbody>
</table>

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
October 22, 2007

Rippling River Affordable Housing LLC & LP
Soledad Affordable Housing LLC, & Benito FLC, LP
Soledad Affordable Housing LLC & Benito Street Affordable Housing LP
Soledad Affordable Housing LLC & Monterey Affordable Housing LP

**Personnel Committee** – Committee to review Grievance policies is addressed under New Business. No Action Required.

**Finance/Dev Committee** – Commissioner Williams thanked Ms. Santos and Ms. Imwalle for help in reading financial reports. No Action Required.

**MCHI and MCHI AA** – Ms Warren reported that the Board is working on a Conflict of Interest Policy and completing their Form 700 reports. No Action Required.

**AdHoc Committee for Rippling River** – Board noted that it is inactive and not to include on future agenda. No Action Required.

**Resident Advisory Council** – Commissioner Rangel thanked Alma and Aurora for their work on the RAC board and also thanked Mary Jo Zenk for finding a third party to fill in for someone else who couldn’t make it to count cotes an hour before the RAC board meeting. No Action Required.

**Monterey County Housing Authority Development Corporation** – No Action Required.

**Tynan Village, Inc.** – No Action Required.

**Monterey County Affordable Housing LLC & Tynan Village Affordable Housing LP** – No Action Required.

**Rippling River Affordable Housing LLC & LP** – No Action Required.

**Monterey County Housing Authority Development Corp & Benito FLC, LP** – No Action Required.

**Soledad Affordable Housing LLC & Benito Affordable, FLC, LP** – No Action Required.

**Soledad Affordable Housing LLC & Monterey Affordable Housing LP** – No Action Required.

**REPORT OF SECRETARY**

**A. Secretary Report**

Commissioner Stewart asked for information as to whether the number of evictions has increased due to the economy. No Action Required

**NEW BUSINESS**

**A. Resolution 2511: Resolution of the Housing Authority of the County of Monterey Authorizing the Issuance, Sale and Delivery of Two Series of Revenue Bonds Related to the Financing of Benito Street Affordable Housing Community in Soledad, California. Authorizing the Execution and Delivery of Related Documents and Approving Actions in Connection therewith.**

Upon motion by Commissioner Dalessio, seconded by Commissioner Rangel, the Board adopted Resolution 2511. Motion carried with the following vote:

**AYES:** Stewart, Styles, Gin, Dalessio, Rangel, Bilek, Williams
**NOES:** None
**ABSENT:** None

No action required.
October 22, 2007

B. Resolution 2513: Approve Execution of Purchase and Sales Agreement of Casas Del Sol.

Upon motion by Commissioner Styles, seconded by Commissioner Bilek, the Board adopted Resolution 2513. Motion carried with the following vote:

AYES: Stewart, Styles, Gin, Dalessio, Rangel, Bilek, Williams
NOES: None
ABSENT: None


Upon motion by Commissioner Williams, seconded by Commissioner Styles to pull resolution 2516 from the agenda on advice of legal counsel. Motion failed 2-4 votes
Motion failed with the following vote:

AYES: Styles, Williams
NOES: Stewart, Gin, Dalessio, Rangel, Bilek
ABSENT: None

Upon motion by Commissioner Dalessio, seconded by Commissioner Rangel resolution 2516 was tabled to discuss with attorney and bring back to the board. Motion carried with the following vote:

AYES: Stewart, Gin, Dalessio, Rangel, Bilek
NOES: Styles, Williams
ABSENT: None

D. Resolution 2517: Authorization to Execute Loan Documents Relative to Benito Street Affordable Development

Upon motion by Commissioner Williams, seconded by Commissioner Styles the Board approved Resolutions 2517. Motion carried with the following vote:

AYES: Stewart, Styles, Gin, Dalessio, Rangel, Bilek, Williams
NOES: None
ABSENT: None

E. Support of Federal Housing Trust Fund bill

Board directed staff to prepare letter for all of them to sign individually and to send letter electronically to the two State Senators

F. Insurance

Ms. Warren presented insurance issues related to Development and Construction to assure board that agency is ok with regard to risk.

INFORMATION


Nothing to add.

B. Status Report: Monthly Housing Management Report
Nothing to add.

C. Status Report: Eligibility/Section 8 Reports
Nothing to add.
October 22, 2007

F. Status Report: Software Migration Update

G. Legislative Update

H. Media Update

I. Follow-up & Referral items

No action required for items 8A-8I

Commissioners convened to the Closed Session of the Regular Board Meeting at 8:25 p.m.

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 EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE: 1
   ACTION: Nothing to report

B. With respect to every item to be discussed in Closed Session pursuant to Government Code Section 54956.9(b): CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION: 2
   ACTION: Nothing to report

The Commissioners reconvened to the Regular Board meeting at 9:25 p.m.

COMMISSIONER COMMENTS:

Commissioners all complimented staff. Commissioner Bilek complimented Richard Rangel for his work on the RAC board. Commissioner Stewart complimented the board members.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 9:27 p.m.

____________________________
Chairman

ATTEST:

____________________________
Secretary

____________________________
Date