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

DATE: Monday, June 30, 2008
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          PRESENT
   Vice Chair Alan Styles     ABSENT
   Commissioner York Gin      
   Commissioner John Dalessio
   Commissioner Richard Rangel
   Commissioner Merri Bilek   
   Commissioner Elizabeth Williams

3. COMMENTS FROM THE PUBLIC

4. PRESENTATION
   A. Award of Appreciation
   B. Guerdon Homes

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 27, 2008
   B. Resolution 2554: Amend PHA Annual Plan

6. REPORTS OF COMMITTEES

   Personail Committee
   Finance/Development Committee
   Monterey County Housing, Inc.
   Affordable Acquisitions
   Resident Advisory Board
   Monterey County Housing Development Corporation
   Tynan Village Inc. & Tynan Village Affordable Housing LP
   Rippling River Affordable Housing LLC HACM & MCHADC & LP
   MCHADC & Benito PLC, LP
   MCHADC & Benito Street Affordable Housing LP
   HACM & MCHADC & Monterey Affordable Housing LP

   Commissioner John Dalessio, Chairman
   Commissioner Alan Styles, Chairman
   Commissioner Starla Warren & Tony Caldwell, Representatives
   Commissioner Starla Warren & Tony Caldwell, Representatives
   Commissioner Richard Rangel, Representative
   Jim Nakashima, President
   Jim Nakashima, Authorized Signature
   Jim Nakashima, Authorized Signature
   Jim Nakashima, Authorized Signature
   Jim Nakashima, Authorized Signature
   Jim Nakashima, Authorized Signature

7. REPORT OF SECRETARY
   A. Executive Report

8. NEW BUSINESS
   A. Resolution 2555: Approve 2008-2009 Budget and Personnel Complement for HACM
B. Resolution 2553: Approve Public Housing Admissions & Continued Occupancy Plan (ACOP)
C. Resolution 2556: Approve Semi Annual Write Offs for HACM
D. Resolution 2557: Authorize the Executive Director to enter into contract exceeding $100k
E. Review Items on Follow-Up board report
F. Asset Management Training for PHA Boards – Information Only
G. Resident Advisory Board Request for Donation
H. Board Meeting Date change for July and December 2008

9. INFORMATION
B. Human Resources Report May 2008/June 2008
D. Status Report: Monthly Housing Management Report
E. Status Report: Eligibility/Section 8 Reports
F. Status Report: Administrative Report
G. Legislative Update
H. Legislative Correspondence
I. Media Update
J. Follow-up & Referral items
K. MCHDC- MDC-30: RESOLUTION TO AUTHORIZE ENTERING INTO AGREEMENTS WITH THE COMMUNITY DEVELOPMENT COMMISSION OF MENDOCINO COUNTY OR ITS AFFILIATE NON-PROFIT FOR THE PURPOSE OF DEVELOPMENT OF HOLLY RANCH-Information Only will be reviewed at the MCHDC meeting

Tynan Village, Inc.- TVI-10: RESOLUTION OF THE BOARD OF DIRECTORS OF TYNAN VILLAGE, INC. AUTHORIZING THE SUBMITTAL OF AN APPLICATION FOR FUNDING FOR MULTIFAMILY HOUSING DEVELOPMENT FROM THE JOE SERNA, JR. FARMWORKER HOUSING GRANT PROGRAM OF THE STATE OF CALIFORNIA, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR THE PROPOSED AFFORDABLE RENTAL HOUSING PROJECT KNOWN AS “TYNAN VILLAGE APARTMENTS” IN THE CITY OF SALINAS-Information Only this item will be reviewed at the TVI meeting

10. 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 54956.95 LIABILITY CLAIM
   CLAIMANT: Beatrice Perez
   AGENCY CLAIMED AGAINST: Housing Authority of the County of Monterey
B. Closed Session: Section 54957.6: - CONFERENCE WITH LABOR NEGOTIATORS AGENCY DESIGNATED REPRESENTATIVES: Jim Nakashima and Mary Jo Zenk. EMPLOYEE ORGANIZATION: Service Employees International Union 521

11. COMMISSIONER COMMENTS
Commissioners Styles and Rangel report out on NAHRO conferences.

12. 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 TBA.