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

DATE: Thursday, October 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

   PRESENT  ABSENT
   Chair Alan Styles
   Vice Chair Elizabeth Williams
   Commissioner York Gin
   Commissioner Josh Stewart
   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 Annual Board Meeting held September 22, 2008
   B. Minutes – Approval of Minutes of the Special Board Meeting held September 30, 2008
   C. Resolution 2573: Approving the Section 8 Revised Utility Allowance Effective January 1, 2009

5. REPORTS OF COMMITTEES

   Personnel Committee
   Commissioner John Dalessio, Chairman

   Finance/Development Committee
   Commissioner Elizabeth Williams, Chairman

   Monterey County Housing, Inc.
   Starla Warren & Tony Caldwell, Representatives

   Affordable Acquisitions
   Starla Warren & Tony Caldwell, Representatives

   Resident Advisory Board
   Commissioner Richard Rangel, Representative

   Monterey County Housing Development Corporation
   Jim Nakashima, President

   TVI & Tynan Village Affordable Housing LP
   Jim Nakashima, Authorized Signature

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

   MCHADC & Benito FL, LP
   Jim Nakashima, Authorized Signature

   MCHADC & Benito Street Affordable Housing LP
   Jim Nakashima, Authorized Signature

   MCHADC & Monterey Affordable Housing LP
   Jim Nakashima, Authorized Signature

   MCHADC & Fanoe Vista, LP
   Jim Nakashima, Authorized Signature

6. REPORT OF SECRETARY
   A. Executive Report

7. OLD BUSINESS
   A. Organizational Structure – Board Direction

   B. HR3221-Board Direction

8. NEW BUSINESS
   A. Resolution 2574: Resolution of the Commission of the Housing Authority of the County of Monterey Approving the Extension of the Lease for the Community Resource Center

   B. Audit Timing Issues resulting from HUD-REAC delays
C. NALFHA Award for Benito FLC-Information Only
D. City of Salinas Curbee Award to HACM-Information Only
E. Upcoming Grand Openings-Information Only

8. INFORMATION
B. Human Resources Report September 2008/October 2008
D. Status Report: Monthly Housing Management Report
F. Status Report: Eligibility/Section 8 Reports
G. Legislative Update
H. Media Update
I. Board Retreat Reminder

9. CLOSED SESSION
A. 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, Tony Caldwell, Starla Warren; NEGOTIATING PARTIES: ABHOW; UNDER NEGOTIATION: Price and terms of payment for lease renegotiation
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: 58 Natividad Road, Salinas, CA; AGENCY NEGOTIATORS: Jim Nakashima, Tony Caldwell, Starla Warren; NEGOTIATING PARTIES: Lakeview Towers; UNDER NEGOTIATION: Price and terms of payment for lease renegotiation
C. With respect to every item to be discussed in Closed Session pursuant to Government Code Section 54956.95: LIABILITY CLAIMS CLAIMANT: Ricardo Gonzalez AGENCY CLAIMED AGAINST: Housing Authority of the County of Monterey Board of Commissioners

10. COMMISSIONER COMMENTS

11. ADJOURNMENT

*************************************************************************************************
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 Annual Board meeting on November 24, 2008 at 6:00 p.m..
*************************************************************************************************