Minutes—Approval of Minutes of the Regular Board Meeting held December 12, 2011.

Minutes—Approval of Minutes of the Special Board Meeting held January 17, 2012.

Upon motion by Director Healy, seconded by Director Stewart, the Board approved the Consent Agenda. Motion carried with the following vote:

AYES: Williams, Stewart, Healy, Espinoza, Jackson

NOES: None

ABSENT: Styles

Monthly Development Report – February 2012

Ms. Warren commented that she doesn’t have anything to add except that HDC received two contractor draws totaling $380k so far on Haciendas Phase I. She stated that the construction is going very well. Ms. Warren pointed out on the last section of the report that she is confirmed to be a speaker at PHADA’s 2012 Annual Convention & Exhibition in Seattle in May. She stated that it is relative to public housing repositioning and she has also been solicited to be in the San Francisco NAHRO agenda regarding the same topic. Ms. Warren explained that she has been approached by Rockhall Funding to be a consulting partner in FHA refinancing structures for other Housing Authorities targeting in Southern California. She reported that HUD Multifamily is pushing through a streamlined FHA loan product for public housing and HDC has agreed in theory to be a part of that group. Director Healy asked if HDC has any sort of policy in place for consulting. Ms. Warren responded that in the IRS 1023 Form, HDC talks about the desire to assist and consult other Housing Authorities and she commented that she will bring some information back to the Board regarding that. Ms. Warren stated that HDC’s purpose has always been not only to assist with the Housing Authority of the County of Monterey but other Housing Authorities as well. She also stated that we do some of that now such as subsidy layering reviews for other Housing Authorities. Ms. Warren commented that HDC doesn’t really have a policy in place nor a formalized pricing guideline because each situation is different. Regarding the commercial lease at Tynan, Ms. Warren responded to query reporting that the Cake Lady took another space somewhere else because we were waiting for our Section 108 from the City. She stated that Ms. Sahagum is following up that on a weekly basis. Ms. Warren’s also responded regarding the money for Section 108, that all applications went into the City and should already be forward on to HUD. She mentioned that she has looked at their agenda and have not seen anything yet but will follow up.

To query, regarding the John Stewart Company occupancy, Ms. Warren explained that Monterey Street is 87% occupied due to a couple of issues on that site. One of the reasons was the removal of a resident manager because of non performance and she commented that HDC is keeping a strong eye on that site. Ms. Warren also reported that there is one PSBS 5 bedroom unit that has been vacant for about 8 months. She stated that the good news is that there are 7 security deposits on file which is an indicator that the units will be turned over shortly. To Board’s query, Ms. Warren explained that in order to have a 5-bedroom unit become available for a family waiting for a 4-bedroom unit, you would have to get several approvals. She stated that you would have to get a TCAC approval in order to change it to a 4-bedroom unit as well as agreeing to take less rent. Ms. Warren mentioned that in some jurisdictions, they dictate to you
what your percentage of large bedroom sizes are and when the situation occurs, we consistently ask for variance.

Director Healy requested updates on any new developments relative to the Redevelopment agency. In response, Ms. Warren mentioned that there are two pending bills that are scheduled to pass that called for the money that was in the low modification at the time of the dissolution to remain with the sponsor agency. She stated those funds that have been allocated previously, potentially are going to remain there. Ms. Warren explained that each jurisdiction will have to go to that oversight committee and will have to decide whether those are enforceable commitments or not. She commented that is one of the reasons HDC made the decision to not go in for the first TCAC round for Haciendas Phase II. Ms. Warren stated that it will probably be sorted out by the September round and we will probably get around $1.3M from the City. She explained that going forward they are pushing for some housing trust fund which is the replacement for low mod for RDA. To query, Ms. Warren commented that her recollection of the oversight committee requirements are that they consist of a person from a large tax district, a Mayor, the Board of Supervisors, the largest University representation, the largest Community college representation and one former employee from the RDA.

B. Housing California Annual Conference

Ms. Warren reported that the Housing California Annual Conference is held in Sacramento from April 10 – 12, 2012. She stated that they usually have great training tracks such as tenant tracks, models of housing which includes service components, volunteer social service components, asset repositioning components, property management and homeless issues. Director Williams commented that if any of the Directors are interested to go, please let Ms. Warren know.

CLOSED SESSION

The Board convened to Closed Session at 6:59 p.m.

The Board met in Closed Session for the following purposes and reason:

A. **POTENTIAL LITIGATION**: Government Section 54956.9

**ACTION**: No action taken.

The Board reconvened to regular session at 7:24 p.m.

DIRECTOR COMMENTS

Director Stewart congratulated everyone in what they are doing.

Director Jackson commented that acquiring funding is important.

Director Espinoza had no comment but thanked Ms. Warren.

Director Healy thanked everyone and echoed to Mr. Jackson’s comment.

Director Williams thanked Ms. Nguyen for dinner. She also thanked staff for all they do.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:25 p.m.

Chairman

ATTEST:

President/CEO

Date