



**AGENDA**  
**MONTEREY COUNTY HOUSING AUTHORITY**  
**DEVELOPMENT CORPORATION**  
**BOARD OF DIRECTORS**

DATE: **Monday, February 25, 2019**

TIME: **6:00 p.m. (immediately following the HACM Board of Commissioners Meeting)**

PLACE: **Housing Authority of the County of Monterey  
123 Rico Street  
Salinas, CA 93907**

1. **CALL TO ORDER** (Pledge of Allegiance)

2. **ROLL CALL**

**PRESENT**

**ABSENT**

Chair Mary Jo Zenk

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Vice-Chair Viviana Gama

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Director Kevin Healy

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Director Kathleen Ballesteros

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Director Yessica Ramirez

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Director Paul Miller

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Director – Francine Goodwin

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3. **COMMENTS FROM THE PUBLIC**

4. **CLOSED SESSION**

- A. Conference with Legal Counsel – Anticipated Litigation  
Significant exposure to litigation pursuant to paragraph  
(2) of subdivision (d) of Government Code Section 54956.9 (1case)

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 Directors without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.

- A. Minutes - Approval of Minutes of the HDC Special Board Meeting held January 21, 2018.

- B. Minutes - Approval of Minutes of the HDC Regular Board Meeting held January 28, 2018.

6. **REPORTS OF COMMITTEES**

- A. Personnel Committee

- B. Finance/Development Committee
- C. TVI & Tynan Affordable Housing, L.P.
- D. Rippling River Affordable Housing, L.L.C. & L.P.
- E. MCHADC & Benito FLC, L.P.
- F. MCHADC & Benito Street Affordable Housing, L.P.
- G. MCHADC & Monterey Affordable Housing, L.P.
- H. MCHADC & Fanoe Vista, L.P.
- I. Haciendas, L.P.
- J. Haciendas II, L.P.
- K. Haciendas III, L.P.
- L. Haciendas Senior, L.P.
- M. Oak Park 1, L.P.
- N. Oak Park 2, L.P.
- O. South County RAD, L.P.
- P. Salinas Family RAD, L.P.
- Q. East Salinas Family RAD, L.P.
- R. Gonzales Family RAD, L.P.
- S. Castroville FLC, L.P.

## 7. **NEW BUSINESS**

- A. **MDC – 172:** Amendment to Property Management Agreements

## 8. **INFORMATION**

- A. Development Report – Starla Warren
- B. Quarterly Finance Report – Kirk Mann (Not Available – Postpone to March 2019)
- C. Property Management Report – Jose Acosta
- D. Retreat Goals (Revised)– Starla Warren

## 9. **FUTURE AGENDA ITEMS**

- A. HDC Cash Reserve Policy
- B. Transaction Review: On-going
- C. Review of Conflict of Interest Code
- D. Organization of Board/VC Position
- E. Update Retreat Goals – Completion Dates
- F. AD HOC Personnel Committee
  - a. Organizations Signators for Entities
  - b. Organizations Officers

## 10. **DIRECTOR COMMENTS**

## 11. **ADJOURNMENT**

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This Agenda was posted on the Bulletin Boards at 123 Rico Street, Salinas, CA.  
 The Board of Directors will next meet on the Regular Board Meeting on  
**March 25, 2019 at 6 p.m.**  
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