

ACTION
MINUTES OF THE REGULAR BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
HELD JUNE 24, 2002

Commissioners met at the Central Office. The meeting was called to order by Chair Alan Styles at 6:01 p.m. Present: Chair Alan Styles and Commissioners: York Gin, Mike Nichols, Tim Escamilla (arrived at 6:03 p.m.), and Carol Schneider. Absent: Vice Chair Lyn Ann Rosen and Commissioner Josh Stewart. Also Present: Jim Nakashima, Executive Director; Mary Jo Zenk, Deputy Executive Director/Chief Financial Officer; Barry Phillips, Chief Administrative Officer; Rosie Anderson, Director of Housing Assistance Programs; Ulysses Pollard, Director of Housing Management; Starla Warren, Director of Housing Development; and Lynn Santos, Finance Manager. Recorder: Sandy Tebbs

COMMENTS FROM THE PUBLIC:

Mr. Gordon MacKenzie commented that the one thing that bothered him a little was the secretiveness; he thought HACM should be more open rather than making comments that were quiet and in the background. He thought maybe that the Board or HACM should step out and tell the residents of Rippling River more things that were going on instead of saying, you're in for a surprise--this is good and that's good--but then can't tell them about it because of the law and that's the only gripe he had. Chair Styles asked Mr. MacKenzie if he was referring to any particular issue? Mr. MacKenzie replied "no," nothing particular but the entire program; he thought maybe HACM should be more open and that those at Rippling River should be more in the know than they were.

Commissioner Escamilla arrived at 6:03 p.m.

CONSENT AGENDA:

- A. Minutes--Approval of Minutes of the Regular Board Meeting held May 20, 2002
- B. Proposed Change to Telephone-Voice Mail Use Policy - Policy 470
- C. Proposed Change to Section 504 Grievance Procedures and Policy - Policy 160
- D. Resolution No. 2141 – Office of Migrant Services Standard Agreement Contract #02-OMS-692
- E. Exception payment standards
- F. Lease Agreement for Head Start Center at 44 Haciendas Place (33-1)

Upon motion by Commissioner Gin, seconded by Commissioner Nichols, the Board approved the Consent Agenda. Motion carried with the following vote:

AYES: Styles, Gin, Nichols, Escamilla, Schneider
NOES: None
ABSENT: Rosen, Stewart

REPORTS OF COMMITTEES

Finance/Development Committee
Personnel Committee
Monterey County Housing, Inc.
Affordable Acquisitions

Commissioner Escamilla commented that MCHI and MCHIAA had a good presentation by Children's Services International regarding 1253 Del Monte project and that organization was requesting more funding.

REPORT OF SECRETARY

A. Executive Report: Mr. Nakashima reported there was no word yet regarding the RCI decision; HACM would probably hear next week.

OLD BUSINESS

A. **Departmental Cost Allocation--For Information Only:** The Board tabled this item until there would be discussion on the Rippling River project.

B. County's General Plan Regarding Housing and Inclusionary Programs

Upon motion by Commissioner Escamilla, seconded by Commission Gin, the Board approved the letter to the Monterey County Planning Commission with a copy to the Board of Supervisors with the addition of the percentages for inclusionary at 60/20/20% of the 20% inclusionary units at the 50/80/100% of the median income. The Board further approved adding all Commissioner signatures to the letter. Motion carried with the following vote:

AYES: Styles, Gin, Nichols, Escamilla, Schneider
NOES: None
ABSENT: Rosen, Stewart

NEW BUSINESS

A. Schedule for Conferences and Training

Upon motion by Commissioner Nichols, seconded by Commissioner Schneider, the Board approved the recommended travel and conference plan for the Board of Commissioners for 2002-2003. Motion carried with the following vote:

AYES: Styles, Gin, Nichols, Schneider
NOES: Escamilla
ABSENT: Rosen, Stewart

B. Health Trust Note Write-offs

Upon motion by Commissioner Escamilla, seconded by Commissioner Gin, the Board approved the Health Trust Note Write-off of \$125,000. Motion carried with the following vote:

AYES: Styles, Gin, Nichols, Escamilla, Schneider
NOES: None
ABSENT: Rosen, Stewart

C. Resolution 2140 - Revised Agency-wide Budget 2002-2003

Upon motion by Commissioner Gin, seconded by Commissioner Escamilla, the Board adopted Resolution 2140 approving the Revised Agency-Wide Budget for the 2002-2003 fiscal year. Motion carried with the following vote:

AYES: Styles, Gin, Nichols, Escamilla, Schneider
NOES: None
ABSENT: Rosen, Stewart

D. Memorandum of Agreement for the Management of the Nancy Dodd Community Center

The Board tabled this item until the other parties have agreed to the Memorandum of Agreement.

E. Write-offs - Tenant Accounts

Upon motion by Commissioner Escamilla, seconded by Commissioner Gin, the Board approved the Write-Offs for tenant accounts for a total of \$49,415.70. Motion carried with the following vote:

AYES: Styles, Gin, Nichols, Escamilla, Schneider
NOES: None
ABSENT: Rosen, Stewart

F. Request for bridge loan for acquisition of King City Elderly

Upon motion by Commissioner Escamilla, seconded by Commissioner Gin, the Board authorized the Executive Director of the Housing Authority to execute the necessary loan documents to provide a bridge loan to MCHI for the acquisition of King City Elderly Housing in an amount not to exceed \$342,000 at 4% interest only. Motion carried with the following vote:

AYES: Styles, Gin, Nichols, Escamilla, Schneider
NOES: None
ABSENT: Rosen, Stewart

INFORMATION

A. Administrative Report and Summary of Actions for May/June 2002

Mr. Nakashima noted that the Californian published a nice story regarding the Castroville- Rehab. Mr. Cook, Monterey County Housing and Redevelopment Department, sends thanks to the Housing Authority for the fast completion of the Castroville-Rehab project and stated it exceeded all their expectations.

B. Status Report: April 2002 Financial Statements and May 2002 Disbursements: No discussion.

C. Status Reports: Monthly Development Report

The Board suggested the special meeting item be brought to the regular Board meeting in July.

D. Housing Management Report

During discussion, Chair Styles mentioned the census numbers regarding overcrowded housing might be useful to compare to our data if staff could research how the numbers were put together. Ms. Zenk mentioned there was an Agricultural Worker Conference scheduled in November.

E. Eligibility/Section 8 Reports

To Board query, Ms. Anderson noted she would check with staff to find out the number of FSS participants since the beginning of the FSS program at HACM.

F. Excess Auto Liability Coverage Update: No discussion.

G. Strategic Planning Information: No discussion.

H. HACM Travel Policy Clarification: No discussion.

COMMISSIONER COMMENTS

Commissioner Schneider thanked the Board for her birthday card and gift.

The Board wished Commissioner Schneider a Happy 4th of July birthday.

Commissioner Styles thanked Ms. Zenk and Mr. Gafford for their excellent and impressive RCI proposal presentation with J.A. Jones in Las Vegas; there were some very long days associated with the preparation and presentation process.

Mr. Nakashima invited the Board to HACM's staff appreciation day presentation and barbeque on July 12th at Sherwood Hall. Mr. Phillips noted he would provide an agenda of the events to the Commissioners.

CLOSED SESSION

The Board of Commissioners was scheduled to meet in Closed Session for the following purpose and reason:

- A. With respect to every item to be discussed in Closed Session pursuant to Government Code Section 54956.8: Conference with Real Property Negotiator

ACTION: The Board deferred this agenda item until the July Board meeting.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:42 p.m.