

**ACTION**  
**MINUTES OF THE REGULAR BOARD MEETING**  
**OF THE**  
**HOUSING AUTHORITY OF THE COUNTY OF MONTEREY**  
**HELD AUGUST 26, 2002**

Commissioners met at the Rippling River Public Housing Development, 53 E. Carmel Valley Road, Carmel Valley, California. The meeting was called to order by Chair Alan Styles at 6 p.m. Present: Chair Alan Styles, Vice Chair Lyn Ann Rosen, and Commissioners: York Gin, Mike Nichols, Josh Stewart, and Carol Schneider. Absent: Commissioner Timothy Escamilla. 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; Lynn Santos, Finance Manager; and Attorney Cheryl Ontiveros. Recorder: Sandy Tebbs

**COMMENTS FROM THE PUBLIC:**

Chair Styles welcomed everyone. He advised the public that comments relating to Rippling River should be made when that item is addressed on the agenda. Chair Styles stated that any comments would be limited to three minutes. He explained that the timing lights would be set for three minutes and the yellow light would go on when there was 30 seconds remaining to comment.

There were three speakers who addressed the Board on their comments about Rippling River during the public comment session.

Attorney Ontiveros emphasized that the Rippling River issue was ON the agenda and to please hold comments on Rippling River until that issue is addressed.

**CONSENT AGENDA:**

**F. August and October Board Meetings**

Commissioner Nichols requested Consent Agenda item F be pulled and addressed by the full Board; he stated the Chair and Executive Director would be at a Conference during the regularly scheduled October Board meeting. The Personnel Committee discussed this issue and recommends the October meeting remain as scheduled.

Upon motion by Commissioner Nichols, seconded by Commissioner Schneider, the Board approved leaving the October Board meeting as scheduled on October 28, 2002. Motion carried with the following vote:

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

- A. Minutes--Approval of Minutes of the Regular Board Meeting held July 22, 2002
- B. Minutes--Approval of Minutes of the Board Retreat held August 3, 2002.
- C. Minutes--Approval of Minutes of the Special Board Meeting held August 19, 2002
- D. Conflict of Interest Code Biennial Notice
- E. Resolution 2145 - Packard Foundation Application

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

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

**REPORTS OF COMMITTEES**

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

There was nothing to report.

**REPORT OF SECRETARY**

A. Executive Report: Mr. Nakashima reported he has no changes to his report. He congratulated the Housing Assistance Program Team and Director for the 10% increase in the lease-ups for Section 8. He also noted the new name of 1253 Del Monte is Jardines Del Monte which means Del Monte Gardens.

**NEW BUSINESS**

**A. Procedures for Election of Officers**

Mr. Phillips responded to Board query that Open Nominations are a requirement of Robert's Rules of Order. Commissioners Nichols, Stewart, and Schneider volunteered to be on the Election Committee. Commissioner Nichols, as the Senior Commissioner, would serve as the Chair of the Election Committee. The consensus of the Board was the Election Committee would address the election process at their meeting.

**B. Rippling River**

Commissioner Schneider stated she would like to recuse herself due to the possible conflict of interest on this issue.

Ms. Warren provided a power point presentation, Rippling River – Overview of Options. She stated this presentation had been presented twice before tonight to the residents at Rippling River. Copies of the power point presentation were also provided to the public.

Chair Styles requested individuals wishing to make comments to place their names on a sign-up sheet to maintain an order for comments.

The Board recessed to a break at 6:45 p.m. and reconvened to regular session at 7 p.m.

Chair Styles thanked everyone for attending the meeting. He stated that the Board looks forward to their input. The Board asked staff to set this meeting at Rippling River in order for the Commissioners to hear the residents' concerns and issues.

Chair Styles explained that the Board would not respond to questions tonight. The questions would be taken down in writing and the questions would be responded to in writing. Written comments also may be given to the Clerk to the Board who would then provide copies of the written comments to each Commissioner. The Board would consider all comments in their decision process.

Twenty-seven people addressed the Board stating their opposition to moving the residents of Rippling River. Of the twenty-seven speakers, four were residents and twenty-three were from the community.

The questions raised during public comment:

Whose rules are we playing by? Are we playing by HUD's rules? Housing rules? Or NAHRO?

How long would it take to get a developer? Who is to okay the developer? Where would the site be that we would be relocated?

Where on the peninsula can you find somebody to rebuild where all my needs could be met within a short distance?

Where else, except a big major city, could you find services that are wheelchair accessible? In major cities I can't breathe because I have asthma?

How would you feel if someone came to you and said, 'We're going to move you--we don't know where--we don't know under what circumstances'?

Is the relocation costs part of the analyses or are you just guessing at the relocation costs?

I wonder about the rights of the tenants to remain in the area, not just in the County?

Would the relocation be in the same community or are you just talking about the County?

What happened to the Comprehensive Grant Program Funds of one million dollars in the notice to Rippling River residents dated February 12, 1998 and were they used within this time period?

To what extent have you explored your local resources?

I know you have CalAm but I also know you have a well--does it run? Is it operable? Is it not possible to irrigate with your well water like the Carmel Valley Recreation and Parks district does?

Are you really going to be compassionate about what these people need or are you going to let the budget for money dictate?

First question is on the historical cost data--you show a loss of net income on full occupancy in the handout? Secondly, if there is no appropriate zoned place for these people to move, how on earth are you going to get that approval and at what cost? Thirdly, didn't you say that everybody here would receive answers to their questions that have been raised?

Chair Styles thanked all the speakers and reiterated the questions would be answered. He further commented the Board would not be adverse to coming back to Rippling River.

Somebody asked could we have two more weeks of open period to make comments? The Board responded in the affirmative.

The Board recessed to a break at 7:57 p.m. and reconvened to regular session at 8:15 p.m.

The Board directed Ms. Warren to work with John Dalessio to put together a focus group to work with the community on other options.

### **INFORMATION**

- A. Administrative Report and Summary of Actions for July/August 2002
- B. Status Report: June 2002 Financial Statements and July 2002 Disbursements
- C. Status Reports: Monthly Development Report
- D. Housing Management Report
- E. Eligibility/Section 8 Reports
- F. FY 2002 Management Assessment Subsystem Scores
- G. Quarterly Cash Report

There was no discussion on the Information items.

### **COMMISSIONER COMMENTS**

Commissioner Stewart stated to the public that the Board does feel their concerns and they are also concerned about this (Rippling River) issue; regretfully some of the people do not think that we are not concerned but we would not have been here if we weren't.

Commissioner Styles thanked everyone for being at the meeting and stated he looked forward to working with them.

**ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 8:16 p.m.