

ACTION
MINUTES OF THE REGULAR BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
HELD DECEMBER 16, 2002

Commissioners met at the Central Office. The meeting was called to order by Chair Alan Styles at 5:05 p.m. Present: Chair Alan Styles and Commissioners: York Gin, Mike Nichols, Josh Stewart, Tim Escamilla, and Carol Schneider. Absent: Vice Chair Lyn Ann Rosen. 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; Jean Goebel, Director of Housing Management; Starla Warren, Director of Housing Development; and Lynn Santos, Finance Manager. Recorder: Sandy Tebbs

COMMENTS FROM THE PUBLIC: None

CONSENT AGENDA:

- A. Minutes--Approval of Minutes of the Regular Board Meeting held November 25, 2002
- B. Minutes—Approval of Minutes of the Board Retreat held December 7, 2002
- C. Semi Annual Write-offs

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

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

REPORTS OF COMMITTEES

Finance/Development Committee
Personnel Committee
Monterey County Housing, Inc.
Affordable Acquisitions
Rippling River Focus Group

There was nothing to report.

REPORT OF SECRETARY

- A. Executive Report: Mr. Nakashima congratulated staff on their PHAS REAC High Performer score. He reported that the State is proposing a mid-year spending reduction, which could affect HACM clients. The State proposal can be reviewed on their Website.

INFORMATION

- A. Administrative Report and Summary of Actions for November/December 2002: Mr. Phillips responded to Board queries that a personal letter will be sent to Union employees regarding the Board's decision on the Classification and Compensation Study; the Regional Housing Manager was selected internally which opens a Housing Programs Specialist position; and Channel 67, local Hispanic television station, will be airing a program in which Jose Gomez and Carolina Sahagun were interviewed about the various programs offered by the Housing Authority. No action required.
- B. Status Report: October 2002 Financial Statements and November 2002 Disbursements: Staff responded to Board query that the \$26K to the Architect was for the Castroblock project. No action required.
- C. Status Reports: Monthly Development Report: Ms. Warren reported that Jardines Del Monte's completion has been delayed due to the weather. In a lengthy discussion regarding Rippling River, the Board directed staff to obtain an ADA Compliance Study. The Board further decided to conduct the

Board meeting in February at Rippling River. The Board also directed staff to notify the Rippling River Focus Group that the Board would like to know what resources the community has accumulated with regards to the Rippling River issues. No action required.

D. Housing Management Report: Nothing was added to this report. No action required.

E. Eligibility/Section 8 Reports: Ms. Anderson reported there would be an FSS presentation at the January Board meeting. The Board congratulated Ms. Anderson on 25 years at HACM. No action required.

F. Status Report: PHAS submission to HUD REAC: Ms. Santos reported the financial REAC score of 27.91 out of 30.00 was better than last year's score of 26.96. No action required.

COMMISSIONER COMMENTS: None

Mr. Nakashima reminded the Holiday dinner would begin at 6:30 p.m.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6 p.m.