

**MINUTES OF THE REGULAR BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
HELD JUNE 23, 2003**

Commissioners met at the Rippling River Community Room, 53 E. Carmel Valley Road, Carmel Valley. The meeting was called to order by Chair Alan Styles at 6:07 p.m. Present: Chair Alan Styles, Vice Chair Lyn Ann Rosen and Commissioners: York Gin, Mike Nichols, Tim Escamilla and Carole Schneider. Absent: 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; Jean Goebel, Director of Housing Management; Starla Warren, Director of Housing Development; Lynn Santos, Finance Manager; Cheryl Ontiveros, Legal Counsel; and Guest: Sharon Treskunof, HUD Representative. Recorder: Christine Mosby, Clerk to the Board.

**Transcription of the Housing Authority of the County of
Monterey Regular Meeting, Board of Commissioners**

Date: Monday, June 23, 2003

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*** order please.

We want to welcome everyone and actually say thank you for being here this evening. We're glad to be out here with you all and we look forward to the meeting tonight. Let me, before we start, introduce a couple of folks that you probably already know, but I want to acknowledge first of all Supervisor Dave Potter. I understand, Dave, you're here. (Applause) And then representing Congressman Farr's office, Nancy DeSufa. Nancy? (Applause) First item, roll call. Chairman Alan Styles?

Here.

Vice-chair Lynn Ann Rosen?

Here.

Commissioner York Gin?

Here.

Commissioner Mike Nichols?

Here.

Commissioner Josh Stuart said he will be late. Commissioner Timothy Escamilla?

Present.

Commissioner Carol Schneider?

Here.

*** Thank you very much.

Next item is going to be, we don't have any presentations, is that correct? Okay. Next item is going to be comments from the public and this is the time when you can chat about anything that is not on the agenda, okay? Any issues you would like to chat about that are not on the current agenda tonight.

Where's the agenda?

Uh, the agenda is, I think...did you pass some out?

There's...there is one up here. It's...maybe you can circulate the two that are available
***.

Here's one here.

***.

Okay. Ma'am?

It's amazing.

I would like to make a request that the housing authority reconsider the way they hold on to...keep files on their tapes of these meetings. I had to run over really fast to get the one for this month because you keep them for thirty days and then after...after the minutes are approved, you erase them, I understand.

Um, hum.

And that doesn't ***Since the minutes *** don't...don't record everything that's said, it would be impossible, it makes it very hard to go back to old meetings and find out what was said. When I asked the county for tapes, they always keep files on ***, they always keep files on the city, they always keep files on the various *** of the Housing Authority, *** need to have a better archive system, they only have them for thirty days and then they're gone. So I would like to make a request that you ***. Thank you.

Thank you. Anyone else? Anything that is not on the agenda. Yes?

I'd just like to second that request. It's extremely awkward for the public not to be able to get those tapes at a later date and I don't see what the story is about.

Okay, thank you. Anyone else? Yes, ma'am.

Along with that goes the fact that many of us have written to your commission and never once heard one single thing back, not e-mails. I've *** and spoken often at times before and there has been absolutely zero response. Zero. And that includes no agenda and then to be told, well, it's posted over on the wall. For those of us who live in the community, we are not here every day.

Okay. Thank you. Anyone else?

Will there be an opportunity at the end of this meeting to make comments?

We are going to move to the Rippling River event, but this is probably the best time if you want to make comments on anything that's not on the agenda. If it's about Rippling River, it will be on the agenda.

Oh, well, I haven't seen the agenda.

We can't hear back here.

I'm just want to say that this whole thing to me is a question basically of what democracy is all about. Democracy is for the people and it seems to me that the first consideration should be the people. It shouldn't be making a profit and who is going to get the most money out of this. It should be for the people. That's all I have to say.

Thank you, ma'am. Anyone else? All right, saying none; we'll move on. What I'm going to ask the commission to do is I'm going to move old business, Rippling River issues, to the top of the agenda. Does anyone object to that? All right. Saying none, then we will move to Rippling River disposition and start. Are you ready?

Okay, nine...

Eight-eight.

Eight-eight.

Eight-eight. *** under my name.

Eight-eight.

Eight-eight.

I have prepared a memo, this is a board package and apparently is...has not been made available to you, but basically what it...what it indicates is that we...we have two different situations here, we've got the current situation about Rippling River in terms of its physical condition, and then we have the long-term decision about what's going to happen with Rippling River. Is it going to rehabbed, is it going to be, you know, the focus group reviewed two options, and really looked at rehab sensibly, and the other option, you know, we reviewed some of those but really didn't get a long way on those options that we reviewed. And as a result of our capital improvement issue, we send *** out here to check out a couple of the buildings, one of them being Building 5. They are open for you to look at tonight if you would like to if time permits and light permits. And we've got some pretty shocking conditions. I gave the commissioners the tour about 5:00 o'clock today and gave the county a tour, I think last week, and we've got some significant problems in terms of the walkways and railings that can't really wait. We're going to have to do some temporary shoring and bracing, *** remove the handrail together, and we really won't know the entire scope of the work until such time as we do some...remove some of the stucco. Basically the design of the walkway is such that the water runoff goes into a gutter that was in the design, and it's supposed to run off in these little scuppers on the side of the building, but what it's been doing is running off into that overhang, I'm sure all the residents know what I'm talking about, and it's been retaining water there, so consequently all those members that are encapsulated in that particular stucco are pretty well rotted, and so we're going to have to be doing some work out here. Probably some of you have gotten some notices about that. So it's going to be...there are going to be *** out here working on Building 5 and maybe Building 7. You'll also notice that we did cordon off two stairwells, one of them we did...we were able to shore up, but the posts that were holding it up, you can just take a ballpoint pen and stick them all the way through it. So some serious conditions that exist out here, aside from what's happening tonight with the board. So, we've cordoned off a couple of stairwells and was able to shore up one adequately, the other one, it...it's going to have to be a full replacement, so we'll keep it cordoned off until such time as we can fully replace it. And we had a structural engineer out here this morning which was **** staff to determine how we'd want to proceed in terms of making sure that it's a safe environment for the residents while this other stuff is going on. So, my memo basically said...basically said that, and it indicates that until staff knows the direction of the board on Rippling River, that we're going to do temporary shoring and bracing and *** at safety issues. You know, our main concerns are the residents' safety and we ask that you bear with us as we go through *** minor repair. Well, it's not really minor, it's shoring up and eliminating safety issues, but until we get directions about what we're doing here, we can't do a full, full-on removal of walkways and handrails, obviously, because that will impact the residents who live in Buildings 5 and 7. And we haven't opened up any other buildings yet, either. So we have some serious issues that will be addressed. Our internal staff is

going to do the work. We have a force of 20 skilled workmen, carpenters, electricians, plumbers, and they do a lot of our work on our other projects, they've done work here before, so they'll be doing the work under the supervision of the structural engineer and our architect. So, the work will be done and of course to code and it will be safe, and we'll make sure that the workplace is safe for you while that goes on. And I go further into the report to say that it is our assessment that the conditions in those particular areas are a result of the design, that the design has the water running off it into that ***. The people who live here know what I'm talking about, there's a little gutter there, and it's supposed to run off in this gutter from the other side of the wall, that's going straight down into this...this little... We cut two sections of this overhang and water ran out for an hour and fifteen minutes. So it's been decaying there very significantly. So as a result of this particular new situation for us, as a condition of this...of this...um...um..., the walkways, I mean, that's just one thing that we've talked about is the walkways and handrails. If you'll look at the damage report, we have a whole list of things that we're looking at in terms of rehab issues and as a result of this and as a result of our review of the ADA study and the amount of work that we're going to have to do. Basically, for those of you who were not here at our board meeting last month, where the ADA report was presented by the consultant and the final damage assessment was presented by the architect, I basically said that approximately 69 units on the path of travel, so 69 units have to be ADA accessible and/or adaptable, and in the...in the terms of this particular development, adaptable is just about as much work as accessible, so we do have that study, it's on our web site if you want to download it, it's pretty voluminous, it's...Here is the...that's the ***. And so, all of these are not the client issues, the client was significantly non-compliant. One of the major components that it points out here besides that 69 units, 69 out of 79, they may *** be 64, I'm not sure, but a significant amount of units would have to be fully ADA compliant. And one of the major issues is in the bathrooms, it requires a 60-inch turnaround at the Federal level, and none of our bathrooms meet that. So...and there's no space for that. So we'd have to take out walls, we'll take out all of the baths and get into the kitchen, we'd have a compliant issue in the kitchen, it's just like a big domino effect. Um, so, as a result of the ADA study that was presented to us and our final damage assessment study that was presented which the architect updated at our last meeting, the staff is recommending that the board no longer consider rehabilitation for Rippling River, and start looking for a replacement site. And on that note, do you want me to present those?

And copies were given, I think, Max, do you have a copy?

Do you want these *** ?

No, I don't have a copy.

You picked one up at that last board meeting...

Do you want this?

What? What did...we had three copies *** that was given to me ***.

Do you want these renderings? For the airport?

*** the airport, you had one ***.

I had your...

*** Yeah, those are the airport.

Pardon me?

I guess we can. Yeah.

Well, as part...as part of my...part of my job, I guess, is to determining options. I've had the opportunity to get a letter of intent with the owner of the airport property, okay? And what that means, basically, is we in...we in...we would intend to get two of these and

*** will set them up for you...we intend to pursue some due diligence at the airport to see if that could be a replacement site for Rippling River. There's a lot of obstacles for that as a resolution and it will require a whole lot of political will, a whole lot of resident will, and community support. It...it is doable, but it is...it's going to be a struggle. The way this is...here's the whole airport site right here, this is this rendering right here, and what these are are crossers of 10 units, they're single story, they look like little single cottages, if you will, but these are all attached. On this floor plan, this is 2 units, this is 1, that's another unit there, they have these *** porches that stick out on either side which makes them like they're separate. Okay, so we asked the architect to do a single story for a couple of reasons, to eliminate some ADA issues, some ADA costs that would be associated with a 2-story or a 3-story, and to really blend in with the Carmel Valley architecture that's around already and be really, you know, kind of cottage-like. These are the fronts and the elevations on those. These will be around after the meeting for you to look at. I'm also going to be getting them in electronic format and I can e-mail them to you if you'd like to look at them. But it is...it is far from a done deal. We have a letter of intent, letter of intent runs out sometime...sometime in August, which means that I'll have to get into the development agreement with the owner by that time, lot of...lot of ground to cover. Of course, a large, large, large issue is water. We have a couple of options, there are...there are wells on-site and, um, we are ready, even though we just have a letter of intent, we are preparing the wells on-site to meet a June 30th deadline for a regulation from the water board and we'll give a full water report to the board probably, you know, the second board meeting or by next board...that regular board meeting. We have a water consultant on board, we have the architect on board, we have a financial consultant on board, so we're looking real heavily at about how are we going to do this. And then if your next question is, "What about this price?", well, it really depends on what happens there. So, you know, what we're really focusing on is for this to be a replacement site for Rippling River. You know, every time I came and talked to the focus group, the rest of Rippling River residents, the Carmel Valley residents, you know, the common thread that I've heard is, "We don't, you know, we don't mind if we do a replacement site as long as it's in Carmel Valley." So, this is a perfect site, it's a perfect solution, if it can be done. But in order for it to be done, we need resident support, significant resident support, and significant Carmel Valley resident support. So, it is...you know, if this option doesn't work out, I'm...I'm going to give it my best shot in terms of, you know, of removing as many obstacles as I can, and I know all staff *** as well. But we have several more *** due diligence and figure out some things and see what kind of support we have. If we don't get a lot of support, then it's going to be much for difficult for us to do. So, questions?

How many units did you say?

This is 79 units, actually 80 units with the caretaker.

*** and *** know all *** people, would they be *** to help us to get it, do it?

Well, they could help...this is like, you know, this is my first unveiling, really, to the community to say, Hey, I've got an idea, we've picked out this site, it's right down the road, you know, it's safer 'cause it's...you know, you don't have to go across this busy road, you know, when coming into the city, and, uh, it's...it's still here, all your friends, all your stores, all your shops, your doctors, your dentists...

Accessibility for wheelchairs?

Oh, yes.

It'd have to be.

What about the rooms, *** and people having to go up in...

We would do grading, we would do what we needed to do to make sure that it was accessible.

*** go around and it's not nearly as steep.

And...and I understand we're really preliminary stages here. I...I just need to know, you know, do we spend staff time and resources to pursue this, is the community with us?

What would make the airport site better than this one?

Well, in order to re-develop this site, I would have to do demolition. And that means everybody gets displaced. So, in this...it *** and one of the things we really thought about is how to keep the residents really intact, because it's...what I...what I hear from the residents is part of their strength is their group. And if we have to do relocation or, you know, moving people out to wherever there's ADA facilities or wherever that might be, San Francisco, maybe we'll pick up a few in Monterey, maybe L.A., that's a lot of decentralization for a group that wants to stay together. This is the perfect solution to just develop and move them over and then make a plan for this site, you going to leave it vacant or...or whatever. And that'll...it shouldn't really depend on how we come to be able to develop this.

If we get ***.

Pardon me?

...follow-up, you can't demolish one building at a time?

This building, these buildings, some were built in 1930, 1940, 1970. The...the chances of them having asbestos are high, although we have not tested. Some of these roofs have three layers of roofing on them, and...

Also...also, I think the board determined that not to be feasible here the last time we were here.

Um, hum.

Do you demolish one building...

One building at a time.

Even if...even with one building at a time, you have a whole building of people to relocate, it's a more microcosm of everybody going, but if relocation keeps *** and every time we've had discussions it keeps coming up and coming up and coming up, and, you know, the...the optimal way to avoid that and to avoid disrupting everybody's lives is to have a facility ready for everyone to move into.

If the focus group can solve the problem of one building at a time, would you rehab this place?

Well, we determined...we determined last time here that that was not feasible for liability purposes, having certain people with special limitations and having heavy-duty equipment around them, we...I...I don't feel myself that *** I would not support that at all.

Well, this was *** idea of two years ago.

No, it wasn't.

Whose idea was it?

It was one of the proposals that we made to HUD, and we thought it was ***.

...stood right in front of me...

Yes, sir.

I understand, but after the situation of looking at the kind of funds that would be required, one of them was *** six, okay, the requirement for demolition funds, okay, was the fact that you cannot have anybody on-site during any type of demolition.

Number two, it is a Federal piece of property that is designated as "frail, elderly and handicapped". As such, any possibility of respiratory damage or the potential of, requires that everybody must not be on-site, or they cannot demol(ish). It's really a health and safety issue, and these are Federal issues.

But if we can settle that, would you do the rehab?

Well, what ***.

Excuse me, are you a resident?

No.

Can we hear from the residents?

I'm a member of the focus group, and I ***.

Can we hear from the residents?

Well, you got the ***.

Absolutely not, no, he represents our ***.

But I thought we had a...a list of residents ***.

We do, and we're going to get to it.

We'll get to it.

Can I make a comment?

This is a question period.

On the funding, *** the issues are just ***, you know, they're not just real compartmentalized, all right, so you want to talk doing rehabilitation on this site then *** is funding. *** 9.7 million dollars, how does that really work? Where are you going to get it from, what do you have to do to get it, what are the constraints in getting it? A lot of the funding for *** will say, when you're doing a rehab, you are limited to x...x amount of dollars per unit in rehab so, let's just say your *** first says, okay, we...we've got rehabilitation money, but you're limited to ten grand a unit. So, it's...it's like limiting your ability to do anything because the amount of money per unit exceeds a lot of what they call TDC, total development costs, per unit. So, you start going to the money sources that you would need and you really ferret out a lot of them, it's a lot to list, because it's...it's expensive. 9.7 million dollars divided by 79 is...does somebody have a calculator?

You're still not answering my question.

I think, no, I think...

I think we can solve it, will you go with us?

I think...I think if you were at the meeting last month, our architect and our ADA specialists kind of advised us that time is really now of the essence because, the way I view it, is they put me on...on notice that...that there are certain types of structural failures that can occur, and they can't predict when, it's more a matter of...they can't predict if it's going to happen, it's more a matter of when it will happen.

Well, if we could...

Will funding be available for this new project?

For this new project, I...I would look into it. See, this is a HUD project, first of all.

Yes.

***, I'd go to HUD to get it, or get it out of the HUD inventory, do a couple of different things like that. With this particular property, there is, you know, there is...it's new construction, number one, which makes a huge difference. There are still limitations on how much you can spend per unit, but it's a big difference when, in a rehab scenario, they don't want you...they don't want you to get in the situation that we're in right now. Is it better to just get a new facility, rather than throwing money at an old facility....

You mean you're more likely to get the money for the new one?

I think so. And, and there's...(various voices) I...I feel pretty good about being able to get funded for a development like that.

*** of what we have.

Pardon me?

What is the size...

I think they're 632 square feet.

*** smaller.

No, I think they're...I think they're larger. I'd have to look. How big are the units here?

Oh, they vary.

Nobody knows.

(Various voices)

They're 650 square feet. ****. Which ones, here? The new ones are bigger **. And *** the gentleman who has done maintenance here *** managed maintenance *** years...

Are the people that own the airport willing to sell for something like this?

They have given me a letter of intent, and I have told them what my plan is. So, they're willing to negotiate with the housing authority about doing a deal.

Well, if they build it so it looks like this, and not a big, square building, not square...

No, no, we...***

We...we don't want that.

No, no.

The other thing is *** community ***.

There it is, and mind you, I just...I just got the renderings today.

*** wouldn't the community...*** residents help in determining all this?

Pardon me?

Wouldn't the residents *** together?

Oh, yes. The...the plan would be that the resi...I mean, here's the ***, this says, this is...it says this is what's possible from a space planning perspective, here's how you get the community in this much space. Okay, so from this point forward, if there was enough community consensus both of the residents here and the residents in the Carmel Valley, then we would begin, you know, we'd change the **** maybe of...of a group that would, would be willing to talk about what's going to be in the units. I mean, like right now it says "carpet in the bedroom", is that really what residents want? Uh, it says, you know, "here's the kitchen, here's the living room", does this work for someone who's in a wheelchair? Now, you'd want to get input from residents who are actually going to be using it to see if that really works. Uh, there's a big community center, and I think it's about 4,000 square feet, it's about right here, you have all these walkable spaces that go through everywhere, and uh...

Just to let you know, the design will require the arts and crafts center to be duplicated at the new location.

Well, that's nice, but are we going able to discuss this in the focus group, or...

Yeah, and *** do you understand this is just...I'm just saying, "Here's...here's a potential perfect replacement site for this ***.

Well, that may be *** I think we're *** be able to talk it over and talk over the situation of where we're going to move to if we move.

Right.

*** how much research...how much research has been done on this piece of property?

We have done quite a bit of research. The...

Percolation studies?

Pardon me?

Have you studied percolation problems on the airport?

We have looked at alternative waste treatment...

You've also discovered how much water comes from the two *** that are there...

Yes, we have. Yes, we have.

...which are inadequate ***. I attended a meeting at Dave Potter's office several years ago, and the engineers and the planning department came back and said they highly recommended that on these three units be *** on the *** because of the lack of water and also the problem with percolation.

I have test results that show that they put out 28,800 gallons per day, and this...

Oh, come on. They only produce 10 gallons of water...

All I can tell you...all I can tell you about what the engineers have given me. We're currently running additional tests, but understand we are doing our due diligence. (Various voices) We're not going to argue the technicalities here tonight. I'm here to say, we're doing our due diligence, is this something that's going to work for everybody involved as a replacement site?

Hold on, he's talking.

Will the...this project... I understand that this is what you're proposing up at the airport site, what are you proposing will become of this property?

We...we don't have an answer to that question yet, because it's...a lot of it's going depend on what happens here.

The...well...

*** familiar with the deed restriction in terms of how this property can be used over the next 20 years.

Yes.

...or, okay.

Right. And...and we have to go through a huge process to get it out of this HUD arena, so we...we have a lot of work to do, but we're clearly aware of the *** in both areas.

Okay, I think *** the community *** with this change, if that is what it is, it would be helpful for such to be able to see both sides of the change. This time they're going to change the airport side of things, so far you're...you're just showing us what's going to happen..

Right. We don't...we...at this...at this early stage we don't have plans for redevelopment of this site, so...and we...we have to go down further down the due diligence scroll before we can answer that.

But we're not...we're not anywhere near ready to begin this project. We wanted to just get it on the table, and I think it's on the table. Supervisor Potter, you wanted to make some comments?

Absolutely.

Stella, good job.

Thank you. Let me...let me get out of your way.

Yeah, ***. Mr. Chairman, commissioners, I...I am Dave Potter, I'm the fifth district supervisor to this area. What I want to do is, I just want to make a general observation and then make a couple of comments about what's proposed.

First of all, observationally, you know, this is Carmel Valley. This has an absolutely wonderful place to live. This is probably one of the most special communities within the fifth district, and we're an incredibly large district. I can tell you very seriously that there's not a whole lot of things that we agree on in the fifth district. (Laughter)
We...we...we like to debate and contest and disagree and cuss and discuss. But one of the things that I have not heard a whole lot of debate about is, is this... is this facility totally valued in this community? And I can tell you that this is a very, very special place in this community. (Applause) These guys...this...this...this is not just a facility to take care of some people that don't have anywhere else to live. These people have become part of our community, they are part of our neighborhood, they are our resource, they are our friends, and nobody has ever called my office and said "Let's relocate these people". So for that reason, I stand here with the force of my office and everybody else that stands behind it saying, "We want to make sure that these people are taken care of, 'cause they're our friends and they're our family".

The other thing I want to make real sure of is that when we talk about a...a project, when we talk about something that we're gonna do, and...and we...and we say "This is...this is where we're gonna go", that's it's actually a project, and quite frankly, we don't have a project. We have a concept, we have a letter of intent, we have a...a commitment on the part of the property owner to sell this property. But this property has been proposed for development before, and as we all know in Carmel Valley, no developmental issue is

easy, and it will come with some level of associated controversy. Is it a better site? I don't know. Can we find the water for it? I doubt it, but maybe, but that's a question that has to be asked and answered. What about the septic capabilities of it? We don't know. If a tertiary *** is proposed on site, how expensive is that, and is that a project limiter and does it put the cost of the budget over the top? I don't know. There is no formal application for a development project. So before we talk about alternative sites, I think we have to talk about staying where we are for a while, investing some short-term capital money into this project, make sure we're comfortable where we live, we're safe, we can live where we are while we develop this, if it's developable. Make an application to the county, get some planners behind it, but get those tough questions asked and answered, and if there's community support for it, then let's go out and build it, the support and the project. But right now, you have a letter of intent, and a letter of intent is not a project. And I don't mean any disrespect to these people, who are intending to do the best they can in the world of very, very quality care and appropriate housing. But if we build our credibility *** we put it all behind this project, we condemn and close this facility, we're not gonna go to this site necessarily because we don't know it's a given. We need a given, and then we need to go, if that's the case, but in this community, this community, this house that we're standing in right now, is loved and valued, and I don't find a whole lot of that in Carmel Valley on a regular basis. This is very, very special. The cost of renovation, seven plus million, the cost of new construction unknown, perhaps more when you talk about land acquisition. The cost of the existing facility that people love and value, preserving our friends as part of the community, not alienating our friends and family, absolutely priceless. For that reason, I hope we can go out of here tonight saying "Let's work on the plan, let's talk about it, let's recognize that it has some problems. These guys aren't the enemy, they're trying to do the best they can. But meanwhile, we've got a place that we've been living in for ages, and it's very, very special. We don't want to give that up right now. I think that's understandable. Can we come up with the short-term capital that we can invest, let's do that, and let's try to work at the community to find an alternative. If it isn't gonna work, because *** then we have to fix this place and we have to figure out a way to do it. And I'm happy to do that with you. Thank you. (Applause)

Yes.

I am not a resident of Rippling River...

Can you...could you come up and please identify yourself so we know who...who you are, or...or can we move the mike back there?

(Background: "Bye, Barbara". "Bye.")

My name is Barbara Watson, I am not a member of Rippling River, except in my heart and this is part of my family. And like many residents in our community, one of our biggest frustrations is we have asked continually how to be involved, to work and help you keep our friends and these people here, and to be very honest, we feel like the door's never been opened to us. We have so many talented artists in this area that would love to get together and do a fund raiser if that's what can build a new center or *** get some money to temporarily hold this while something else can go into place. But every time you turn us away, we get angry, and we feel like we're being excluded from the very family that we are here...we...we feel protection for this family, because they feel a protection for us. When I go to chapel every Sunday, there's three women that line up because one can't and doesn't qualify for an electric wheelchair, so the other two bring her with a rope in between every Sunday morning. That vision is what got me through ICU and walking again. It's their courage and their guts. That's what they give this community. They give it to our kids. But please, the kids are even asking, "What can we do to keep them here?" and not one of us has been given an answer. We write, we ask, we volunteer, and we're a big pretty kindhearted group with a lot of love, but you're gonna have to help us. Thank you. (Applause)

We're gonna...what I'm gonna do is begin the...the public comment period on this, and we're gonna limit, if we could please, keep yourself to three minutes, and we'll time it and

let you know when you're running out, and we'll start right down the list. Barbara, are you going to want to speak again, or I mark you off?

No.

Okay, thank you. Mary Billick?

Well, this time I'm gonna try to keep it to three minutes, but ***. My name is Mary Billick, I'm president of the resident's association here at Rippling River, and this is a place that I have come to for a number of reasons. The main one being that this has been an environment that has allowed me and several people here to flourish. We would like to remain here at Rippling River, but we understand that there may be problems that need to be addressed, and we were more than willing to work with you and, um...but what we need is to have some of that returned. We need to have some communication going back and forth and, um, again, I just want to thank you for being here and allowing us to speak.

Thank you. (Applause) Jane Wheeler?

Okay. *** out of my way. ***

Can we...can we...can we take the mike to her, so they don't have to...You're okay right there.

My name is Jane Wheeler. I'm a resident and this is Quincy Q, my service ***, and, uh, right now I feel I love Rippling River, it's my home. I have been disabled from birth and I have always had to adapt myself ***. This is the first place that was adapted for me.

It's giving me more independence. Before I lived here, I needed 24-hour care, that means somebody living with me. Now I only need someone coming once a day or twice a day, depending on what my condition is. And it's giving me my independence. Moving from here, from the valley, would take that all away. I'd have to go backwards and I've gone too long in my life to go...to go backwards. It's been a hard road, and I want to continue forward. And the...it just brought tears to my eyes when Barbara, who she says she's not a resident of Rippling River, but she's part of our family. She does things for us each year like puts up Christmas lights, and I'm one of the people that tow another person to church. (Laughter) So, um, it's just not taking away my home, but it's taking away my lifestyle. I've had an aide working for me for 9 years, she lives right here in Carmel Valley. Now if we move out of the valley, I'd have to start all over, and that's just more than just moving, that's everything. And I appreciate your cooperation and let's fight to save this place for a while. I like her idea about up on the airport, but that's going to, you know, we want to know what the other side of it is. I want to know what's gonna become of this place. I also have been involved with other projects, with other HUD projects over the years, and I've gone through this twice before, and oh, yeah, we'll ***, okay, turns out because of funding or whatever, the new place that they had, didn't have enough space. And so we drew...we drew literally our names out of a hat to see who got ***. I didn't. If it wasn't for friends taking me in for two weeks, and me having to go to the gas station across the street to use the toilet, 'cause their bathroom wasn't accessible, before I got in here, I don't know what I would have done. So, I love you all, I love the valley, I even love the board.. (Laughter, applause)

We love you, too.

Uh, Gordon McKenzie?

I don't have anything special to say...

What? (Laughter)

...except what I'd said *** speak a little. What I've said before, several times, and obviously the board doesn't pay too much attention to me, which is forgivable, but at the same time, I would like to see a more open relationship between us and the board. When we had our focus group, met sometime in April, I don't think anybody from the HUD

has...has joined, so we're there alone and we're doing all these things. But the...the fact that we can't seem to get to you people to talk to you, and everything seems to be hush, hush, you don't answer letters, you don't do this, you don't do that, I would truly like to see greater cooperation between the board and us. And that's all I have to say because the rest of it we can work out some other way from where we live and so forth. But we would like to have more cooperation, and I thank you.

Thank you. (Applause) John Dalessio?

I'm on the focus group and we've been meeting very regularly without the housing authority, they don't come any more, and they don't talk to us. They don't answer letters, so we have not known what they're doing. While we did have focus group meetings, I started out as the biggest optimist in the room. Everyone in the focus group will tell you that. "We can work this problem out, we will work cooperatively together." Mostly what I've seen in the focus group has been smoke and mirrors, and I'm very frightened that this may be smoke and mirrors, too. And I would just caution all of you who live here to be very, very careful, because I haven't heard a whole lot of what's really gonna happen to ***. Like I haven't heard the alternative. If the airport doesn't work, where you gonna go? Fort Ord? Who knows? A few other things: I had contractors out here, they told me that this is not a design problem, that this is a maintenance problem, 'cause the rot you're seeing on these walkways is a lack of maintenance over a long period of time and the fact that the walkways have been covered over with the plaster. I've been told if they had not been covered over with the plaster, you wouldn't have the problem at all because it would dry out. The, uh, the final damage report that you were told has been prepared, I don't think has ever been prepared. What we got was the same report that had been done before, warmed over with a 10% increase on all the costs, and had nothing to do with the ADA assessment. I also would like to get a little bit more expertise. I've been starting to read the ADA laws. I found, for example, that in Section 36.2000, windows, hardware controls, electrical outlets and *** do not trigger half of travel requirements, which is most of what the ADA report is about. Now we do have the bathroom problem, but why I keep asking you, if you'll cooperate, if we can pull this off, is I think we can get that waived. I truly believe that. And I'd certainly like to try it. I also think that if you put a fence around these buildings and did them one at a time, you're only talking about moving a few people. We were told you couldn't do that because some of them require ADA residences. When we said, "Well, we'll keep the ADA people here in the buildings, and move other people out", we were told you couldn't do that because it was discriminatory, so we found the people for you that would move out voluntarily so the ADA people could stay here. We solved the problem for you. Next...suddenly there was another problem. Then it was health wouldn't let you do it. And then it was planning, and building and safety, and that was all bull. That was all bull. They never talked to health, they never talked to planning and safety, and those agencies had no problem whatsoever doing it one building or even one unit at a time. So you put a fence around a building and you rehab it. I don't see the danger there. These buildings are spread out, there's a lot of air flow in this valley. Let us work on it. We can pull this thing off if you'll cooperate with us. But damn it, we have not seen that cooperation.

Can you watch your language, please?

Who are you?

You are in...

Who are you?

Excuse me, I am legal counsel for the board, and I don't appreciate your tone or your language.

So what? So what? I don't give a damn what you like.

All right, enough, enough.

You want us to cooperate.

***. (Applause)

(Various voices)

Okay, I just wanted to clarify it.

Jean Hopkins. Jean Hopkins.

Jean Hopkins. Jean...

Can I put my name on the list just to ask one question?

Jean...yeah, just hang loose. Jean Hopkins?

I've lived here with my family for 40 years, practically across the street. I'm the first house on *** Vista. I walk to Rippling River often, I've given several classes here for the Carmel Adult School and for MPC, *** and I feel like I'm part of Rippling River. I have many close friends here. I would like to just say that I believe where there's a will, there's a way, and there is a the will in this community to help Rippling River and there are a lot of skilled people. We don't have to have your 20 skilled people with the overseeing, whatever it is, the architects or construction whatever. We have electricians, we have carpenters who are more than willing to come in and help and donate their services, and this can be done. We are...we are a living in a community that is people oriented. We don't have to go by rules and regulations as much as you seem to think it's necessary. I, for one, would like to see my friends stay in this facility because, you know, this may be very good, but it's all on paper, and there's many a slip 'twixt cup and lip, who know if this is ever going to happen? And what happens if these people are forced to go someplace else out of our community? And we'd be very, very upset that we weren't given the opportunity to help them. All right.

Thank you very much. (Applause) Steve Radford?

***, thank you. My name is Steve Radford. I'm the owner of IGH Construction. I was out here this morning and looked around at the handrails and all that stuff. I've been a general contractor for 12 years, I've lived in the valley for 12 years, and I've been in the Monterey area for 20-some years, 23 years. I've been doing remodeling for 30 years and that's basically all I do is remodeling. And I climbed underneath the houses, a couple of the units, and I parked down at the bottom down there and then I saw some access underneath the units, so I climbed underneath and with a flashlight just to see what the plates looked like and the joists and, you know, how much moisture problem is underneath there, if there is any structural damage underneath these units. John was saying that the...the handrail thing is not a design flaw, well, I kinda think it is a design flaw. It was...it was bad from the beginning, you know, it...it was...it was something that created problems right from...on paper when they drew...drew...drew it up. But when these places were built in those days, we didn't think that way, you know, if it looked good, it...it worked. But now, today, we know much better about these kind of walkways and...and these closed-in handrails like this. And it's...it's an expensive fix, but it's fixable, you know, and it can be done with safety for all the people who live here. Um, you know, part of what I see these people, you know, I live down and across the river over this way, and I come up Esquire Road and here's one of these people with the spirit that I wished I had going across the street to the market, you know. (Applause) I don't have the spirit these...I'm complaining about, you know, my ***'s not good enough, or you know, I've got to drive to work today, and these people are taking wheelchairs to o to the market and get back here and do their things. They have more spirit than any of us *** together, you know.

I say the commissioners live here for a week and in a wheelchair.

Exactly. And...and if you don't live here, and you don't see them in the market, you know, doing their thing and the people in the market helping them, or people in the aisles helping them get something down from the shelves. If you don't see that stuff, then you don't know what we're talking about.

That's why they should do it for a week, it should be mandated that they have to live like that.

Well, you know, I don't if ***. The other thing is that you didn't see some of the deterioration happening over the years. HUD's been a part of this community for a long time, you know, I don't know how long, but you've been responsible for the maintenance of this place for a long time. You've seen it deteriorate over the years. *** somebody had kept it up and kept it safe, new handrails, new, you know, whatever you're doing, the cracks in the sidewalks and all that stuff had been repaired. So, you know, this has been something that's been coming on for a long time and it should have been looked at and addressed a long time ago.

*** in the, in the stucco.

Yeah, but you can still, if somebody, you know, knows anything at all, you can see water lines and cracks and go, "Ah, there's something going on there."

Well, either a Federal...Federal inspections...

Preventative maintenance, right.

Our Federal inspection...

Well, you know, because you're just covering it up, you're covering it up and ***. And all of a sudden, somebody want this property, maybe. I don't know...

Come on, don't go there.

(Various voices)

I don't know that for sure, but all of a sudden...

Don't go there.

Carmel Valley Village and Carmel Valley is becoming very valuable property, whereas 10 years ago it wasn't so valuable, all of a sudden now it's a *** winery place, and everything else, it's becoming very valuable property, and now all of a sudden this place is not good enough to be for these people to live in any more. And this just came up. You know, I understand by another contractor this issue has been going for several years ***.

Yes, it has.

So...but I'm offering my support as a general contractor in this community to help out ****. And I read the article over a month ago, I kept the *** paper, the newspaper for a month, waiting for this meeting to happen. I'm supporting the people ***. (Applause)

Randy Randazel?

These old knees aren't what they used to be. I'm Randy Randazel, I've been in the area for some 35 years, quite active in *** in Carmel Valley. But after the first meeting with the housing authority I had a phone call the next day and was asked to form the focus group. And I chose John *** and Gerald Hurdmyer. And that made a real good choice. Unfortunately, my business required me to tend to business more often than attending the meetings, but I did attend the majority of them. I don't think there's anything that I need to say that you haven't already heard. People like where they are. You're hearing the support from the people in the village that they like to see the people because these

people are our friends and our families. They're not just friends, they're not just friends. All of you, just take a look at these people, take a look at these people. Wheelchairs, do they act handicapped? No way. They get into the village daily, they get to the post office, the library, the doctor, the dentist, and one thing that I failed to report the last time, maybe because I don't go often enough, is their churches is nearby that they attend. And, you know, that's an asset. There is an organization in Carmel Valley called CVVIC, Carmel Valley Village Improvement Committee, and they have deliberately put in walkways so that the handicapped people can get to the post office, can get to the library. An incident that happened, and I don't want to run over my three minutes, but we put in a pathway and some of the people in Rippling River that had wheelchairs said, "Randy, that's too steep". Two of us got in wheelchairs, and they were too steep. We re-did them so that they were accessible to the group from Rippling River that are handicapped. You know, you guys are in the middle of a rock and a hard place. I don't envy you a darn bit, and I won't say "damn". (Laughter)

... and I know the potential that...that it has, but I also know the restrictions that are on that piece of property, the water and the percolation. If you can overcome those two liabilities, I want to call 'em, you might have something going for you. But these people would rather stay home, these people would rather stay right where they are, and we'll give you every penny that we can to help support the fact that there are some areas that need to be *** that it might have been because of lack of maintenance in the past. Where the fault is, I'm not going to point, but at any rate, give it some further consideration. And being on the focus committee, I'm willing to work with you 100 percent, because these are my friends, and I'll work with them. Thank you. (Applause)

Elaine Clark?

Hi, I'm Elaine Clark, and...

*** speak up a little?

Yes, ***. Um, I thought that tonight's meeting was, and that maybe you had later on the agenda, which you adopt the ADA assessment report that you received last month. Is that on the agenda tonight?

We're...you're here right now. It's on the ADA report to the extent that we discuss it now.

Oh, this is it, okay. Well, at the last meeting I...I mentioned that I...from a reliable source I learned about the readily achievable law in ADA, and I said it incorrectly. I called it reasonably achievable. *** didn't really know too much about it, I thought they knew something about it, but didn't correct me when I had the wrong wording for it. And so, I went on the Internet and I got some very interesting information about it. And it...it really gives you a lot of leeway. First of all...I can read through it verbatim. Um, *** achievable, readily achievable means easily accomplishable and able to carry out without much difficulty or expense in determining whether an action is readily achievable, the nature of the costs needed *** chapter so and so, and then you *** overall financial resources of the facility. So this...this is us. I...I'm thinking in particular about the bathroom, that maybe we weren't given all the information correctly about having to really re-do the bathrooms the way you...your consultant said that you did. Maybe what we have will really work under this law. It also talks about pathways, and if you don't...if you have too much of a high grade, which the consultant said we *** park halfway, that was the most traveled, that...and it worked, that you could use it. And it talked about...***does it talk about ***, it talks about a doorway. As long as we're, you know, within a very close distance, you're missing a half-inch in space and it works, you could use it. So I would like to ask you, and I'll...I printed the general plan out which I'll give to everybody here a copy of what I got off the Internet, and I'm sure there's lots more for your...your attorney to read ***, and of what everything I wanted to say tonight. And then the other question is, from Mr. Nakashima, you told me repeatedly in a lengthy telephone call which I really appreciated that I got through my head that the big problem

here is you cannot rebuild while we're on site, and this is a HUD regulation. Well, could it be that the HUD regulation was...was written up a little short-sightedly thinking of a building built like a regular tower, rather than a building that was stretched over six acres, or a complex that was stretched over six acres. And if they could reconsider, that HUD could reconsider that, could we possibly go through our representatives to have the power in Congress to try to amend that so that we could work with...so that you possibly could do this in *** phases. The reason I'm thinking of this is that if this one's less acreage, if this was three...if this was three projects on two acres each, we wouldn't be on the same site and HUD wouldn't have a problem with it, but because it's all on the one...by one ownership, now it's a problem 'cause there's one complex. Well, if there has to be some fine-tuning where it can be made at the...they could make sense out of it, if 40 people are willing to move out temporarily and put 33 people who are ADA, who need ADA units, at the far end while you build in phases and we are in a pretty safe place. Would that work for you? Would you want our representatives to go forward and try to change the law a little bit to do that? That's the whole question. What do you think?

I think you're trying to ***.

Yeah, yeah, but I want to get an answer 'cause ***.

You're not going to get answer tonight.

I don't think so, but Sam Farr's representative is sitting right there, Nancy.

Yeah, Nancy and I have talked about this before the meeting...

Okay.

...but I wanted her to hear Mr. Nakashima's...what...what Mr. Nakashima wants.

Well, as legal counsel, I would...I do not want the board to respond to such a complicated question as that, with so many different...that's a very long question. I found it hard to understand, and...

The question is, if we could get the...if it could get congress to...to help us work if it was a safe thing to do, would you want it? That's a simple question.

That's a trick question, ma'am, and we're not going to answer it tonight.

No.

Sorry.

Cheryl, that's the reason why we get so frustrated.

I'm sorry you're so frustrated. We're frustrated, too. All we get is how much we don't care, we don't do anything, and...

Well, I'm not saying that.

Okay. I'm sorry.

(Various voices)

That's right, that's right.

I mean, aren't you counsel?

That...yes.

It looks like you're ***.

No, I'm just saying we're not...I'm not...I'm...

I...I wouldn't think traditionally ***.

Mr. Potter, I'm just saying I'm not going to answer the question.

...my own advice, not counsel telling me ***.

Okay, you can advise the counsel, then.

There we go. There's my point.

Go ahead. There ***.

Line drawn.

Evelyn...

Game on.

...Zoland?

It's been on for a long time.

It's just an emotional response. Barbara *** said it all, Randy said it all...everyone here has made their made their point, and I've lived here all my life, 45 years ***, and I feel for the people here, and I want them to live here. It would be nice if that could come across. But...but I want them right here where they are. Just an emotional response.
(Applause)

Thank you for your politeness.

If we could have your name, please.

My name is Amy Allard and I am formerly from Carmel Valley. My parents lived here in the valley. I just have a question about this airport site if...if it could work. I...I don't know if you could answer this question. If this could work, or another site for that matter, would 100 percent of these residents be guaranteed a...a spot in the new site?

Yes.

You said there's going to be 79 units, would these 79 people be guaranteed a location there? A spot there?

Yes.

Yes? Okay.

And your name, please?

I'm Zan Henson.

Are you on the water board? *** on the water board?

I am.

***.

I'm the chairman of the Monterey Peninsula Water Management District, but I'm not appearing on behalf of the water district in any way, shape or form here this evening. I...I want to share with you a couple of things. First of all, in terms of what this facility means to the community, I'd like to share with you that my daughter is 25 now. When

she was in grade school, Roger taught her how to draw cartoons, and that was my first contact with anyone from Rippling River. And I can guarantee you, it was positive. He's a fantastic artist, and a very good teacher. The next thing I wanted to share with you, you go down to our community park, you will see little bricks with various people's name on them. There must be hundreds of these bricks, and they rep...reflect people who live in this village who donated money to pay for those trails so that the people of Rippling River could have access throughout our community. So, that's the kind of feelings we have for this facility and the residents. The concern I have is that you have proposed...presented and proposed this project for the first time, and of course it had to happen sometime, but what I didn't hear tonight was what is going to happen if, or until, this project is built, or if it isn't. In other words, what's going to happen to these people in this facility in the meantime? And in that regard, I want to tell you I, too, like Randy Randazel, I live...my house fronts on the airstrip, and I know that from time to time, there is sewage that I smell running down the street, running down Poppy Lane, and I do know that ***, you can come down to 37 Poppy Road and you will see plastic pipes sticking up out of the airstrip property which is where he dug some test facilities to determine if it would perc. When the airstrip was constructed, they took all the dirt, graded it so it's almost rock down where the wide spot is where this all is, it's chalk rock, so they were hoping to use, down here at the east end, for the sewage. Well, I can tell you that unless you've got a good way, or that's we've always thought that the sewage was going to be a limiting factor. How do you find enough space to get rid of that much sewage from 80 people? And so, I raise this issue because I'm concerned that you're giving false ex...I understand your dilemma, your dilemma is that you can't rehab this place, you've gotta move them, you want to be able to move them into a local facility. I understand your strategy and I think it's sound if we can...if you can overcome these problems of water and sewage. I have to say I, too, as...from the knowledge I've learned on the water board, am very skeptical about the water delivery figures, and quality as well. But...but, I keep coming back to the concern that we have in terms of the district commission being forthcoming, is we're not hearing what's going to happen in the meantime, or if this doesn't work out. And that's our frustration. And the idea that we're proposing to solve your problems, we're coming with you with anything we can think of, and what we've thought of, was volunteer work and demolition by unit. And all we're hearing in terms of help...trying to help work out this dilemma, is "no". "No, you can't go down that road." "No, we don't want to go down that road." And we're just saying, as a practical matter, it seems to be common sense that if you could demolish or rehabilitate one building at a time, that it seems foolish that some rule that is made for the generalities that doesn't apply here, would stand in the way. And that's our frustration. How can this be that a silly rule that really has no applicability when...in the...in the law there is a statement that when the reason for the rule ceases, the rule ceases. And a...a...in terms of the threats to the...to the people, and I...I would also comment that you seem to have backed yourself into a corner. I heard from Commissioner Escoveda that at the last meeting, you've already decided that the option of rehabilitating individual units has...was rejected. I'm kind of shocked because I'm hearing that for the first time, certainly nobody here...

Who was here?

Okay?

*** out here?

Last meeting here?

Or actually the first meeting here ***.

Right, well my point is, that you seem to have backed yourself into a corner where your only solution is this project, and I'm suggesting to you that this community will not have a gun put to its head and say "this...it's this or nothing". But...and, you know, this may work. I'm not saying it won't work. But I'm saying that you're putting all your eggs in this one basket, you're not looking at your other alternatives that we're proposing, including volunteerism. And I...I want to under...you know, I want to

understand...underscore that. You heard Steve Radford get up on behalf of his construction company, offering time and services, and I can tell you, I'm here as an attorney, offering my time and services, and I...I know, from talking to other contractors, John Brennan comes to mind, the people in this community support this facility and are willing to do so with their blood, sweat and tears. And...(Applause) all we're asking for is the chance to do that, and what we're hearing is "no, no, no", and when the focus group says that they can't get an audience, it's just more "no, no, no". So, that's why I would ask you at your next meeting to have a...answer the question, "What are we going to do until this project is approved, or if it's not approved." Thank you. (Applause)

Uh, I just had a question, I just wanted clarification from you because I want to make sure I understood this. So basically, you've told us that, you know, we abide by rules and we can ignore rules, is that what you're saying, that the reason for a rule ceases...

No, no, I...we're seeking to have them amended.

No, he said why should a rule stand in the way.

Oh, why should a...amend the rules...

Amend the...have the rule, amend the rule.

What...what rule would they amend?

The rule that requires that the whole facility, the whole six acres, be vacated before you can demolish anything.

But you know that's not our rule.

I know it's not your rule, it's a rule that does not, in our opinion, have applicability to this multi-building facility.

So you're saying that, if I'm understanding you correctly, you're asking us to amend the rule...

Or ask somebody to amend the rule...

Or ask somebody to amend the rule...

Right.

That's all...that's all I wanted. Thank you.

Okay. (Various voices) Who's next?

That's it.

She...she asked a question. She has a ***.

Let me ask...wait a minute. Let's...identify yourself, please, just so we know who you are.

I'm Ethel Castagliola.

Okay, Ethel. And your question is?

Do you have any idea how soon this proposed project would come into actual being?

Well, it depends on how much political will it got and how much support it got from the community, how much it got from the political entities, and how much it got from the residents. ***. It, you know, assuming that it would have all of the regular obstacles that

a development normally has, two years possibly. In the meantime we would, you know, do what we needed to do at Rippling River to make it safe and habitable.

That's ***.

*** you mean, to get...to get approval of ***?

No, to have it ready ***, to get the funding...

I'm talking about the approval, when you know that it's definitely ***.

Um, it depends on how much support we got, but it could be...

What would be the range ***, what's...what's the short...shortest to the longest?

As...as soon as maybe six months, as long as twelve months.

But right now it sounds like twelve ***...

To get...to get an actual building permit...to get planning approval, actually. Planning approval. But...well, we gotta...the water issue is going to be a big issue, and I'm not sure exactly how long that's going to take, so I'm not trying to sound wishy-washy, it just depends on the...the water issue. So, we will have to work through that...

What I sense here, from the very beginning, there has been an adversarial *** and I'm sorry. I have the feeling now that they're not against us at all ***

No, I understand.

...*** have not answered some of their inquiries, you have...have ignored some letters, the best example on the ***.

And in terms of the ***, the sewer application on the site, we did have the opportunity to talk to the same person who did the Bernardas Lodge, and just like Supervisor Potter said, *** is going to be...it's not a question of being able to have it apply, it's the money, so we'll have to submit, you know, put that into the pro forma, but it...you know, on this particular project it's not going to be like any other project, I think *** we're going to have so much, you know, let's say everybody is like for this, I think we'll have so much support and so much help that we would be able to go out and get additional little grants here and there just for the sewer system, you know, maybe the residents could take that on as...as their piece, and...and so you go out and you get that, that funding, you know... (Laughter)

...and...and on the other hand, ***. Well, I...I can't answer that just yet. It's...it's a, you know, it depends on...depends on a couple of really key issues. We would have no...we have no buyer for this property, we have no intention of selling it to anybody, I mean, we've *** together the whole HUD disposition issue, whether we can get it out of public housing or not get it out of public housing, we have to make sure that the...that the subsidy stays with...with...with you so that you don't have to pay more than 30% of your adjusted gross income, we can't do...we can't re-create a development that's going to impact you negatively financially, so we...we have a lot of...we have a lot of things, roads to go down, yes. But, you know, I'm...maybe I'm too optimistic ***. *** with your support, I think ***.

If this property is sold, would that go towards us as far as...

It could. It could very well do that.

*** would be what ***.

It...it could, you know, that would most probably be...if this property is sold, there's no question that the proceeds, if there were any proceeds from this property, it would go to benefit low-income housing and frail and elderly.

If there were any proceeds?

Pardon me?

If there were any proceeds?

If there were any proceeds.

This property is worth, what, eighteen million dollars?

Uh...

Not with the deed restriction.

Not with the deed restrictions, plus there's a four million dollar HUD loan on it.

And right now it's been identified as being 9.7 million dollars worth of rehab. I mean I...you know, it's not worth a whole lot right this minute. I know that probably sounds pretty bizarre to a lot of you, but in its condition, and with the deed restriction, and the...the nature of what this property is is a public housing development, which is different than a piece of vacant land or a piece of occupied land owned by any other entity, even the county, the city or even a private person. A HUD piece of property is a different kind of animal.

Okay, if you've got all these options, why do you want to *** this and move us someplace else?

It is...it is my opinion that this...this ***...and there's a lot of people who oppose my opinion. My opinion is, and my staff's opinion, *** call this opinion, is that it costs too much money to rehab this particular facility. We would be better off spending in a new facility, and so as...as an option to keep everyone in Rippling River, this is a good option, I think...

Wouldn't it...

...given those parameters.

Wouldn't it make the most sense to...if you could do the facility at...at...up at the air strip, then you would take this property and because of the deed restriction on it, you'd build new housing here for people that would need it.

We could do that, and as I said, we're not going to know, we have to get down some more roads. But we would surely not...I mean, it would not be our intention to sell to some developer who was going to do a...you know, vineyard or some tourist thing, or, you know...We're in the business of...we're in...we're in the business of housing, and so that's our focus. We're not in the business...and I heard somebody say, "making profit" and all that. We don't make profit. Anything that we do that generates additional funds goes right back into do affordable housing. That's what we do. Our mission is to create more units of affordable housing, whether that be for frail elderly handicapped, handicapped, or just low income individuals. That's our mission.

Just to let you know. It is...it is...it is HUD, okay, which is a...a HUD piece of property, okay. The reason we're calling this replacement, because our intent is not the growth, but to replace Rippling River unit by unit ***. This property here has got so many restrictions on it, okay, people could say all they want about how much, but we're still restricted by procedures as to what we can do with it, okay? And, you know, it'd be great if a non-profit or, you know, if we could get *** to the county, we're going.

(Various voices)

You know, let's just...let's just demolish it, do you see what I'm saying?

Yeah.

But, we'll be probably, most likely forced. The land bank can just hold onto it and ***. We don't know. The bottom line is, though, we're not going...we got to...that's why, you know...the big issue we always thought was everybody's afraid that we're going open up the window ***. That's why we've changed our tactics, because we said, well, wait a minute. If the issue is about growth, let's call it what it is. It's replacement. I still have...the housing authority has the responsibility to the residents, okay. That's where our number one responsibility is.

How about...

Number two is the fact that we looked at a lot of options but nobody has come up with...people volunteer to leave, but it still leaves 33 people with ADA requirements, okay. Where do I move the individuals, okay? They're guaranteed rights absolutely, okay, under the relocation laws, you're guaranteed rights that they can come back here once it's done, all right? But even if we held that, and redo this place and so forth, you already know that most of the new restrictions and setbacks set into place. So while the lady says, "Well, what do you mean we might not have as many units?" Well, we're planning for exactly the same number here. But if we do tear this place down and rebuild and they move temporarily, the new setback laws, regardless, even with waivers, okay, comes into effect and maybe if we're lucky we might get 64 units back on site. But that doesn't satisfy all 79. We thought about this very carefully and this was not done in the *** which... We did not tell ADA how to write their report, I mean, they're licensed and bonded, do you...do you see what I'm saying? You know, they can't risk that either. But the number one thing we have always heard was, "Keep up within the Carmel Valley Village" and that was our number one thing we wanted to have happen, okay. Don't ever think that...I know why they want to stay here. I know why they want to stay in Carmel Valley. And I would, too, okay, and...

That doesn't have a lot to do with it, it really doesn't. It doesn't have a lot to do...what you're saying, it doesn't have a lot to do...You have to live here to understand what this means to this community and what...what it means to these people.

No, no. I don't.

You definitely do, you definitely do, yeah. And another thing, what...what you...you people are all for...for...for backing the people that live here, and I agree with you, and I think that...I heard from Supervisor Potter and a few other people that you are a *** these people live here. What's wrong with going out and...and you being a groundswell to fight some of these restrictions? You know, two hundred years ago we were living under the rule of English rule and we fought restrictions to get our freedom in this country. How about...how about you guys saying and standing up as a board and going to the H-U-D which I don't even know what that means? (Applause)

We feel for these people just like the people in Carmel Valley do. This...this young lady back here, Cheryl Ontiveros or something, you shouldn't even be on the board because you are ***...you haven't even been listening ***.

I'm not on the board.

Well, whatever you're doing back there...you should be...you should be...you don't listen to a thing people say in this room.

What's your name?

It doesn't matter what my name is.

Okay.

It doesn't matter.

Does it matter who I am?

It matters what your name is because you seem to be some authority back there...

I'm not.

...who's going...shaking her head all night long. The fact is, why don't...why don't you as a board stand up to this H-U-D which they need standing up to, and say, unless...unless you're in they're pockets. I...I know you're not getting paid for this because I sat on planning commissions and city counsels myself, and I know you're not getting paid for it. Why don't you stand up and be responsible and say, "You know what, we believe in these people here in Carmel Valley, we believe in this community and...and...and we're going...we're going to fight you, H-U-D. How's that sound?"

Housing and Urban Development, that's what it ***.

Oh, I know what it means, ***.

You said that you ***.

Oh, okay, can I...can I just...I...I...have been *** along the ***, H-U-D and ***.

It's all the same ***.

Yeah, it's all the same ***.

It spells "DUH" back for you.

Exactly.

So it might be a little outdated, it might be something we need to contemporize. I would love the opportunity to work with our councilmen, talk about maybe can we get some support, some love out of congress for some special little rider if we slip into this bill and that bill...

Amen.

...make some things happen specific to that site. I would hope we could.

Amen.

That's something that I think the congressman needs to talk with us about as a community, I think we can do that. Cheryl, sorry to take you on as the enemy, it wasn't personal.

Sorry to take you on too, Dave.

Love you.

Yeah, love you too. (Laughter)

Right back at you. So...so anyway, Alan, if we could kind of get...

I need to wrap it up.

What I...what I think I hear is, we're not going anywhere real soon to another site. There is a consensus on the part of your board to look at this site for developmental purposes, and I think what I'm hearing and what I'm seeing is the local elected...if there's a project

there, let's find out if it's real or not. Does it have a pulse, does it walk and talk as far as development goes, in a community that development is a contentious topic, yeah. I think that's something we need to push forward like any good developer would, say, if we want to build it, then let's go out and find out what it takes to make it actually happen. In the short term, I thought we were saying, we're going to invest what we need to do to make this place stay alive, make it the way it is, keep it the facility it is, and possibly we can get on the same sheet of music as to how we're going to make this thing happen, that site or this site. And there's a couple of avenues we can go down. If that's what we could do, then I...I support that, I'm willing to invest my time, my office's time. You've got some great community people here involved. I...I...I just...I don't see it anywhere else in this town, and I think this is the place to make it happen, so I...I'd like to do that, I hope we can be...all be cooperative in that broad sense. You're not supposed to be the enemy, we're not supposed to be the angry advocates, we're all supposed to work together. I think we could do it. I hope that's where we are tonight, see if we can move forward from there.

Thank you, Dave. (Applause)

That's why Dave's where he is.

Well, I think...I think the only thing that you gotta add, Supervisor Potter, is that we've been advised that...that there is potential structural failure that we can't see, that we can't see, so we can't even patch it up.

You mean this facility?

There's...there's stuff that we can see that we can patch up, but there's a huge risk that we can't see, and we've been advised by...by the people that we commissioned to...to give us opinions.

And *** I recognize that both community new member Radford and I wear the same clothing, that we're both contractors by trade. We don't quite understand the word "can't", we understand the word "can". And so when we're faced with, you know, some sort of level of adversity, we look towards the solution to it. I think what we're hearing is, we'd like to take an opportunity to look at those on-site problems. I'm happy to come out, Steve's been on site, take a look around, see what it is, if there is additional structural analysis that needs to be done, that's fine, but you know, I can find a...an engineer that'll engineer me straight out to no project whatsoever. What I think we want is some sort of creative solution, to short-term solutions, and then look at long-term resolution to a bigger problem, but let's make sure we keep the place up and operating and make sure that we're not going to have significant structural collapse during this time of additional project analysis, which is what I think we want to do. I...I think we can do that ***.

And...and I think, so, if I'm not mistaken, we've got somebody that's working on that right now as far as this facility...

Right, we...we are already...are doing what we need to do to make this place safe and structurally sound. We've had a structural engineer and architect, you know, outside Friday, today, so we're currently making our plans to do what we need to do to...

Let's...let's look at those analyses together so we can actually see what...what is the magnitude of the solutions versus the magnitude of the problems.

Well, we're going...we're going to only take care right now of those issues that we can...you know, we're going to be removing the stucco...well, I don't need to go into the technicalities of it, but we're going to be looking at the walkways and handrails right now.

Right, and when I say "we" maybe it's not just this "we" but this larger "we" that's here today, where we can all sit down and...and...and get a feeling for what's going on. I...I know you need to get out and do what you need to do, but if we do that and all of a sudden it's a hundred thousand dollars and this group over here, the other half of the

"we", says "Well, gee, it's *** hundred thousand dollars, what...what was that?", maybe we could just look at that together and make sure we all agree on, yeah, this was a great bang for the buck. You are the housing authority, I understand that, it's your structure, but we are the community authority that values this place, so I'd...I'd like to just maybe end a little bit of the conflict here and start trying to plan more and do structural work collaboratively.

Okay, then that's, I guess ***.

*** this was...I've *** questions come into my office the other day. Charlie came in and, you know, a little bit of a chip on his shoulder, maybe, but I did think when you left we...we agreed that, okay, we're going to...we're going to work a little bit more collaboratively. I should have stuck out my hand maybe a little earlier and said, "Okay, this is something we should be spending more time on", but I actually didn't realize the...the level of hostility that had developed, so...If we...if we can continue the new planning relationship, you're in, right, ***?

All right, good, Nancy *** going to be at every one of those meetings.

Supervisor Potter, may I ask ***.

Yeah.

*** starlet?

Star....

Starla.

Starla.

I...I just wondered, I just took a tour around Oregon and Washington, and I visited some college campuses. Where did you go *** college ***?

I went to school in Oklahoma and in Arizona.

Arizona. And, I saw college living conditions and I saw fraternities, sororities, houses that were called dormitories and whatever, and I had never seen anything that is as nice as this on any of the tours that I took.

It's those damn frat kids, you know?

Well, ***.

Okay, all right ***.

One more, one more.

Okay, that's enough. I just want to tell you about how these people have *** changed all their lives, and they're...they have not had an opportunity in their life like you and I have to go home at night and kick off our shoes and get into our bed and get up in the morning like you and I do, and be like normal people...supposedly normal people, I consider them more normal than us. The fact is...

***. (Laughter)

Right. So do I. Thank you.

All right.

Am I through?

Yes.

One more question ***. (Applause) In regards to these guys coming in here as...as building ***, your...your people doing the building ***, remodeling of the handrails and stuff, you know, I don't know if there is ***sensitive to these people and to this project that the local builders would be to, not that I need the business, I'm not talking about that at all, I'm just talking ***.

I thought you were doing it for free.

...levels of sensitivity to these folks.

Well, we had...we had...we had work *** 400 units *** individuals who are elderly, frail and handicapped and low income, so that's what they do all the time, as our...our population is that, so they're very sensitive to all of our populations. This is not the only project that we have, we have several *** properties *** out to 400 units. So, they...they're...all of our staff is...is...you know, this is the population ***.

They're not all frail ***.

The other problem that I'm running up against right now is...is the fact that we have...we don't really know what we're going to be running into. And I've done enough projects to know that, you know, you have a situation like this, somebody gives you a bid for \$25,000, you end up at 150,000.

Right.

And our own staff...

Pardon me?

It also could go the other way.

Uh, not in a situation like this, *** do that. The other problem is that if we put it out to...for...you know, we...we have a...a work force that's, you know, that is approved by HUD, they have...they issue a HUD-determined wage rate which allows us to work in arenas with...with solid funding. If we put it out to bid, then we're going to be *** wage rates and *** formal procurement process, competitive, you won't be ***, you know, our...our...our procurement process is very rigid, and you have to be licensed, you have to be bonded, insurance, *** levels and, you know, very formal, formal process. So...so right now I'm going to start with our own work force, see what we have.

And we're just...we're just now looking at what we have. We don't really know.

*** crawling under the place, they look pretty darn good, you know, the water damage and the water seepage that's going around on the outside that...that you guys have, you know, you...you've opened up and you...you can see what's going on there, that's...that's every day, almost, that's just common stuff that happens, you know, within the place. When you get down to the...the sealed plates with the...the houses sitting on them, you look at the foundation and there's no cracks in the foundation, and there's no rot going on underneath the...the floor joists and stuff like that in the floors and stuff...

Let me introduce Richard Rizzo, he's also a general contractor, he's on our staff, he's our manager of modernization and...and maintenance, and he's like our key *** man in the field, so, but you know, he's got 25 years' experience in construction, I had planned on using *** construction, almost everybody on our staff has 10 to 15 years' experience in construction, so we have, you know, they are...they are...we're used to dealing with...with aging properties, we don't have a lot of new stuff, so...

***crawled under the house?

Oh, I'm sure a lot have, ***. I'm sure a lot have.

I know some who had their head in their for sure. Okay. All right. *** back to the commission. Comments?

We...we've been...we've been talking about Rippling River specifically in terms of the maintenance for...for how long now? I mean, other than a...other than a, you know, monthly and an annual budget, but specifically in terms of looking at either redevelopment or replacement, as long as I've been a commissioner.

Right.

And...and...my...my overall thoughts, particularly because when we first got our architectural review, there were some questions about whether or not our...our architects had ADA compliance knowledge, and so we went out and we solicited a specific ADA opinion, and it came back, and I have to make my decision based on these opinions. I have to. And...and last month I specifically asked them, "Can we predict when we're going to have structural failure?". And they said, "We can't predict really when, but we know it's going to happen, we know it's there to happen." And...and both the architect said that, and the ADA specialist said that. And so...so...I truly believe time is of the essence. If...if we send this to the finance committee and this...this is our best option, then, you know, then I would recommend moving forward as fast as we can, because right now it's a fire hazard. I mean, if you walk over there, and if you're upstairs, and you can't get downstairs, and a fire breaks out, that's fire hazard. That's dangerous. Now we can fix it, hopefully in a week, you know, within a week, right, Starla?

Well, you mean the...well...the stairs?

The permanent staircase.

...try to pin me down ***. The stairs?

Yeah. The one I had to jump over.

Well, it depends on if we can use the same risers, so...

Well, but the...but the updates, ***.

There's other egress. There's...there's other areas of egress.

Right, we had to walk all the way over here to get out ***. So... Well, we made sure that that happened before we cordoned it off, that they had other areas of egress. So, we'll ***. But we can't get a, you know, we've got a lot of work to do, so until we really identify our scope of work and get our work items identified and ***, then I can give you a time frame for just this building.

***.

Okay.

***.

Okay. ***?

Well, I just have a question, ***. Did the finance committee look at this?

*** we did.

And their recommendations?

Yeah.

Was...? What's on here now?

Right.

Okay.

Is it possible to make little copies of the proposal ***?

Yes, I can get that more reduced, you know *** electronically, but I could probably set the smallest ***.

(Various voices)

Well, that's not...I mean, that's just a...that was just to get something on the ***. We've got lots to do before ***. Well, that's not...we're not ***.

Have one of the residents get involved.

That's...that's why...yeah, we're not there. Michael, do you have any comments?

The recommendation from the staff is that we're no longer...and the finance committee...is that the board no longer pursue the rehabilitation option of Rippling River and focus on a site selection for replacement housing as close to the existing facility as possible. That's a recommendation.

So that's your decision, it doesn't mean that this *** agrees to that?

No, it doesn't.

No, it doesn't. It does not. The recommendation of the staff and the finance committee... is that correct?

You're right back to option four.

Okay. Is recommending that the board no longer pursue the rehabilitation option of Rippling River and focus on site selection for replacement housing as close to existing facility as possible.

...as possible.

Under clarification *** motion that does...does that also endorse the ongoing maintenance of the facility so that...

Yes, we have to...

We have to...

We have to do ***.

And...and does it also note that should this option prove unfeasible, that there will be a re-assessment then of the viability of rehabilitation of this facility?

Yes.

I don't think so.

Well...

(Various voices)

And...and I would suggest that that be a portion of the motion *** amendment to the motion.

All right. Do we have...do we have someone who wants...what...okay. What is...you want...you want to make the motion?

...and add to it or ***.

Amend the motion.

Has...has a motion been made?

No.

Okay. I'll make the motion that accepts staff's recommendation that...

I second that...that...that we accept rehabilitation as not an option and that relocation become our primary focus and try to relocate as soon as...as close as we can here.

Not site specific to the airport property.

Not...not site specific...well, it...it doesn't say, it says...

Doesn't say ***.

It doesn't...it's not site specific, it says...

*** tonight was solely on the airport facility.

Right.

We don't want to go to Ford Ord.

I...I'm trying to get this clarified.

Yeah, well the clarification is, it says "as close as possible". Well, that could be out in the boonies out in whatever, and that's not what we're saying.

Well, my...my motion...I support staff's *** how they word it. I mean, it's *** that...that...that we look for replacement housing as close to our existing facility and if...if that can work, then we need to go there. And if it's a mile down from there, then we need to go there. But for what I'm...what I'm...my...my motion is that I don't...I don't think, looking at rehabilitating here is...is a viable option. Now, we have to maintain it to live here, and...and we got...we got no other option but to continue maintaining it. We have to do that.

Could that be reconsidered if this...

Oh, absolutely.

...doesn't work? That's ***.

That's why there's a motion.

Would that be one that's put in the motion?

The reason to...to reconsider rehabilitation if that fails?

Yes, right.

Yeah.

Absolutely.

Maybe what you want to do is say that you will reconsider other redevelopment options.

No, that's not the same, that's not the same.

Redevelopment could be...also be demoli...demo...demo *** rebuilding here.

I'm...I'm...well, I'm...I...I guess I would amend it...to include...

Are you...you writing all this?

Counsel, can you share your *** with ***?

***?

Jim. **.

Yeah. Alan, could you get counsel ***?

Then go to *** closed session. You either can adjourn to closed session for private real estate counsel, or you can conduct your meetings in public, one or the other. (Applause)

***.

What I told him was...

Counsel, if we could speak through the chair, I've spoken through the chair...

Then I...then you don't want to know what I have to say.

Nah. Mr. Chairman, through...through you to counsel. Counsel, you had a concern?

Counsel?

Yes?

Did you want us to tell them what you were saying?

Sure.

Okay.

I said "Try to focus on your motion without being distracted."

Okay. That's because...

Are you happy?

...you had to prompt.

Hey, I don't know if I've ever seen that before.

Yeah.

It's really hard to focus on something without being distracted.

You know what? You know what? We came out here to do this in front of you folks and to work with you folks, and that's exactly the reason...

Well, counsel isn't working with folks.

She just told you what she said. Is there anything else you would like her to tell you?

*** talking *** back there all night long.

I have no idea, because I'm...my back's to her so I can't see her. Well, that's her business. If you would just give us an opportunity to do what we need to do here, sir, I'd appreciate it. Very much.

I'm...I'm going to make the motion that we no longer accept rehabilitation as the primary option here, and that we...we...we look for relocation but as close as possible.

And if that doesn't work...

Okay. That's...that's the motion...

If relocation doesn't work, we're going to have to do something here.

You could do that at a later date if you so choose. You don't have to make your motions that complicated. You can vote on the motion you say.

Well, with the amount of cooperation we've gotten in the past....

And you don't have to listen any more to the people out there, 'cause you're now in board session, discussing ***. (Boos)

(Various voices)

Okay, all right, that was enough. All right, ***, repeat your motion.

(Various voices)

I make the motion that the housing authority...

Please.

Okay, you writing all this down?

Go ahead.

We're trying.

Go ahead.

Okay.

I make the motion that the housing *** no longer looks at rehabilitation as the primary solution for Rippling River and that we can...we...we definitely look at all options on relocation as close as we can to Rippling River.

And that's your motion?

That's my motion.

Okay. Do we have a second?

I'll second.

We have a second. Is there any discussion, comments, questions, from the commission?
All those in favor of the motion, say "aye". (Ayes.) Those opposed?

Abstention.

Okay, we have one abstention. Okay, thank you very much. It is done. That part.
Now, under 9A...

I'll make the motion to move 9A up.

Well, it's already been...we've already talked about 9A, right, that's the resolution?

We don't have the agenda, is there any more ***?

No, that's it.

Well, actually there's a *** 9A is *** resolution and a resolution to potentially form a non-profit...non-profit development corporation in the event that we are able to go forward with *** development and a *** resolution *** back in time *** when you have your financing report if this comes to fruition. So you do the resolution and *** resolution *** put in place in the event that the development comes to fruition. So whatever *** development to the board, we have them do the resolution, and a non-profit ***.

*** your non-profit?

It would be a non-profit that we develop. Right.

I'll take recommendations from the commission on what to do with this resolution.

(Various voices)

I think so.

At the same time we could direct staff to continue to work on the airport property, there were lots of questions and issues that came up tonight that we need to get resolved.

Right, but understand that any costs that you incur from this point forward will not be covered for recapture *** funding ***.

For...

For...for...if this site approves.

We do the same additional resolution that we did for ***, correct?

For *** and ***, yes.

Is this the same one?

This is the same...this is the same, which means that we'll be able to go back and recapture, you know, once we make this...any funds that we start spending with reference specifically to this property?

Right, ***.

Can we make it open ended that...that...to...to properties that...that...that are... because let's say...let's say this one doesn't work, and another one right across the street from us does...

Right.

Right. Can we incorporate the cost of this along with the one across the street?
Hopefully, this one works, but...do you follow...

I mean, we...

Can we make it open-ended so....

Amend...amend it to say " a replacement property".

Yes.

That's what you should do.

Yes, ***.

All right, so that would be the amendment to the resolution?

To make an amendment to this resolution so that instead of specifically talking about the airport, we're talking about proposed Rippling River replacement, so we would capture all the costs, however much...starting after we have them, you know, including tonight's time.

Okay. Is there a motion?

Yes.

We have a motion. Do we have a second?

I'll second.

We have a second. Any discussion, comments, questions? And this is the amended motion?

Yes.

And...you got that? Okay. All those in favor of the motion say "aye". (Ayes) Those opposed?

Abstentions?

Me.

Thank you. One abstention.

I hope you're still talking about Carmel Valley.

Okay. All right, we are going to take a 10-minute break.

(Various voices) [*** everyone to have this for the record.

I don't want to waste my time or your time.

Little late now but *** just in case it ever comes up again.

He's actually a member *** and I was a member on the board ***.

I mean, you know, I don't scare easy, but ***. I mean, if I had a lot of power *** the Justice Department. *** they're gonna run a monopoly...]

***.

Um, at this point I'd like to introduce a young lady who's with us from...she's a public housing specialist from HUD, Sharon Treskunof. Sharon, if you would like...(woman's voice correcting name pronunciation)...Treskunof? Okay. Would you like to say a few words?

Good afternoon.

That on?

*** Well, maybe that's better, because I heard a lot of remarks about HUD and I hear from Sacramento out of the San Francisco office and Monterey is a *** of my housing authority. I just wanted to make just one brief statement, nothing substantial about the issues, however, I wanted people to understand the responsibility between HUD, the housing authority and the residents. Our primary mission and our goal and our responsibility is the best interest of our clients ***. That is, safe and habitable housing. Unfortunately, we are not a private entity, we are a Federal entity. Housing authority has a relationship to us which means they are under our auspices, under our regulatory and statutory rules. What that may mean...what that means, in this instance, where it seems to me that time is of the essence based on the material I've seen, I've not seen any contradictory material to date. I'm certainly open to that, but I've not seen any. We heard discussions tonight...tonight about changing the rules. Of course, we know that's how *** are made and *** changed. But time is of the essence in this instance because we have a duty and that duty is the protection of our residents. Safe and habitable housing is the mission, that is the bottom line and the buck stops in the lap of the housing authority. So, *** HUD and we're going to be spending a lot of time and maybe sending engineers here to do our own evaluation and not the inspections that you had before, a whole different type, to get a clear understanding of this. We don't know from day to day what the status of this property is. We hope, certainly, that it will be able to stand to accommodate the wealth that folks here have achieved in terms of the community relationships, and we appreciate that. And still the bottom line is that if this development worsens or if we have information that it is worsening, then we have to go back *** of our focus here and right now the best interest is to provide safe and habitable housing to ensure that people are safe. So, this in a nutshell, that is my statement, and I appreciate the opportunity.

Thank you for being ***. (Applause.) All right, back to the agenda. ***** motion?

I'll make a motion to ***.

We have a motion. Do we have a second?

Second.

We have a second. Motion by ***, second by York. Any discussion, comments or questions? Saying none, all those in favor of the motion say "aye". (Ayes.) Thank you very much. Next item is the reports of committees. Is there any information other than what is on...in the packets that any ***.

***.

Okay. Any questions from any member on the committee reports? None? Okay, we shall move on. Report from the secretary, executive report.

Uh, no change to my report. It stands. As you know, the fact that we are still fighting the 5605 which unfortunately which we thought we defeated was put into the president's budget which will have a direct impact on us funding-wise and how we use our Section 8 funds. Overall, they're being changed as we speak, and if they're implemented, of course, it's going to require a change in the budget as we are speaking. It's getting a little bit tougher. The other one is the fact that the two state laws, SB 345 and SB 90, are very

onerous and makes it even more difficult and more costly for us to administer those and it looks like that even though they've been *** by the house for various committees, but that's not going to ***. It'll add another cost in the administration of our programs. Okay, so, that's where we stand right now and there's no further change..

Okay. Questions? All right, saying none, we'll move on. We've done ADA and we've done 9A. 9B. Health ***. Yeah, 9B.

As I had summarized in my memo, staff has recommended that we write off the remaining *** health care in the amount of \$330,000, plus \$4,000 in accrued interest, \$120,000 would go *** given last year *** additional 210,000 this year. *** any time we have a...a health trust like ours, 'cause we're self-insured, um, you're...you're hoping that your premiums that you're charging both the housing authority and the employees are going to be enough, sufficient to cover the claims. Unfortunately *** not been ***. And next year *** health trust *** become a component unit of the housing authority *** so they would be part of our...our entity anyway, so we would request that this *** write off the \$330,000.

Questions? Glenn?

Yeah, I *** one question. What...excuse me...what part of our...of our budget does this *** write off?

It'll actually be reported as additional health insurance *** and they won't show up and, you know, collect the **** health insurance..

And the health insurance is ***. Okay. Okay. Any other questions? All right, I'll entertain a motion.

***.

We have a motion ***...

Second.

...from Tim, and the finance and development committee get to see this?

Right.

Okay. ***.

All right. Any other questions? All those in favor of the motion, say "aye". (Ayes)
Those opposed? Thank you very much.

Under "Information", does any member of the commission have any questions on any of the issues under information, the administrative report, the status report, of financial *** report, *** the status report, monthly housing management report, or the status report on *** and Section 8 report? Questions? Yes?

No.

No? Okay. All right, so we'll accept...

Uh, one thing, sir.

Go ahead.

Status report on Section 8. I'd like to acknowledge Rosie Anderson's department for getting a high performer rating for ***. (Applause)

Where is Rosie?

Right here.

Congratulations. Yeah, you were back there when you ***. Congratulations, and your department did a great job, so make sure that gets passed on to them. I would appreciate that very much. All right. Anything else? All right, saying none. Commissioner comments? Any comments? No comments? All right, we are adjourned.

-----TRANSCRIPTION ENDS-----

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:05 p.m.

Chairman

ATTEST:

Secretary

Date