

**ACTION**  
**MINUTES OF THE REGULAR BOARD MEETING**  
**OF THE**  
**HOUSING AUTHORITY OF THE COUNTY OF MONTEREY**  
**HELD NOVEMBER 24 2003**

Commissioners met at the Central Office. The meeting was called to order by Chair Lyn Ann Rosen at 6 p.m. Present: Chair Lyn Ann Rosen, Vice Chair Mike Nichols, and Commissioners: York Gin, Josh Stewart, Alan Styles, and Carol Schneider. Absent: Commissioner Timothy Escamilla. Also Present: Jim Nakashima, Executive Director; Mary Jo Zenk, Deputy Executive Director/Chief Financial Officer; Jean Goebel; Director of Housing Management; Starla Warren, Director of Housing Development; and Lynn Santos, Finance Manager. Recorder: Sandy Tebbs.

**PRESENTATIONS**

Ms. Goebel introduced Jose Mancera, new Housing Manager for South County. Mr. Mancera commented that it was a pleasure and an awesome opportunity to be selected Housing Manager for South County and that he knows there is a lot of work ahead and a lot to learn, but he is willing and able. The Board welcomed Mr. Mancera.

**COMMENTS FROM THE PUBLIC:**

Stanley Reiger, Rippling River resident, requested it be on record that he attended tonight's Board meeting.

**CONSENT AGENDA**

Commissioner Stewart requested Consent Agenda items B and C be pulled.

- A. Minutes—Approval of Minutes of the Regular Board Meeting held October 27, 2003**
- D. Resolution 2193 – to Approve Acceptance of Office of Migrant Services Construction Contract**
- E. Resolution 2194 – to Approve Acceptance of Housing and Community Development Contract 03-FWHG-265 for Rehabilitation of Salinas FLC**
- F. Resolution 2195-to Approve Acceptance of Housing and Community Development Contract 03-FWHG-266 for Rehabilitation of Chualar FLC**

Upon motion by Commissioner Stewart, seconded by Commissioner Gin, the Board approved the Consent Agenda items A and D through F. Motion carried with the following vote:

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

Commissioner Stewart stated he pulled Consent Agenda items B and C to ask if these items reflected any impact on the budget? Commissioner Nichols responded there was no impact on the budget.

- B. Resolution 2191: Creation of Development Analyst and Community Development Planner Positions**

Upon motion by Commissioner Nichols, seconded by Commissioner Stewart, the Board adopted Resolution 2191 authorizing the creation of the Development Analyst and Community Development Planner positions. Motion carried with the following vote:

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

**C. Resolution 2192: Change in Personnel Complement**

Upon motion by Commissioner Stewart, seconded by Commissioner Gin, the Board adopted Resolution 2192 that modifies the previously Board-approved Personnel Complement that was amended by Resolution 2189. Motion carried with the following vote:

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

**REPORTS OF COMMITTEES**

<u>Finance/Development Committee</u>	Commissioner Stewart, Chairman
<u>Personnel Committee</u>	Commissioner Nichols, Chairman
<u>Monterey County Housing, Inc.</u>	Commissioner Tim Escamilla, Representative
<u>Affordable Acquisitions</u>	Commissioner Tim Escamilla, Representative

Mr. Nakashima reported that MCHI is losing two of their directors and would appreciate names of possible replacements. He recommended the names be provided to the Executive Director for MCHI, Kim Stemler, or to Ms. Zenk.

**REPORT OF SECRETARY**

**A. Executive Report:** Mr. Nakashima reported that staff is working on analyzing the worker's comp special assessment of \$122K and questioning why the bill goes back five years and why the interest is being added. He further noted today he learned that there will be new federal legislation introduced that will affect Section 8 funding, but that issue will be fought through the legal channels. Mr. Nakashima commented for the record that he does have concerns regarding the fiscal issues that HACM has no control over. The Housing Assistance and Housing Management Departments will be affected as HACM grows and funds decrease. No action required.

**OLD BUSINESS**

**A. Minutes of the Annual Board Meeting held September 22, 2003**

Upon motion by Commissioner Nichols, seconded by Commissioner Styles, the Board approved the Minutes of the Annual Board Meeting held September 22, 2003 as originally submitted. Motion carried with the following vote:

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

**NEW BUSINESS**

**A. Board of Commissioners Holiday Dinner**

Upon motion by Commissioner Styles, seconded by Commissioner Nichols, the Board approved the Monterey Coast Brewing restaurant and the Christmas Party Menu for the Board of Commissioners' holiday dinner. Motion carried with the following vote:

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

## **INFORMATION**

The Board pulled informational agenda item C at the request of staff.

- A. Administrative Report and Summary of Actions for October/November 2003**
- B. Status Report: September 2003 Financial Statements and October 2003 Disbursements**
- D. Housing Management Report**
- E. Eligibility/Section 8 Reports**
- F. Legislative Update**
- G. Legislative Correspondence**
- H. Quarterly Cash Report**

There was no discussion on informational items A, B, and D through H.

### **C. Status Reports: Monthly Development Report**

Ms. Warren reported that she will be requesting a Housing Cooperation Agreement and funding from King City to help fix the funding gap for the OMS migrant center project. The bids came in too high in September so the RFP was sent out again after further value engineering and the current bids did come in approximately \$400K less than the first bidding, but there is still a funding gap and the Housing Authority may need to front the start of construction or reduce the number of units. OMS is also seeking further funding. Ms. Warren stated she has talked with King City's City Manager who will take the issue to the City Council; the City Manager suggested that the City might be able to do a forward pledge.

After a lengthy discussion, Ms. Warren stated since this issue is not agendaized for tonight's meeting that she would present a proposal to King City from a developer's point of view and bring their response back to the Board. The King City Council meets December 8<sup>th</sup> or 9<sup>th</sup> and HACM has requested to be on that agenda for explanation of the OMS project issues. The Board emphasized that this would be a staff proposal and not a proposal from the Board of Commissioners. Mr. Nakashima emphasized concern that this will be the third season without this project being completed. No action required.

## **COMMISSIONER COMMENTS**

Commissioner Stewart commented that he would like the Chair of the Board at the time of closed sessions to be sure they clarify, before coming out of the closed session, that the action from the closed session is what all the Commissioners have agreed to. Commissioner Rosen asked if he would like the action to be written down? Commissioner Stewart replied he didn't think it needed to be in writing, but to make sure that the action is what the Commissioners have decided upon.

Commissioner Rosen commented that she was reading an article in the Sunday newspaper about Pueblo Del Mar and the Housing Authority was not mentioned once; she thought the Housing Authority should have been mentioned. Mr. Nakashima responded that he has made a telephone call expressing the Housing Authority's concern that HACM was not mentioned in the article. Staff further explained that the organization was referring more to the programs at Pueblo Del Mar and not the agencies involved.

## **ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 7:13 p.m.