

ACTION
MINUTES OF THE REGULAR BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
HELD JANUARY 27, 2003

Commissioners met at the Central Office. The meeting was called to order by Chair Alan Styles at 6:04 p.m. Present: Chair Alan Styles, Vice Chair Lyn Ann Rosen (arrived 6:15 p.m.), and Commissioners: York Gin, Mike Nichols, Josh Stewart, and Carol Schneider (arrived 6:25 p.m.). Absent: Commissioner Tim Escamilla. Also Present: Jim Nakashima, Executive Director; Mary Jo Zenk, Deputy Executive Director/Chief Financial Officer; Barry Phillips, Chief Administrative Officer; Starla Warren, Director of Housing Development; Lynn Santos, Finance Manager; and Carolina Sahagun, Acting Director of Housing Assistance Programs. Recorder: Sandy Tebbs

PRESENTATION

Vivian Brennard and Carolina Sahagun provided a PowerPoint Presentation on the FSS Program. The Board thanked Ms. Brennard and Ms. Sahagun on their informative presentation.

Commissioner Rosen arrived at 6:15 p.m.
Commissioner Schneider arrived at 6:25 p.m.

COMMENTS FROM THE PUBLIC

Mr. David Green, BT Commercial, commented, regarding the letter sent to HACM from Joseph Hertlein on Rippling River, that he wanted the Board to know that his company has a confidentiality agreement and that Joseph Hertlein has no knowledge of the scope of work that BT Commercial is doing. Mr. Green also commented to the inflammatory nature of Mr. Hertlein's letter toward BT Commercial.

CONSENT AGENDA

Commissioner Rosen requested Consent Agenda item B, Resolution 2150, be pulled and considered separately.

- A. Minutes--Approval of Minutes of the Regular Board Meeting held December 16, 2002
- C. Revised Section 8 Voucher Requisition
- D. Revised Section 8 Steinbeck Requisition Budget

Upon motion by Commissioner Stewart, seconded by Commissioner Nichols, the Board approved the Consent Agenda without item B, Resolution 2150. Motion carried with the following vote:

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

- B. Resolution 2150 – Revised Budget FY 02-03

Upon motion by Commissioner Stewart, seconded by Commissioner Nichols, the Board adopted Resolution 2150 approving the Revised Agency-Wide Budget for the 2002-2003 fiscal year. Motion carried with the following vote:

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

REPORTS OF COMMITTEES

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

Rippling River Focus Group

To Board queries, staff reported that the Board's desire to have the Rippling River Focus Group at tonight's meeting had been communicated to the focus group several times. In discussion, the Board emphasized at the August Board meeting at Rippling River, the community had expressed their offers of resources for the Rippling River project but has failed to show the Board any resources. It appears the focus group has not been focusing on the issues at hand and some suggestions by the focus group could be considered libelous for the Housing Authority. The Board would like instructions be given to the Rippling River Focus Group that their next meeting will be their last. The Board further requests the Rippling River Focus Group attend the February Board meeting at Rippling River.

REPORT OF SECRETARY

A. Executive Report

Mr. Nakashima congratulated Ms. Anderson and staff on the 99% lease-up, which puts HACM in the safe zone with HUD.

OLD BUSINESS

A. Strategic Planning – Follow-up January 11, 2003 Retreat

Ms. Zenk informed the Board that the grant funding to the Enterprise Foundation for MCHI and HACM expires January 31, 2003. Staff requested the Board allow the five strategic planning goals to be included in the Annual Plan to HUD. The Board agreed and directed that staff bring the strategic plan in draft form to the February Board meeting.

NEW BUSINESS

A. Renewal of Audit Contract

Upon motion by Commissioner Stewart, seconded by Commissioner Rosen, the Board approved two one-year extensions of the existing audit contract with Hayashi & Wayland. Motion carried with the following vote:

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

B. Resolution 2151 – National Housing Trust Fund Campaign and Endorsement

Upon motion by Commissioner Nichols, seconded by Commissioner Rosen, the Board adopted Resolution 2151 with the last line of the resolution to include the Board of Commissioners and that all Commissioners sign the resolution. Motion carried with the following vote:

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

INFORMATION

A. Administrative Report and Summary of Actions for December 2002/January 2003: Staff responded to Board query that injury was due to loss of balance.

B. Status Report: November 2002 Financial Statements and December 2002 Disbursements: Staff responded to Board query that Pueblo Del Mar tenants are selected by a Committee of people and that HACM has to follow the management plan to meet financing requirements. Staffs for Pueblo Del Mar are looking at better ways to check tenant applications.

- C. Status Reports: Monthly Development Report: Staff responded to Board query that Jardines Del Monte should be finalized by February 31st.
- D. Housing Management Report: No discussion.
- E. Eligibility/Section 8 Reports: Mr. Nakashima asked Ms. Zenk at what point will staff recommend the Section 8 waiting list be closed. Ms. Zenk responded it would depend on the federal budget and whether HACM does Section 8 Project Base.
- F. Insurance Premium Update: Staff informed the Board that HACM needs to revisit the benefits package.
- G. Federal and State Legislative Update: Commissioner Rosen noted this information may be good for the residents to know also. Staff informed the Board of the HUD Conference on farm worker housing scheduled for April 1 and 2 in Salinas.
- H. Legislative Correspondence: Commissioner Rosen stated she liked the correspondence that staff had sent out.
- I. February Board Meeting: No discussion.

COMMISSIONER COMMENTS:

Commissioner Stewart thanked the Board for his birthday card.

Commissioner Rosen read an article in the NAHRO Monitor by the NAHRO President, Kurt Creager, and stated she wanted it on record that she was astounded that the NAHRO President would be so concerned about obesity and diabetes when the mission is affordable housing. Mr. Nakashima responded that the article by the NAHRO President was to show that NAHRO is also interested in the social aspects of clients as well as housing them. Mr. Nakashima emphasized that Mr. Creager's Housing Authority is one of the most successful, especially with mixed income/mixed use.

Commissioner Styles commented that Housing Authorities have to use the power they have to work with government and the President of NAHRO needs to know the realities.

Ms. Zenk reminded the Board about the NAHRO Chapter conference on February 9 and 10 at the Monterey Beach Hotel. Mr. Nakashima stated the NAHRO Senior Legislative person, Julio Barreto, would be one of the guest speakers at this conference.

Chair Styles called a five minutes recess and stated that item B in Closed Session would be addressed first to accommodate staff. The Board recessed at 7:35 p.m. and convened to Closed Session at 7:40 p.m.

CLOSED SESSION

The Board of Commissioners met in Closed Session for the following purposes and reasons:

- B. With respect to every item to be discussed in Closed Session pursuant to Government Code Section 54956.8: Real Property Negotiations
ACTION: No action to report.

- A. With respect to every item to be discussed in Closed Session pursuant to Government Code Section 54957: PUBLIC EMPLOYMENT PERFORMANCE EVALUATION Title: Executive Director
ACTION: The Board reported the Executive Director's Very Satisfactory evaluation has been completed and the Board has approved a ten percent increase in the Executive Director's salary retroactive to October 2002.

The Board reconvened to Regular Session at 8:36 p.m.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:37 p.m.

Chairman

ATTEST:

Secretary

Date