

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

Commissioners met at the Rippling River Public Housing Development, 53 E. Carmel Valley Road, Carmel Valley, California.. The meeting was called to order by Chair Alan Styles at 6:09 p.m. Present: Chair Alan Styles, Vice Chair Lyn Ann Rosen, and Commissioners: York Gin, Mike Nichols, Josh Stewart, Tim Escamilla, and Carol Schneider. 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

**COMMENTS FROM THE PUBLIC:** Chair Styles welcomed everyone to the meeting

**CONSENT AGENDA**

- A. Minutes--Approval of Minutes of the Regular Board Meeting held January 27, 2003
- B. Resolution 2152 – PHA Certification of Compliance with the PHA Plan and Related Regulations (2003)
- C. Section 8 Administrative Plan Revisions

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

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

**REPORTS OF COMMITTEES**

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

Rippling River Focus Group

Chair Styles opened the meeting for public comments on Rippling River; there were eighteen individuals that decided to comment out of twenty individuals that signed up to speak. (These comments were provided to the Board of Commissioners.)

**REPORT OF SECRETARY**

A. Executive Report: Mr. Nakashima reported that the language for HR5605 was changed per our request for 2003, but the President's 2004 budget will raise the HR5605 Section 8 voucher issue again. Also the PHAS changes will affect the housing programs; 108 PHA's have already threatened to file for bankruptcy due to only 50% funding. HACM's strong Board and fiscal stability will keep HACM holding on; hopefully the housing authorities can win the 2004 battle.

**NEW BUSINESS**

- A. Proposal for New Safety Incentive Program

Upon motion by Commissioner Stewart, seconded by Commissioner Gin, the Board approved the Safety Incentives Program. Motion carried with the following vote:

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

B. Appointment of HACM to FORA as Ex-Officio Member

Upon motion by Commissioner Schneider, seconded by Commissioner Nichols, the Board approved the letter to all FORA Board members requesting that the HACM be appointed as an ex-officio nonvoting member. The Board further decided that all Commissioners should sign the letter. Motion carried with the following vote:

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

C. FSS Action Plan Revisions

Upon motion by Commissioner Stewart, seconded by Commissioner Gin, the Board approved the revisions to the FSS Action Plan. Motion carried with the following vote:

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

**INFORMATION**

- A. Administrative Report and Summary of Actions for January-February 2003
- B. Status Report: December 2002 Financial Statements and January 2003 Disbursements
- C. Status Reports: Monthly Development Report
- D. Housing Management Report
- E. Eligibility/Section 8 Reports
- F. Draft 5 year Strategic Plan
- G. Federal and State Legislative Update
- H. Legislative Correspondence

The Board pulled agenda item F, Draft 5 year Strategic Plan for discussion. In short discussion, it was decided that the strategic plan did not need to add timelines. There was no further discussion on the Information items. No action required.

**COMMISSIONER COMMENTS:**

Commissioner Nichols commented that many HACM residents use the services of Natividad Medical Center and he is concerned about the possible closure of that facility. The Board requested staff keep track of the situation with Natividad Medical Center.

Commissioner Escamilla asked if the Board was going to set the next date to meet at Rippling River. Chair Styles replied not until the Board sees the ADA report and that's not going to be for a while. Chair Styles commented that the Board had previously decided not to continue with the Focus Group, but he would really like to continue with the Focus Group as the Board moves forward because he thinks there are some things that came out of tonight's meeting that the Focus Group can look at and bring their thoughts back to the Commission. Chair Styles asked Commissioner Rosen if she would continue on the Focus Group.

Commissioner Rosen commented that yes she would continue on the Focus Group, but she would like to see the Group move forward. She stated she has heard volumes of accusations towards the Housing

Authority and about information that had been provided. Commissioner Rosen would like facts researched and reports be provided in writing if accusations are being made against the Housing Authority. Staff reminded that the Focus Group is made up of three components: residents, community, and staff, and suggested the Focus Group not meet until after the ADA is completed.

The Board requested the Focus Group be an agenda item at the March Board meeting.

Commissioner Stewart reminded that he would be at the NAHRO Legislative Conference in Washington DC during the next scheduled Finance/Development Committee meeting and requested that meeting be changed. The Finance/Development Committee decided to change the Committee meeting to March 20, 2003 at the regular time of 4 p.m.

Commissioner Schneider asked if residents were moving into 1253 Del Monte. Staff explained that residents are moved in, but staff is waiting for the completed certification from the State for the in-resident childcare before having a grand opening.

### **ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 8:28 p.m.