

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

Commissioners met at the Central Office. The meeting was called to order by Chair Alan Styles at 6:03 p.m. Present: Chair Alan Styles, Vice Chair Lyn Ann Rosen, and Commissioners: York Gin, Mike Nichols, Josh Stewart (arrived 6:05 p.m.), Tim Escamilla (arrived 7:30 p.m.), and Carol Schneider (arrived 6:04 p.m.). Also Present: Jim Nakashima, Executive Director; Mary Jo Zenk, Deputy Executive Director/Chief Financial Officer; Rosie Anderson, Director of Housing Assistance Programs; Starla Warren, Director of Housing Development; Lynn Santos, Finance Manager, and Attorney Cheryl Ontiveros. Recorder: Sandy Tebbs

PRESENTATIONS

Commissioner Schneider arrived at 6:04 p.m.

A. Commissioner Service Award: Chair Styles presented the recently received 30 year service pin to Commissioner York Gin; it was noted Commissioner Gin is currently in his 33rd year.

Commissioner Stewart arrived at 6:05 p.m.

B. Presentation of FSS Certificate of Achievement: Chair Styles presented an FSS Certificate of Achievement to Cynthia Flores for completing the FSS program.

C. Mr. Steve Collins, Water Resource Agency, presentation on the increase for water assessment fees. This presentation was postponed due to Mr. Collins' extended trip out of town.

COMMENTS FROM THE PUBLIC: None

PUBLIC HEARING:

Chair Styles opened the Public Hearing on the Housing Authority of the County of Monterey PHA Plan at 6:08 p.m. There were no public comments. Staff noted there were some changes since the draft plan was put out to the public on expanding the Section 8 Homeownership Program and exploring Section 8 project base for HACM's public housing. A demonstration study is being requested on the 5H program for possible public housing homeownership. Chair Styles closed the Public Hearing at 6:12 p.m.

CONSENT AGENDA

Commissioner Rosen requested agenda items D and E be pulled for discussion. Staff requested that agenda item G be removed from the agenda.

- A. Minutes-Approval of Minutes of the Regular Board Meeting held February 24, 2003
- B. Minutes-Approval of Minutes of the Special Board Meeting held March 6, 2003
- C. Proposed Policy Change – Policy 390 – Tuition Reimbursement Program
- F. HCV Program Administrative Plan
- H. Resolution 2157 – Approval to Submit HELP Loan for \$2.0 Million
- I. Resolution 2158 – Approval to Submit Application for Joe Serna Farmworker and USDA Section 514 Funding for Rehab Funds for Salinas & Chualar FLCs

Upon motion by Commissioner Nichols, seconded by Commissioner Stewart, the Board approved the Consent Agenda without agenda items D, E, and G. Motion carried with the following vote:

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

- D. Agreement to Manage Property for the City of Monterey

To Board queries, staff explained the \$40 was strictly HACM's administrative fee for each unit.

Upon motion by Commissioner Stewart, seconded by Commissioner Gin, the Board authorized the Executive Director to sign the Agreement with the City of Monterey for property management and ancillary services for the units located at 420 Estrella Avenue. Motion carried with the following vote:

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

E. Resolution 2156 – Transfer Reserves from Section 8 to Public Housing

Staff explained the revision to Resolution 2156 notes that HACM has transferred these funds in the past.

Upon motion by Commissioner Nichols, seconded by Commissioner Stewart, the Board adopted revised Resolution 2156 authorizing the transfer of \$600,076 of Section 8 Reserves to Public Housing. 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

There was nothing added to Reports of Committees.

REPORT OF SECRETARY

A. Executive Report: Mr. Nakashima reported it was clear at the NAHRO Conference that OMB is defining policy and funds; some of the national organizations are being shut out of discussions with HUD, HHS, and the Department of Agriculture. Housing lobbyists are unsure how to react to this situation. Congressman Farr supports a demonstration study for the Section 8 project basing of public housing, if the demonstration study takes place and is successful, there would be no more REAC or PHAS. Discussions are ongoing in Washington DC on whether to State block grant the voucher program; several Housing Authorities are trying to convince their governors that a middleman is not needed. Chair Styles reported the NAHRO congressional visits showed that the congressmen and senators are not paying much attention to housing issues; Congressman Farr was an exception and showed excitement about Section 8 project basing of public housing. Commissioners Stewart and Styles commented that some housing authorities are talking about filing for bankruptcy if the funds go to the States. Chair Styles explained that if funding goes to the State, the State would run the programs. Mr. Nakashima noted that the State's big fear is they will end up footing the bill.

The Board moved forward the Closed Session to accommodate the Attorney. The Board convened to Closed Session at 6:38 p.m. with the request by Mr. Nakashima that Closed Session agenda item B be addressed first.

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 54956.9: Pending Litigation
Pamela Webster v. Housing Authority of the County of Monterey
Steven Fernandez v. Housing Authority of the County of Monterey

ACTION: No action taken in Closed Session.

- A. With respect to every item to be discussed in Closed Session pursuant to Government Code Section 54956.8: Real Property Negotiations

ACTION: No action taken in Closed Session.

Commissioner Escamilla arrived at 7:29 p.m. The Board reconvened to regular session and recessed to a break at 7:30 p.m. The Board reconvened to regular session at 7:42 p.m.

OLD BUSINESS

- A. Resolution 2155 – Five Year Strategic Plan

Upon motion by Commissioner Nichols, seconded by Commissioner Rosen, the Board approved Resolution 2155 to adopt the Five Year Strategic Plan. Motion carried with the following vote:

AYES: Styles, Rosen, Gin, Nichols, Stewart, Escamilla, Schneider

NOES: None

ABSENT: None

- B. Rippling River Focus Group Restructure Proposal

After a lengthy discussion, the Board tabled this agenda item until after the ADA assessment has been received. Commissioner Rosen stated she would like to attend any training sessions for the residents.

NEW BUSINESS

- A. Approval of Section 8 Requisition Budgets 2003/2004

Upon motion by Commissioner Nichols, seconded by Commissioner Stewart, the Board approved Section 8 Requisition Budgets for the 2003/2004 fiscal year for submission to HUD. Motion carried with the following vote:

AYES: Styles, Rosen, Gin, Nichols, Stewart, Escamilla, Schneider

NOES: None

ABSENT: None

- B. Approval of Operating Fund Formula Budget for 2003/2004

Upon motion by Commissioner Stewart, seconded by Commissioner Gin, the Board approved Operating Fund Formula Budget Submission to HUD for the 2003/2004 fiscal year. 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 February/March 2003
B. Status Report: January 2003 Financial Statements and February 2003 Disbursements
C. Status Report: Monthly Development Report
D. Status Report: Monthly Housing Management Report
E. Status Report: Eligibility/Section 8 Reports
F. Section 8 Administrative Plan Grievance Procedures
G. Legislative Update

H. Legislative Correspondence

Staff responded to queries that the old office building on Rossi Street could not be used for storage because it is HUD owned; that Jardines Del Monte childcare providers are licensed but it takes time to build a clientele; and sometimes security deposits are not paid before move-in, but are paid monthly along with the rent. Ms. Warren stated she would provide a report on Jardines Del Monte at the next Board meeting. No action required.

COMMISSIONER COMMENTS

Commissioner Schneider asked whether anyone would be attending the Housing California 2003 Conference in Sacramento in April; Ms. Zenk responded that staff would be attending that conference and also the Cultivating Our Communities Conference being held in Salinas on April 1st and 2nd.

Commissioner Nichols reminded the Board about the Risk Management Seminar coming up on April 8th for management staff and the Safety Committee members.

Commissioner Styles provided publications from the NAHRO Legislative Conference to the Commissioners.

Mr. Nakashima recommended the Commissioners review the Fort Ord Reuse Authority Affordable/Workforce Housing Study that was provided to the Commissioners.

CLOSED SESSION: The Closed Session items were addressed before Old Business above.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:38 p.m.