

**ACTION**  
**MINUTES OF THE REGULAR BOARD MEETING**  
**OF THE**  
**HOUSING AUTHORITY OF THE COUNTY OF MONTEREY**  
**HELD APRIL 28, 2003**

Commissioners met at the Central Office. The meeting was called to order by Chair Alan Styles at 6 p.m. Present: Chair Alan Styles and Commissioners: York Gin, Mike Nichols, Josh Stewart, Tim Escamilla, and Carol Schneider. Absent: Vice Chair Lyn Ann Rosen. 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**

A. Curtis Weeks, General Manager of the Monterey County Water Resources Agency, provided a PowerPoint Presentation on Stopping Seawater Intrusion. The Board thanked Mr. Weeks for his presentation.

B. Sexual Harassment Training: The Board tabled this training for the Special Board meeting.

The Board convened to closed Session at 6:33 p.m.

**CLOSED SESSION**

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

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; information item only.

B. With respect to every item to be discussed in Closed Session pursuant to Government Code Section 54956.9: Pending Litigation  
Steven Fernandez vs. Housing Authority of the County of Monterey  
ACTION: This item was addressed in regular session.

C. With respect to every item to be discussed in Closed Session pursuant to Government Code Section 54956.9: Pending Litigation  
Michael Jones, individually and dba A Moveable Feast vs. Housing Authority of the County of Monterey  
ACTION: No action taken; information item only.

The Board reconvened to regular session at 7:23 p.m.

B. With respect to every item to be discussed in Closed Session pursuant to Government Code Section 54956.9: Pending Litigation  
Steven Fernandez vs. Housing Authority of the County of Monterey  
ACTION: No discussion took place on this item in Closed Session, it was reported in regular session that Litigation took place in small claims court which found in favor of the Housing Authority of the County of Monterey.

**COMMENTS FROM THE PUBLIC:** None

**CONSENT AGENDA**

- A. Minutes-Approval of Minutes of the Regular Board Meeting held March 24, 2003
- B. Moss Landing Rehabs—Both Units
- C. Resolution 2159—Third Revision Agency-wide Budget 2002-2003

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

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

**REPORTS OF COMMITTEES**

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

Ms. Zenk reported MCHI has sent a letter requesting HACM refinance some of their loans to MCHI at a lower interest rate.

**REPORT OF SECRETARY**

A. Executive Report: Mr. Nakashima reported that OMB has not released the new scoring method for PHAS, but he has heard that due to over 1,500 congressional letters that OMB is changing the turnaround time to 20 days and removing the residents survey as part of the scoring. To Board query, staff stated that HACM has not heard back on their request to be an ex-officio member of FORA. Ms. Zenk reported that FORA has invited Ms. Warren and herself to serve on a committee to evaluate work force housing with recommendations to be made by the end of June. No action required.

**NEW BUSINESS**

- A. Resolution No. 2160 Authorization to submit a Public Housing Pilot Conversion Program Act to the U.S. Congress to convert entire public housing stock to Section 8 project base

Upon motion by Commissioner Stewart, seconded by Commissioner Gin, the Board tabled this item for further information to be brought to a Special Board meeting. Motion carried with the following vote:

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

- B. Authorization to apply for SuperNOFA for FSS for FY 2003

Upon motion by Commissioner Nichols, seconded by Commissioner Stewart, the Board authorized the Executive Director to submit application for SuperNOFA to fund the FSS Coordinator positions. Motion carried with the following vote:

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

- C. May Committee and Board Meetings

Upon motion by Commissioner Stewart, seconded by Commissioner Gin, the Board decided the Committee and Board meetings in May would be rescheduled as follows: The Personnel Committee meeting to be rescheduled to Monday, May 19, 2003 at 10:30 a.m.; the Finance/Development Committee meeting to be rescheduled to Tuesday, May 20, 2003 at 4 p.m.; and the Board meeting to be rescheduled to Wednesday, May 28, 2003 at 6 p.m. Motion carried with the following vote:

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

### **INFORMATION**

- A. Administrative Report and Summary of Actions for March/April 2003
- B. Status Report: February 2003 Financial Statements and March 2003 Disbursements
- C. Status Report: Monthly Development Report
- D. Status Report: Monthly Housing Management Report
- E. Status Report: Eligibility/Section 8 Reports
- F. Legislative Update
- G. Legislative Correspondence

Mr. Nakashima complimented staff on becoming aware of all the legislative issues that may affect HACM. Staff noted the two letters provided tonight are to be included with the legislative correspondence. No action required.

**COMMISSIONER COMMENTS:** None

During a short discussion, the Board decided that individual Commissioner subscriptions to the NAHRO Monitor were not required; one copy of the NAHRO Monitor to be circulated to all the Commissioners would be sufficient.

Ms. Zenk reported that Jardines Del Monte has won a NAHRO Award of Merit in Housing and Community Development.

**CLOSED SESSION:** These items were addressed after Presentations.

### **ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 8:32 p.m.