

ACTION
MINUTES OF THE REGULAR BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
HELD JANUARY 26, 2004

Commissioners met at the Central Office. The meeting was called to order by Chair Lyn Ann Rosen at 6:02 p.m. Present: Chair Lyn Ann Rosen, Vice Chair Michael 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; Rosie Anderson; Director Housing Assistance Programs; Jean Goebel; Director of Housing Management; Starla Warren, Director of Housing Development; and Lynn Santos, Finance Manager. Recorder: Sandy Tebbs.

INTRODUCTION/PRESENTATION

A. KION HACM Eye Opener Video: Staff presented a five-minute media relations video that will be aired for a year by KION Television Station beginning on February 14, 2004.

B. Introduction(s) / Award Presentation(s): Chair Rosen presented an award of appreciation to Jane Bennett who is HACM's spotlight person on January's Administrative Report. Ms. Goebel introduced Maria Hernandez, newly selected Housing Management Analyst. The Board congratulated Jean Goebel on passing her Real Estate Broker's exam.

COMMENTS FROM THE PUBLIC: Stanley Reiger, resident of Rippling River, requested that it be recorded in the minutes that he attended tonight's Board meeting.

CONSENT AGENDA

- A. Minutes—Approval of Minutes of the Regular Board Meeting held December 15, 2003**
- B. Resolution 2207: Position Revision – Change IT Manager to Chief Information Officer**
- C. Reappointment Letter of Support**

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

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

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

Commissioner Nichols reported that he had been elected President of the Board of Directors for Monterey County Housing, Inc. and Affordable Acquisitions. No action required.

REPORT OF SECRETARY

A. Executive Report: Mr. Nakashima stated that he was trying to be realistic in his report when he stated that there are tough times ahead for HACM. He suggested that HACM needs to be looked at fiscally as a single entity for a truer representation and not compared to the County or State. Mr. Nakashima asked Ms. Zenk to present her PowerPoint presentation, Financial Update for the Housing Authority of the County of Monterey January 2004. Ms. Zenk provided handouts of the Financial Update and the Housing Authority's Annual Report for 2002-2003 and requested comments from the Commissioners be provided on the Annual Report no later than January 28th. Commissioner Styles stated it was a good presentation and asked if any decreases occur this year, will they be reported as such in next year's report. Ms. Zenk replied in the affirmative. No other action required.

NEW BUSINESS

A. Resolution 2206: Adjudication of Claim of Justin Martin

Upon motion by Commissioner Nichols, seconded by Commissioner Styles, the Board adopted Resolution 2206 rejecting the claim of Justin Martin. Motion carried with the following vote:

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

B. Resolution 2208: Salinas Farm Labor Center – Award of Contract

Upon motion by Commissioner Stewart, seconded by Commissioner Gin, the Board adopted Resolution 2208 to award the painting contract for Tesoros del Campo (formerly known as Salinas Farm Labor Center) to Cypress Paint in the amount of \$122,415.00. Motion carried with the following vote:

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

INFORMATION

A. Administrative Report/Summary of Actions for December 2003 / January 2004: No discussion. No action required.

B. Status Report: November 2003 Financial Statements and December 2003 Disbursements: Ms. Santos reported that MCHI/MCHIAA are no longer being consolidated with HACM's financials since their gains and losses have no impact on HACM. Staff responded to Board query that Fenton & Keller is legal counsel on some HACM legal issues. No action required.

C. Status Reports: Monthly Development Report: To Board query, Ms. Warren stated she had nothing to report on Rippling River. No action required.

D. Housing Management Report: No discussion. No action required.

E. Eligibility/Section 8 Reports: Staff reported that Casanova and Parkside have several vacancies due to elderly tenant deaths and tenants needing assisted living arrangements. It was further explained that individuals that are at the top of the waiting list without Section 8 vouchers find it more difficult to pay the rent at these complexes. Mr. Nakashima noted that HACM services seven elderly housing complexes from King City to the Monterey Peninsula. No action required.

F. Legislative Update: Staff noted there was an added attachment on the table, Housing California Capitol Alert. Mr. Nakashima commented that homeless providers are finding it more difficult to obtain funding for homelessness and emergency housing. He felt that Cities and Counties need to address these issues because HACM is not structured to handle these particular clients. No action required.

G. Annual Plan Timeline: Ms. Anderson stated this timeline is to inform the Board that the Annual Plan process has started. No action required.

H. Management's Discussion and Analysis: No discussion. No action required.

I. Emergency Housing: Commissioner Stewart stated that the Finance/Development Committee reviewed this item and noted that HACM is not in a position to handle emergency housing. Commissioner Stewart recommends the emergency housing information card be sent to the Board of Supervisors as an update of what is in place locally for emergency housing. No action required.

COMMISSIONER COMMENTS

Commissioners Schneider commented that she knows the I.H.E.L.P. is a good working organization.

Commissioner Styles commented good job by staff and good meeting.

Commissioner Stewart thanked the Board and staff for his birthday card; the Board wished Commissioner Stewart a Happy Birthday.

Mr. Nakashima asked Commissioner Gin as a Commissioner with over 30 years service did he like the trends and reports that he has been receiving. Commissioner Gin responded that the reports are very good; HACM has some really smart people working here. Commissioner Gin asked whether the new law requiring smoking areas/ash trays to be 20 feet from entrances and exits of public buildings would affect HACM; he further commented that law would be rough for the smokers here at HACM. It was noted that the new law would put smokers in the open during rainy weather.

The Board convened to Closed Session at 7:12 p.m.

CLOSED SESSION

The Board of Commissioners met in Closed Session for the following purpose and reason:

- 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.

The Board reconvened to regular session at 7:31 p.m.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:32 p.m.