

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

Commissioners met at the Central Office. The meeting was called to order by Vice Chair Michael Nichols at 6:03 p.m. Present: Vice Chair Michael Nichols, and Commissioners: York Gin, Josh Stewart (departed at 6:20 p.m.), Alan Styles, Timothy Escamilla, Carol Schneider, and John Dalessio. Also Present: Jim Nakashima, Executive Director; Mary Jo Zenk, Deputy Executive Director/Chief Financial Officer; Barry Phillips, Chief Administrative Officer; Tony Caldwell, Chief Information Officer; Rosie Anderson, Director Housing Assistance Programs; Jean Goebel, Director of Housing Management; Starla Warren, Director of Housing Development; and Lynn Santos, Director of Finance. Recorder: Sandy Tebbs.

PRESENTATION

The Board welcomed newly appointed Commissioner John Dalessio.

Marie Kassing, Deputy Executive Director of Sun Street, presented a check to the Housing Authority as repayment for a loan on the construction of the Nancy Dodd Community Center.

Chair Nichols presented a 15-year pin and certificate to Jean Goebel.

Mr. Nakashima introduced Bryan Dove, newly selected Community Development Planner.

The Board wished Happy Birthday in April to Commissioners Gin and Styles.

COMMENTS FROM THE PUBLIC:

Stanley Reiger, resident of Rippling River, requested it be on record that he attended tonight's Board meeting.

Helaine Clarke, resident of Rippling River, stated she just wanted to welcome our new Commissioner, John Dalessio, who truly understands the hearts of the people at Rippling River and who has worked with us tirelessly to try to come to a good solution for everyone's problems so everyone's happy and I know he'll work to the best possible solutions to everyone's problems.

CONSENT AGENDA

- A. Minutes—Approval of Minutes of the Regular Board Meeting held March 22, 2004**
- B. Minutes—Approval of Minutes of the Special Board Meeting held April 5, 2004**
- C. Minutes—Approval of Minutes of the Special Board Meeting held April 14, 2004**
- D. Resolution 2228: Adjudication of Claim of Beth Wright**
- E. Resolution 2229: Adjudication of Claim of James Temple**
- F. Resolution 2230: Change in Personnel Complement**
- G. Resolution 2235: Application for Shelter Plus Care Section 8 Vouchers**
- H. Personnel Committee Time Change**

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

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

REPORTS OF COMMITTEES

Finance/Development Committee
Personnel Committee

Commissioner Stewart, Chairman
Commissioner Nichols, Chairman

Monterey County Housing, Inc.
Affordable Acquisitions

Commissioner Tim Escamilla, Representative
Commissioner Tim Escamilla, Representative

Commissioner Nichols reported there was a discussion session with Commissioner Gin and several MCHI Directors regarding the partnerships between the two agencies. The MCHI Executive Director, Kim Stemler, is researching property for workforce housing around the whole Peninsula. Mr. Nakashima explained that MCHI/MCHIAA are entirely separate non-profit Boards with MCHI being a 501(C)3. The Housing Authority has no influence on MCHI/MCHIAA.

Commissioner Stewart departed at 6:20 p.m.

REPORT OF SECRETARY

A. Executive Report:

Mr. Nakashima reported the proposed Section 8 Flexible Voucher Program appears to be getting stronger and bigger, but the Northern California Executive Directors Association is preparing a letter to oppose this program. Ms. Zenk reported late Friday afternoon, HACM received information that the HACM reserve will be cut by \$60K. Ms. Santos stated that HACM has \$2M and less the \$60K will leave HACM without a full month's reserve. She further emphasized that HUD will not replenish the reserve nor will HACM be allowed to replenish it. Ms. Zenk noted more information would be available for the May Board meeting. No action required.

NEW BUSINESS

A. Resolution 2231: Commendation for Lyn Ann Rosen

Upon motion by Commissioner Schneider, seconded by Commissioner Gin, the Board adopted Resolution 2231, Commendation for Lyn Ann Rosen. Motion carried with the following vote:

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

B. Resolution 2232: Request for County Resolution Honoring Commissioner Rosen's Service to HACM

Upon motion by Commissioner Styles, seconded by Commissioner Schneider, the Board adopted Resolution 2232 authorizing the Executive Director to forward a letter to the Chairman of the Board of Supervisors of Monterey County that requests a County Resolution to honor Commissioner Rosen for her service to HACM. Motion carried with the following vote:

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

C. Resolution 2233: Farewell Dinner Honoring Commissioner Rosen

Upon motion by Commissioner Escamilla, seconded by Commissioner Styles, the Board adopted Resolution 2233 authorizing the Executive Director to organize a Farewell Dinner in honor of Commissioner Rosen. Motion carried with the following vote:

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

Vice Chair Nichols called for Closed Session to be moved forward at 7:03 p.m., but before the Closed Session began there was discussion on whether the Closed Session should be addressed at this time or remain on the agenda as scheduled. At 7:07 p.m. the Board decided to address the Closed Session as listed on the agenda following Commissioner Comments. Vice Chair Nichols called for regular session at 7:07 p.m.

D. Resolution 2236: Rippling River

Commissioner Dalessio requested the Board delay this issue for 60 days. Joe Hertlein and Helaine Clark requested the Board honor Commissioner Dalessio's request to delay this issue.

Upon motion by Commissioner Escamilla, seconded by Commissioner Gin, the Board adopted Resolution 2236 approving submission of necessary applications to determine feasibility and planning for relocation facility for Rippling River with the clarification that the Board is not committing to eminent domain by this resolution. Motion carried with the following vote:

AYES: Nichols, Styles, Gin, Escamilla, Schneider
NOES: Dalessio
ABSENT: Stewart

E. Procedures for Election of Officers

Vice Chair Nichols stated all Commissioner names are on the ballot; he requested the ballots for the vacant position of Chair be provided to each Commissioner. Commissioners Dalessio and Gin withdrew their names from the ballot. The Clerk to the Board requested that Commissioner Styles name be scratched because he was not eligible at this time.

The Board recessed during the counting of the ballots at 7:31 p.m. and reconvened to regular session at 7:47 p.m.

Mr. Nakashima and Mr. Phillips collected and counted the ballots. Mr. Nakashima reported that the new Chair was Mike Nichols with a five to one vote.

Newly elected Chair Nichols requested ballots for the now vacant position of Vice Chair be provided to the Commissioners. Commissioners Dalessio and Gin withdrew their names from the ballot; the Clerk requested Commissioner Nichols' name be scratched from the ballot.

Mr. Nakashima and Mr. Phillips collected and counted the ballots. Mr. Nakashima reported by majority vote that the newly elected Vice Chair is Commissioner Alan Styles.

Chair Nichols appointed Commissioner Dalessio to replace him on the Personnel Committee and the Safety Committee. Chair Nichols appointed Commissioner Styles as Chairperson on the Personnel Committee. The appointment to the MCHI/MCHIAA Board would be made next month since those Boards would not be meeting this month. Mr. Nakashima mentioned that the appointment to MCHI/MCHIAA Board would not have to be a Commissioner, but could be a person at large from the County. Chair Nichols requested the ballots be destroyed.

The Commissioners and staff congratulated Commissioners Nichols and Styles.

INFORMATION

A. Administrative Report/Summary of Actions for March/April 2004: No discussion; no action required.

B. Status Report: February 2004 Financial Statements and March 2004 Disbursements:

Commissioner Escamilla thanked Ms. Santos for adding the Health Welfare Trust to the financials. Ms. Santos reported there are no reserves in the Health Trust fund and it cannot be anticipated what will be coming in against this account. Ms. Zenk stated we must be careful with this fund because it is part of the financial statements with regards to the audit. No action required.

C. Status Report: Monthly Development Report

Ms. Warren reported Chualar and Salinas FLC rehabs were finished within two and a half months at a cost of approximately \$2M. The predevelopment agreement with Soledad Housing Authority will be presented at Soledad's next Board meeting. Ms. Zenk noted that Joe Serna and State funds are being used on some of these projects. Mr. Nakashima reported the fire department credits HACM management and maintenance staff for the fast evacuation of tenants at the Parkside Fire. To Board query, Mr. Phillips explained the butler building will be placed adjacent to the main HACM building in

the back parking lot, but the growth in development, finance, and property management has made it part of the expansion process. Commissioner Escamilla requested a timeline for the Front Street property be provided along with the Board education on CEQA. To Board query, staff responded that there is a scoping meeting at Rippling River on Friday for people to express any environmental issues they might have. No action required.

D. Status Report: Monthly Housing Management Report: No discussion; no action required.

E. Status Report: Eligibility/Section 8 Reports

Mr. Nakashima complimented Ms. Anderson for keeping the lease-up at the maximum rate without exceeding the limit. To Board query on the Shelter Plus 11 Voucher Allocations, staff responded there was a two-year extension on those vouchers, but they could be affected along with the Section 8 vouchers. The funding on the Shelter Plus vouchers is not tied specifically to the Section 8 Program but is similar to the funding for Pueblo Del Mar. No action required.

F. Legislative Update: No discussion; no action required.

G. Partnerships with MCHI: No discussion; no action required.

COMMISSIONER COMMENTS

Commissioner Escamilla welcomed newly appointed Commissioner Dalessio.

Commissioner Schneider complimented Ms. Zenk and Ms. Santos on a good job.

Commissioner Styles congratulated Mr. Nakashima for his participation in the Leadership Salinas Program. He further congratulated Ms. Zenk on the PSWRC/NAHRO Award that HACM will receive in San Diego for the Monterey County Opportunity Center; Commissioner Nichols noted HACM would also receive a National Award for the Opportunity Center at the NAHRO Summer Conference in Detroit.

Commissioner Nichols wished Commissioners Gin and Styles a Happy Birthday.

The Board convened to Closed Session at 8:30 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: CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Property: APN# 187 502 001 000, 187 512 017 000, 187 512 018 000, and 187 512 016 000, located in Carmel Valley: Agency Negotiator: Starla Warren: Negotiating Parties: Housing Authority of the County of Monterey: Under Negotiation: Price and Terms of Payment

ACTION: No action taken.

The Board reconvened to regular session at 9:08 p.m.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 9:08 p.m.