

ACTION
MINUTES OF THE REGULAR BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
HELD FEBRUARY 23, 2004

Commissioners met at the Central Office. The meeting was called to order by Chair Lyn Ann Rosen at 6 p.m. Present: Chair Lyn Ann Rosen, Vice Chair Michael Nichols, and Commissioners: York Gin, Alan Styles, and Carol Schneider. Absent: Commissioners Josh Stewart and Timothy Escamilla. Also Present: Jim Nakashima, Executive Director; Mary Jo Zenk, Deputy Executive Director/Chief Financial 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 Cheryl Ontiveros, Attorney. Recorder: Sandy Tebbs.

PRESENTATION

A. Pueblo Del Mar Video: Staff presented the public relations video on Pueblo Del Mar transitional housing.

B. Award Presentation: The Board added an award presentation to the agenda. Chair Lyn Ann Rosen presented the Northern California/Nevada Chapter of NAHRO Nominee for the Perfecto Villarreal Award of Excellence to Rosie Anderson, Director of Housing Assistance Programs.

COMMENTS FROM THE PUBLIC:

Chair Rosen explained that Commissioners would not be responding to public comments and there would be three minutes allowed for each person that wished to speak in public comments. Rebecca Martinez, Field Representative for SEIU Union Local 817, provided two handouts to the Board of Commissioners, letter addressed to Attorney Ontiveros dated December 15th regarding Article 10, Wages, Memorandum of Understanding – Force Account, and a Memorandum to the Board of Commissioners dated February 23, 2004, regarding a Resolution Authorizing Force Account a 4% COLA Retroactive to July 1, 2003. Ms. Martinez, Ed Goldstein, Daniel Martinez, and Rogelio Hernandez spoke in public comments. Comments were made on behalf of Force Account that related to a 4% increase and/or step increases. Attorney Ontiveros stated that Force Account was not eligible for the 4% COLA as they joined the union after the effective date in the MOU of July 1, 2003. Attorney Ontiveros further noted that management had been trying to get the Union to open the MOU early so that the step increase and/or raises could be addressed as there is no structure currently in place for Force Account to receive additional increases. Comments were further made regarding stress issues. Attorney Ontiveros suggested that the Board agendaize these issues on next month's Board agenda

CONSENT AGENDA

- A. Minutes—Approval of Minutes of the Regular Board Meeting held January 26, 2004**
- B. Resolution 2209: Restated Money Purchase Pension Plan – Incorporation of Governmental Changes**
- C. Resolution 2210: Amended Conflict of Interest Code**
- D. Proposed Change to HACM Telephone/Voice Mail/Cellular Telephone Use – Policy 470**
- E. Resolution 2212: HA Certification of Compliance with the HA Plan and and Related Regulations (2004)**
- F. Resolution 2213: HCV Program Administrative Plan**

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, Styles, Schneider
NOES: None
ABSENT: Stewart, Escamilla

REPORTS OF COMMITTEES

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

Commissioner Stewart, Chairman
Commissioner Nichols, Chairman
Commissioner Tim Escamilla, Representative
Commissioner Tim Escamilla, Representative

Commissioner Nichols reported MCHI/MCHIAA Finance/Executive Meeting would take place next week therefore there would be more to report next month. No action required.

REPORT OF SECRETARY

A. Executive Report: Mr. Nakashima reported on his trip to Washington, D.C. He stated during election years it is more difficult to get legislation through the process. He cautioned that HUD has proposed new flexible vouchers, which has some good points but will take away the guarantee of funding. It will take years to recover with funding becoming less and less. No action required.

The Board moved the Closed Session forward to accommodate Legal Counsel. The Board convened to Closed Session at 6:35 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 54956.95: LIABILITY CLAIMS: Claimants: Daniel J. Martinez, Ricardo Mendoza, Juan Rodriguez-Sosa, Gilbert Zendejas, and Ricardo Zendejas
ACTION: The Board rejected the claim of Daniel J. Martinez, Ricardo Mendoza, Juan Rodriguez-Sosa, Gilbert Zendejas, and Ricardo Zendejas.
- B. With respect to every item to be discussed in Closed Session pursuant to Government Code Section 54956.9: ANTICIPATED LITIGATION:
Conference with Legal Counsel
ACTION: No action taken.

The Board reconvened to regular session at 7:21 p.m. The Board recessed to a break at 7:22 p.m. and convened to regular session at 7:31 p.m.

NEW BUSINESS

A. Resolution 2211: Adjudication of Claim of Daniel J. Martinez, Ricardo Mendoza, Juan Rodriguez-Sosa; Gilbert Zendejas, and Ricardo Zendejas

Upon motion by Commissioner Styles, seconded by Commissioner Nichols, the Board adopted Resolution 2211 to reject the Claim of Daniel J. Martinez, Ricardo Mendoza, Juan Rodriguez-Sosa, Gilbert Zendejas, and Ricardo Zendejas. Motion carried with the following vote:

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

B. Resolution 2214: Lakeview Date to Exercise Purchase Option – owners decision

Upon motion by Commissioner Styles, seconded by Commissioner Schneider, the Board adopted Resolution 2214, Lakeview Decision Not to Exercise Purchase Option and authorized the Executive Director to send this rejection to the Las Palmas Ranch Partnership. Motion carried with the following vote:

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

C. Resolution 2215: King City Migrant – Joe Serna Grant Application

Upon motion by Commissioner Gin, seconded by Commissioner Styles, the Board adopted Resolution 2215, authorizing the Executive Director to submit an application for Joe Serna Jr. Farmworker Housing Grant Program funds for the construction of the King City OMS Farm Labor Housing Child Care Center. Motion carried with the following vote:

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

INFORMATION

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

B. Status Report: December 2003 Financial Statements and January 2004 Disbursements: No discussion. No action required.

C. Status Report: Monthly Development Report

Ms. Warren reported that the Soledad Housing Authority Board meeting has been postponed for a few weeks. To Board queries, Ms. Warren responded that she is still meeting with the Rippling River Resident Group. She further responded that the elevator is not closed off yet at Rippling River because she is waiting to receive information from the residents that will be affected first. Ms. Zenk noted that the resident manager at Rippling River is currently reviewing the units near the elevator and assigning some parking spaces if needed. Ms. Warren stated that Merry Bilek, Rippling River resident, had been interviewed by Coast Weekly newspaper. No action required.

D. Status Report: Monthly Housing Management Report

Ms. Goebel reported that Plaza Grande has received approval on the elevator but the elevator phone is still not connected. Ms. Warren noted liens have been filed on Plaza Grande. To question on who would have to take over payments if the Plaza Grande project fails, staff responded the City Redevelopment Agency has pledged to cover negative cash flow. No action required.

E. Status Report: Eligibility/Section 8 Reports

Ms. Anderson responded to Board queries that there are 6,577 on the waiting list with approximately 30 units for Section 8 and 30 units for property management that become available monthly. No action required.

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

G. Quarterly Cash Report: No discussion. No action required.

H. Health Insurance Renewal – 2004

To Board queries, staff reported that there were only three out of seven stop-loss providers that accepted HACM's bid. Staff has been working with several providers to come up with the best price, but it is difficult with HACM's high claims record. HACM's current provider has been asked to continue the plan through June 2004. There will be an increase of 30-60% for dependent care. Staff will be sending a letter to the Union with explanation of increases and requesting to meet and confer. Open enrollment for HACM health insurance needs to begin next Monday. Due to the high increase a new lower cost plan called PPO-2 is being offered in addition to current plans. Employees can change their plan during open enrollment therefore the total cost will be unknown until open enrollment closes. Because of another year of high claims, HACM's health trust fund will have to increase risk and pay the first \$50K with higher rates. Ms. Zenk explained that the trust fund should have three months of payments and currently the fund is at zero. To query, staff noted if any rebates were to occur, HACM employees may be provided a premium holiday where they would not have to pay their premium for that particular month or period. No action required.

COMMISSIONER COMMENTS

Commissioner Schneider asked whether the trip to Washington, DC would affect the Board quorum in March. Staff replied in the negative; the conference will be completed by the March Board meeting.

Commissioner Rosen and other Board members congratulated Ms. Anderson on her nomination for the Perfecto Villarreal Award of Excellence.

CLOSED SESSION: See Closed Session above.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:59 p.m.