

ACTION
MINUTES OF THE REGULAR BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
HELD APRIL 25, 2005

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 Josh Stewart, and Commissioners York Gin, Timothy Escamilla, Richard Rangel, and Merri Bilek (departed at 7:15 p.m.). Absent: Commissioner John Dalessio. Also present: Jim Nakashima, Executive Director, Barry Phillips, Chief Administrative Officer; Tony Caldwell, Chief Information Officer; Rosie Anderson, Director of Housing Assistance Programs; Starla Warren, Director of Housing Development; Lynn Santos, Director of Finance; and Cheryl Carlson, Attorney. Recorder Sandy Tebbs.

COMMENTS FROM THE PUBLIC

The Board presented Gloria Venegas with a certificate and pin for her five years of dedicated service to the Housing Authority.

The following people spoke on the deteriorating conditions, rent increases, and violations at Monte Del Lago Mobile Home Park and asked if the Housing Authority could help in any way: Peter Widdershoven, Susan Keith, Tanya Grant, Ron Widel, Jayne Wilsey, Elbert Cole, Andrea Lynne, Gene Bentle who also provided documents earlier for the Board, Richard Karczewski, Joe Russo, Lewis Caton, and two unnamed speakers.

The Board recessed to a break at 6:31 p.m. and reconvened to regular session at 6:40 p.m.

CONSENT AGENDA

- A. Minutes—Approval of Minutes of the Special Board Meeting held March 21, 2005**
- B. Minutes---Approval of Minutes of the Regular Board meeting held March 28, 2005**
- C. Resolution 2312: Amend Conflict of Interest Code**
- D. Resolution 2313: Personnel Complement FY 2005, Change #3**
- E. Resolution 2314: Commendation for Jose Gomez**
- F. Resolution 2315: Revision to Public Housing Security Deposits**
- G. Resolution 2316: Authorization to Contract for Utility Bill Auditing Services**
- H. Resolution 2317: Lease Agreement for King City Migrant Child Care**
- I. Resolution 2318: Authorization to apply for SuperNOFA for Housing Choice Voucher Family Self-Sufficiency (FSS) Program Coordinators for FY 2005**
- J. Resolution 2319: Authorization to apply for SuperNOFA for Homeownership Supportive Services**
- K. Resolution 2320: Authorization to apply for SuperNOFA for Public Housing Neighborhood Networks Program**

Commissioner Escamilla pulled Consent Agenda items A and B for comment/discussion. Commissioner Stewart pulled Consent Agenda item C for comment/discussion.

Upon motion by Commissioner Gin, seconded by Commissioner Stewart, the Board approved the Consent Agenda items D through K. Motion carried with the following vote:

AYES: Styles, Stewart, Gin, Escamilla, Rangel, Bilek
NOES: None
ABSENT: Dalessio

**A. Minutes---Approval of Minutes of the Special Board Meeting held
March 21, 2005**

Upon motion by Commissioner Escamilla, seconded by Commissioner Stewart, the Board approved the Minutes of the Special Board Meeting held March 21, 2005. Motion carried with the following vote:

AYES: Styles, Stewart, Gin, Rangel, Bilek
NOES: None
ABSENT: Dalessio
ABSTAIN: Escamilla

**B. Minutes---Approval of Minutes of the Regular Board Meeting held
March 28, 2005**

Upon motion by Commissioner Escamilla, seconded by Commissioner Stewart, the Board approved the Minutes of the Regular Board Meeting held March 28, 2005 and requested the cassette recorded tapes for this meeting be saved. Motion carried with the following vote:

AYES: Styles, Stewart, Gin, Escamilla, Rangel, Bilek
NOES: None
ABSENT: Dalessio

C. Resolution 2312: Amend Conflict of Interest Code

Upon motion by Commissioner Stewart, seconded by Commissioner Gin, the Board adopted Resolution 2312, amending the Conflict of Interest Code. Motion carried with the following vote:

AYES: Styles, Stewart, Gin, Escamilla, Rangel, Bilek
NOES: None
ABSENT: Dalessio

REPORTS OF COMMITTEES

Personnel Committee	Commissioner Josh Stewart, Chairman
Finance/Development Committee	Commissioner Tim Escamilla, Chairman
Monterey County Housing, Inc.	Commissioner Tim Escamilla, Rep.
Affordable Acquisitions	Commissioner Tim Escamilla, Rep.
Ad Hoc Committee for Rippling River	Commissioner Alan Styles, Chairman
Resident Advisory Council	Commissioner Richard Rangel, Rep.

Mr. Nakashima reported on the Monterey County Housing, Inc. that the biggest thing on-going is Section 8 Project Basing, which is being discussed for some of MCHI's properties; the other item of interest is how to bring Plaza House back up to speed. Commissioner Escamilla stated that the MCHI Executive Director was asking for direction from that board on what their focus should be; Commissioner Escamilla recommended the Housing Authority Board provide a letter to MCHI on what this Board thinks would be a good direction and one in which the Housing Authority could show their commitment. Legal Counsel advised this issue be agendized for another Board meeting.

Commissioner Escamilla reported at the last Joint Ad Hoc Committee meeting the next step would be both boards getting together to pass the guiding principles and the MOU and to provide the status report on where we are. Commissioner Escamilla requested the comments that he and Supervisor Potter made at the April 12, 2005 Board of Supervisors meeting with reference to the Ad Hoc meetings be provided for this Board to hear at the next meeting. Mr. Nakashima stated he would follow up with a letter to the County regarding a Joint Board meeting.

Commissioner Rangel reported that Resident Advisory Council met on April 21st; he stated the council is trying to conduct a more structured meeting. Their Bylaws were changed to add two board members. The current officers' terms will end in July so nominations will take place at that time. Two individuals from Monte Del Lago attended the meeting; one individual who spoke stated her lease protected her from rent increases for two or three more years which is a different story than what has been presented by most residents at Monte Del Lago.

REPORT OF SECRETARY

A. Executive Report

Mr. Nakashima reported that there is a study going on at HUD in which a lot of functions are being downsized. One of the things being pushed is something called A76. This is called non-Section 8 contract administration activity for multi-family housing and means they are contracting out Section 8 administration. If this is successful, HUD will secure changes to the Section 8 statute to permit contract limits. This is the first comment made about privatization and regionalization by HUD and OMB is behind it. Mr. Nakashima stated some of our worst fears may be coming true a lot faster than we thought.

OLD BUSINESS

A. Board Retreat

Commissioner Styles requested Commissioner Dalessio be contacted for dates he would be available in June for a Board Retreat.

The Board tabled this item to the May Board meeting.

NEW BUSINESS

A. Resolution 2307: Software Purchase

Mr. Caldwell presented a PowerPoint presentation, "Implementing a New Information System."

Commissioner Bilek departed at 7:15 p.m.

Upon motion by Commissioner Escamilla, seconded by Commissioner Rangel, the Board adopted Resolution 2307, approving the software purchase with the amendment that a date be brought back to the next meeting of when the software system will be fully implemented. Motion carried with the following vote:

AYES: Styles, Stewart, Gin, Escamilla, Rangel

NOES: None

ABSENT: Dalessio, Bilek

Chair Styles requested agenda item F be moved forward to accommodate the attorney.

**F. Resolution 2323: Change to HACM Bylaws – Proposed Article I, Section 7
Resolution 2324: Change to HACM Personnel Policy 415 – Conflict of Interest**

Upon motion by Commissioner Stewart, seconded by Commissioner Gin, the Board adopted Resolutions 2323, addition of Article I, Section 7, and Resolution 2324, Changes to HACM Personnel Policy 415-Conflict of Interest. Motion carried with the following vote:

AYES: Styles, Stewart, Gin, Escamilla, Rangel
NOES: None
ABSENT: Dalessio, Bilek

B. Resolutions 2321 & 2322: Submittal of Project Based Section 8 Proposals

Commissioner Escamilla reported for the record that the whole intent of this submittal, particularly with regards to Rippling River, is to try to secure any funding for any potential opportunities to implement the Corps report. Ms. Warren explained that this submittal is for Project Basing of Section 8 allocations from our existing voucher stock

Upon motion by Commissioner Escamilla, seconded by Commissioner Rangel, the Board adopted Resolutions 2321 and 2322, authorizing HACM to submit proposals for Project Based Section 8 Vouchers at Tynan Village and Rippling River and allow the Executive Director to execute all documents related to this funding application. Motion carried with the following vote:

AYES: Styles, Stewart, Gin, Escamilla, Rangel
NOES: None
ABSENT: Dalessio, Bilek

C. Term of Affordability for Inclusionary Housing

Mr. Caldwell provided a PowerPoint presentation, “Subsidy Retention and Subsidy Recapture.” Commissioner Escamilla stated that he felt the Housing Authority should retain or recapture all properties as much as possible for as long as possible which coincides with the Housing Authority mission; the Board agreed.

D. Letter of Commendation and Appreciation for Mr. Gary Patton

After a short discussion, the Board decided that one letter of appreciation from the Executive Director to Mr. Patton was appropriate.

E. Request to Change May Board meeting

The Board requested Commissioner Escamilla bring his new schedule to the next meeting.

Upon motion by Commissioner Rangel, seconded by Commissioner Stewart, the Board approved changing the Board meeting from Monday, May 23, 2005 to Friday, May 20, 2005. Motion carried with the following vote:

AYES: Styles, Stewart, Gin, Escamilla, Rangel
NOES: None
ABSENT: Dalessio, Bilek

**F. Resolution 2323: Change to HACM Bylaws – Proposed Article I, Section 7
Resolution 2324: Change to HACM Personnel Policy 415 – Conflict of Interest**

This agenda item was considered after New Business item A.

INFORMATION

- A. **Administrative Report/Summary of Actions for March/April 2005:** No discussion; no action required.
- B. **Status Report: February 2005 Financial Statements and March 2005 Disbursements:** No discussion; no action required.
- C. **Status Report: Monthly Development Report:** To Board query on arbitration, staff reported determination should be made within 30 days or sooner. No action required.
- D. **Status Report: Monthly Housing Management Report:** No discussion; no action required.
- E. **Status Report: Eligibility/Section 8 Reports:** No discussion; no action required.
- F. **Legislative Update:** No discussion; no action required.
- G. **Community Development Block Grant for 134 Rossi:** No discussion; no action required.
- H. **Follow-up and Referral items:**

Mr. Nakashima pointed out on the referral items that a request has been given to HUD for the PHAS Scores comparison and that Commissioner Dalessio's request for information has a response attached. The Board requested the following item be added to the Referral List: Issue of a letter of recommendations from HACM to Monterey County Housing, Inc. Commissioner Stewart requested Monte Del Lago be put on the next Board agenda as an update. Commissioner Escamilla requested two questions from the residents be included in the Monte Del Lago update: (1) Can the Housing authority help? and (2) Can the Housing Authority buy the mobile home park and give it to the residents? Commissioner Styles requested the issue include how the \$25K allocated by the Board was spent? Commissioner Escamilla requested another referral item be included that when there is a violation of fair housing standards brought to the Housing Authority's attention that the Housing Authority send a letter about that violation to the appropriate agency.

The Clerk to the Board stated that copies of documents provided earlier today by a Monte Del Lago resident are available tonight for the Commissioners.

COMMISSIONER COMMENTS:

Commissioner Stewart commented it was good to be back and Commissioner Styles replied it is good to have you back.

ADJOURNMENT

There being no further business to come before the board, the meeting was adjourned at 9:02 p.m.

Chairman

ATTEST:

Secretary

Date

