

**ACTION**  
**MINUTES OF THE REGULAR BOARD MEETING**  
**OF THE**  
**HOUSING AUTHORITY OF THE COUNTY OF MONTEREY**  
**HELD AUGUST 22, 2005**

Commissioners met at the Central Office. The meeting was called to order by Chair Alan Styles at 6 p.m. Present: Chair Alan Styles, Vice Chair Josh Stewart, and Commissioners: York Gin, Timothy Escamilla, and John Dalessio. Absent: Commissioners Richard Rangel and Merri Bilek. Also Present: Jim Nakashima, Executive Director; Mary Jo Zenk, Deputy Executive Director/Chief Financial Officer; Tony Caldwell, Chief Information Officer; Jean Goebel, Director of Housing Management; Starla Warren, Director of Housing Development; Lynn Santos, Director of Finance; and Cheryl Carlson, Legal Counsel. Recorder: Sandy Tebbs.

**COMMENTS FROM THE PUBLIC:**

Brad Houston, President of the Monte Del Lago Resident Association, commented Ladies and Gentlemen of the Board, hello again. Once again we meet at a similar (inaudible) as we've been before. I can speak, but what we really need is to hear from you and again we're not on the agenda. I'd just like to urge you—I understand that you've gotten the appraisal in—as I understand it; that's what we've been waiting for and now it's a matter of making a decision on what to do about it. I don't know what the appraisal came in at, but if at some point during conversations here, you might let that information wander out in the air I think we'd all appreciate it and would be very interested in knowing. Or you can use hand signs—anything—words—we're adaptable. We're patient and at this point, this is where we're focusing our energies. I want you to understand that even though we only see you once a month; conversations concerning this Board are going on pretty much every day amongst a large number of people—not just those that are in the park, but with everybody that's touched by the people in the park and our plight. More press reports are getting this (situation) wider known throughout this area and other parts of the State. A lot of people are waiting to see what goes on here and if this can be the forefront of some movement—some protection for all of the people—the thousands and thousands of people—not only in this State but in the other States that face the same situation of having all their investments tied up into a piece of construction that sits on somebody's property that you went into with a reasonable expectation of a fair climb of rate of rent and according with the general increase of the cost of living and which we're suddenly discovering is not to be the case—because where greed has power and there is nothing to stand in its way, it's going to get its way. And we're just hoping that you can help. That's pretty much all I have to say at this point.

Helaine Clark commented she would pass at this time.

**CONSENT AGENDA**

**A. Minutes—Approval of Minutes of the Board Meeting held July 25, 2005**

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

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

**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 Tim Escamilla, Chairman
Resident Advisory Council	Commissioner Richard Rangel, Rep.

Commissioner Escamilla reported the County has set up another Joint Ad Hoc Committee meeting on Rippling River for September 8<sup>th</sup>.

Chair Styles reported that Commissioner Rangel has provided a written report on the Resident Advisory Council and the Clerk to the Board would be sending each Commissioner a copy.

### **REPORT OF SECRETARY**

#### **A. Executive Report**

Mr. Nakashima reported there were no changes to his report.

### **OLD BUSINESS**

#### **A. Appointment of Representative to the Monterey County Housing, Inc. (MCHI) and MCHI Affordable Acquisitions Boards**

Upon motion by Commissioner Escamilla, seconded by Commissioner Stewart, the Board tabled this item to next month for discussion and requested staff research the minutes that created MCHI. Motion carried with the following vote:

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

#### **B. September Two-day Board Retreat in September**

The Board tabled this item until next month and requested staff set up four one-hour workshops instead of two full days for the Five Year PHA Plan review and to place this agenda item before the MCHI discussion.

### **NEW BUSINESS**

#### **A. Resolution 2350: Revised Job Description: General Services Administration and FY06 Amended Personnel Complement**

Upon motion by Commissioner Stewart, seconded by Commissioner Gin, the Board adopted Resolution 2350 to approve the position revision and salary range of the General Services Administrator to Procurement and Contract Manager and the amendment to the FY 2006 Personnel Complement. Motion carried with the following vote:

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

#### **B. Resolution 2352: Partnership with MCHI Regarding Tynan Village**

Upon motion by Commissioner Dalessio, seconded by Commissioner Stewart, the Board adopted Resolution 2352 approving the formation of a nonprofit corporation known as Tynan Village, Inc. for the purpose of facilitating development of affordable housing consistent with the mission and goals of the Housing Authority and authorize the Executive Director to execute documents necessary to carry out the intent of this resolution. Motion carried with the following vote:

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

**C. Resolution 2353: Acceptance & Plan for King City In Lieu Funds**

Upon motion by Commissioner Stewart, seconded by Commissioner Gin, the Board adopted Resolution 2353 authorizing the Executive Director to accept \$605K in lieu of inclusionary housing funds from the City of King for use in the King City area and to offer to loan the \$605K to Monterey County Housing, Inc. (MCHI) for the purpose of rehabilitating the Leo Meyer Senior housing complex and if it is refused by MCHI to use the proceeds to purchase property in King City. The Board further stipulated that the Housing Authority Force Account department is to do the rehabilitation on the Leo Meyer Senior housing complex and that it is to remain forever an affordable housing complex. Motion carried with the following vote:

AYES: Styles, Stewart, Gin, Dalessio  
NOES: Escamilla  
ABSENT: Rangel, Bilek

**D. Resolution 2356: Authorization to prepare disposition application for Rippling River**

Ms. Warren provided a PowerPoint presentation on HUD's disposition process that had previously been presented to the Joint Ad Hoc Committee Meeting on July 28, 2005.

Helaine Clark, President of the Rippling River Residents Association, commented about the funding designation for who lives in what units at Rippling River and about the Accessibility Report and the meeting between Ruben Castillo-Banuelos with Kodama Diseno and Kim Blackseth that stated only four units need to be ADA compliant. Ms. Clark provided documents regarding that meeting to the Board Clerk for distribution to the Commissioners.

Commissioner Dalessio requested Ms. Clark submit those letters to the Board for the record.

Upon motion by Commissioner Escamilla, seconded by Commissioner Stewart, the Board adopted Resolution 2356 directing the Executive Director to proceed with completing an application for disposition for Rippling River and return to the Board for final approval and the Board further directed the Executive Director to work with the County on a Housing Cooperative agreement for Rippling River and return to the Board for final approval. Motion carried with the following vote:

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

**E. Resolution 2357: Re-Authorization for formation on Tynan Village, Inc.**

Upon motion by Commissioner Stewart, seconded by Commissioner Dalessio, the Board adopted Resolution 2357, approving the reauthorization for formation of the Tynan Village, Inc.; approved and ratified the formation of the Corporation pursuant to Articles of Incorporation in the form on file with the Board Secretary; and approved changing the first sentence in Section 5 to read, The Corporation shall be governed by a Board of Directors consisting of the members of the Board of Commissioners. Motion carried with the following vote:

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

**F. Resolution 2358: Re-Authorization for formation on Monterey County Housing Authority Development Corporation**

Upon motion by Commissioner Stewart, seconded by Commissioner Gin, the Board adopted Resolution 2358, approving the reauthorization for formation of the Monterey County Housing Authority Development Corporation; approved and ratified the formation of the Corporation pursuant to Articles of Incorporation in the form on file with the Board Secretary; and approved changing the first sentence in Section 5 to read, The Corporation shall be governed by a Board of Directors consisting of the members of the Board of Commissioners. Motion carried with the following vote:

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

**G. Invitation to the Center for Community Advocacy Ben Heller Award Banquet**

The Board requested a letter of regret be sent to the Center for Community Advocacy's invitation to the Ben Heller Award Banquet.

**INFORMATION**

- A. Administrative Report/Summary of Actions for July/August 2005**
- B. Status Report: June 2005 Financial Statements and July 2005 Disbursements**
- C. Status Report: Monthly Development Report**
- D. Status Report: Monthly Housing Management Report**
- E. Status Report: Eligibility/Section 8 Reports**
- F. Status Report: Software Migration Update**
- G. Legislative Update**
- H. Legislative Correspondence**
- I. Management Assessment Subsystem Actual Scoring Info**
- J. Quarterly Cash Report**
- K. Follow-up & Referral items**

Commissioner Stewart pointed out the resignation of the Chief Administrative Officer on the Administrative Report. Commissioner Dalessio commented that he appreciates Housing Authority Receptionist, Carmen Martinez, and how pleasant she is to everyone. Commissioner Escamilla stated he thinks it would be worthwhile if staff could provide the information to MCHI on what loans are secure and what loans are not secure. He further stated that he appreciates the financial report and thinks MCHI should be sent a copy of their report.

Mr. Nakashima thanked Commissioner Dalessio for pointing out how pleasant Ms. Martinez is at the Reception Desk. Since she's been pulling the front desk, we've had more favorable comments of customer service due to her personality and caring. Mr. Nakashima stated he really appreciated that coming from a Commissioner and noted that he would make sure Ms. Martinez hears the comment.

**COMMISSIONER COMMENTS:** (See below after Closed Session)

The Board recessed to a break at 7:46 p.m. and convened to Closed Session at 7:50 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 54956.9: POTENTIAL LITIGATION (2)  
ACTION: There was no action taken on both issues.

The Board reconvened to regular session at 8:40 p.m.

**COMMISSIONER COMMENTS:** None

**ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 8:41 p.m.

\_\_\_\_\_  
Chairman

ATTEST:

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Secretary

\_\_\_\_\_  
Date