

**ACTION
MINUTES OF THE SPECIAL BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
HELD MAY 26, 2010**

Commissioners met at 123 Rico Street, Salinas, CA 93907. The meeting was called to order by Chair Alan Styles at 6 p.m. Present: Chair Alan Styles, Vice Chair Elizabeth Williams, and Commissioners Tom Espinoza and Andrew Jackson. Absent: Commissioners Josh Stewart and Kevin Healy. Also Present: Jim Nakashima, Executive Director; Jean Goebel, Director of Asset Management and Compliance; Lynn Santos, Director of Finance; Shelley Giancola, Director of Administrative Services; and Starla Warren, Fee for Service Director of Housing Development. Recorder: Kimmy Nguyen.

COMMENTS FROM THE PUBLIC:

Olgita Gamino, a resident at Laguna Haciendas, stated two months ago her daughter had an illness which led her to be between her home and the hospital. She had a verbal argument with her mother-in-law on the phone which caused her to be given an eviction notice. She stated she is pregnant and on bed rest but is here to speak to the Board to see if the Housing Authority can do anything to help her. She has until June 14th to move out of her unit. Ms. Gamino stated she spoke with her manager and also Ms. Machado who told her that if she didn't sign the eviction paper then she would be evicted in two days. She felt this gave her no choice but to sign the document. The Board said they will take her comments into consideration.

Kristine Dutra, also a resident from Laguna Haciendas, expressed that there are a lot of disturbing issues going on at the site. They have been trying to get other people to come forward because the other tenants are either afraid to speak or fear eviction. She feels that it may have something to do with the fact that Haciendas is going to be taken down and that they are being evicted now for minor reasons to save relocation costs to the Housing Authority. Prior to the eviction notices, she stated that people were receiving violations for having guests on Christmas Day. She expressed that the manager at Haciendas apartments speaks to them rudely and disrespectfully and that she demeans them. If the residents try to bring a witness with them when they speak with the manager, she threatens to have them kicked out by the police. Ms. Dutra says that she is just trying to live a normal life. Prior to that, she said that the caretaker, who is no longer there, knocked on their door and flashing lights through their window. She stated that they have minors who are being photographed by the managers without the permission of the parents and so on. She wanted to just speak on that.

Angela Dutra, another resident at Laguna Haciendas stated that she has been asked to move out. She stated that they are not renewing her lease due to lease violations that she had received in the past. She had made several phone calls to the supervisor Ms. Machado and states that Ms. Machado never returns any of her phone calls. Ms. Dutra said until recently, Ms. Goebel left her a message on how to request a hearing. She also stated that she has had several problems with the manager at Haciendas and the way she speaks to her and judges her character because she lives in low-income housing. Ms. Dutra cannot afford to rent another apartment and understands that because she lives in low-income housing it comes with a cost.

Commissioner Espinoza wanted to ask resident #1, Ms. Gamino, to explain more clearly about her lease violations. Ms. Gamino explained that her daughter had been infected with E. coli. During the time she was going through treatment, she had an argument with her mother-in-law over the phone which made her upset. Someone complained about her being a disturbance to the public and that she was being loud on the property and being aggressive. To her understanding, the reason for her eviction is because she was being loud and causing a scene outside. Ms. Gamino has not had a hearing because she says she is a college student and needs to focus on school and has not had a chance to request a hearing. She told her manager that she does not have any means to move out and the manager explained to her that in order to help her later, she needed to move out now. The manager said if there were any complaints that Ms. Gamino needed to make about her that she would need to turn them into her and she will then turn them into Ms. Goebel. Ms. Gamino believes that the neighbor next door complained to the manager. Ms. Gamino has seen the neighbor's husband sneak in the back door for the past two years so she thinks that the neighbor has it in for her. Ms. Gamino's eviction date is June 14th.

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Commissioner Williams asked all three residents if they are all being evicted. Only one resident is being evicted and one resident's lease will not be renewed. Resident #3, Ms. Dutra explains again about her lease being terminated. Resident #1, Ms. Gamino also explained that she was asked not to pay her rent for two (2) months by Ms. Machado.

Commissioner Jackson asked the residents what type of derogatory statements the manager at Haciendas had made to them. Resident #3, Ms. Dutra stated that one problem occurred in August 2009. The manager Ms. Giron mentioned to Ms. Dutra that she heard that CPS had visited her home and had come several times. Ms. Dutra expressed to Ms. Giron that they had visited her home several times because she was not home when they tried to contact her. Ms. Giron also has made comments in front of Ms. Dutra's daughter's father, and the gentleman that she goes to church with; Ms. Giron tells her she is ghetto and that she doesn't even like her. Ms. Giron bought Christmas presents for her daughter because she felt sorry for her daughter (Ms. Dutra said Ms. Giron made that statement). Ms. Dutra stated that Ms. Giron doesn't know her, and doesn't know her daughter to be making these types of judgments. Ms. Giron has also put on Ms. Dutra's termination notice for her lease that the police showed up at her apartment for her sister due to her yelling and hitting her daughter in the front yard, which is incorrect. Ms. Dutra also brought up to the hearing and made complaints about the prior caretaker, Ms. Cabalero, shining her flashlight in her window at midnight and walking around the neighborhood with a gang member to leave notices to intimidate tenants.

Ms. Shelley Giancola would like to state that she did address the issue with the prior caretaker and that she is no longer employed by HACM.

Chair Styles asked if there was anything else and thanked the public for coming.

The Board convened to Public Hearing at 6:17 p.m.

PUBLIC HEARING: Certification of the Mitigated Negative Declaration for Haciendas

Ms. Warren explained that purpose of a public hearing is to receive public comments relative to the Mitigated Negative Declaration for Haciendas. Ms. Warren stated that we have received some comments and responded to the written comments which are in the package labeled Exhibit B. She stated that all comments received from the City were incorporated into the Mitigated Negative Declaration. There is a list of mitigated measures which is in Exhibit C that will be required to do a project. We have advertised the meeting and invited people to come speak. We have done direct mailing within 300 feet of the development. We also gave notices to all the public agencies that have anything to do with environmental concerns. Ms. Warren stated that Pamela Lapham, the consultant from PMC is here to answer any questions if the public has anything to bring forward. Chair Styles asked if there was anyone in the public who wished to address the negative declaration to please stand. There were no comments from the public. Chair Styles asked if there were any questions from the Commissioners, which there were none.

Ms. Warren stated that last month she had provided a draft Mitigated Negative Declaration and that there has been a draft available at the Housing Authority main office for review. Commissioner Espinoza asked Ms. Warren to please explain once the process is complete, what is the next step. Ms. Warren explained that it is deemed to be a project and now we may move forward to the entitlement process. Ms. Lapham, from PMC explained that we will need to file a notice of determination which will be posted for a period of 30 days. It sets a statute of limitations, reducing from a normal 180 days for people to appeal the project down to 30 days. People have 30 days to appeal the project if they don't like the decision. From that point, it goes to the City for them to approve, which is scheduled for June 16th. Ms. Lapham stated that they have already responded to the City's comment and made those revisions to the document.

The Board closed the public hearing at 6:21 p.m.

NEW BUSINESS

- A. Resolution 2660: Adoption of Mitigated Negative Declaration and Mitigation Monitoring Program for Laguna Haciendas Development Project and Associated Project Approval

Upon motion by Commissioner Williams, seconded by Commissioner Espinoza, the Board approved the Mitigated Negative Declaration for the Laguna Haciendas Development Project and Associated Project Approval. Motion carried with the following vote:

AYES: Styles, Williams, Espinoza, Jackson
 NOES: None
 ABSENT: Stewart, Healy

Ms. Santos pointed to an error on the resolution and Ms. Warren stated she would like to make a quick correction. She stated that the date of January 7, 2005 in Resolution 2660 should be omitted, the date May 26, 2010 is correct.

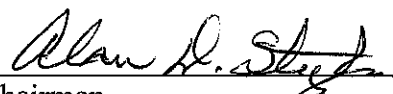
Upon motion by Commissioner Williams, seconded by Commissioner Espinoza, the Board adopted Resolution 2660 with the correction of striking the January 7, 2005 date from the Resolution. Motion carried with the following vote:

AYES: Styles, Williams, Espinoza, Jackson
 NOES: None
 ABSENT: Stewart, Healy

COMMISSIONER COMMENTS: None

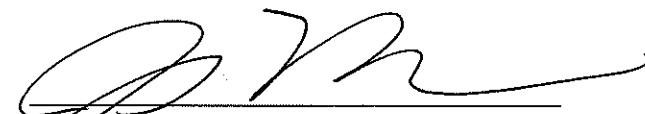
ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:25 p.m.

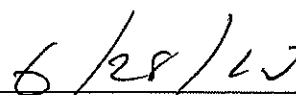


 Chairman

ATTEST:



 Secretary



 Date