ACTION
MINUTES OF THE
JOINT SPECIAL BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
BOARD OF COMMISSIONERS
AND
MONTEREY COUNTY HOUSING DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
HELD JUNE 12, 2014

Commissioners/Directors met at the Central Office. HACM Chair Commissioner Elizabeth Williams opened the Joint meeting at 5:26 p.m. Present for HACM: Chair Elizabeth Williams and Commissioners Tom Espinoza, Kathy Beuthin, Mary Jo Zenk, and Viviana Gama. Absent: Vice Chair Kevin Healy and Commissioner Kathleen Ballesteros. Also Present: Jean Goebel, Executive Director and Lynn Santos, Director of Finance. Recorder: Sandy Tebbs. Present for HDC: Chair Tom Espinoza, Vice Chair Elizabeth Williams, and Directors Kathy Beuthin, Mary Jo Zenk, and Viviana Gama. Absent: Directors Kevin Healy and Kathleen Ballesteros. Also Present: Starla Warren, CEO/President; Carolina Sahagun, Senior Community Development Planner; and Marilyn Rose, Senior Finance Officer. Recorder: Nora Ruvalcaba.

COMMENTS FROM THE PUBLIC:

Hans Jonsens commented about his concern for the lack of water on the peninsula along with salt-water intrusion on new developments. He noted that SB 226 states if you want to build a development you have to guarantee 20 years of potable water that is drinkable—that's a guarantee that they have to give. Water has to be there and in the ground for 20 years.

Chair Williams opened the Public Hearing at 5:30 p.m.

PUBLIC HEARING: Mitigated Negative Declaration and Mitigation & Monitoring Reporting Program for Haciendas Phase III & IV Development Project & Associated Project

There were no comments from the public.

Chair Williams closed the Public Hearing at 5:31 p.m.

NEW BUSINESS

A. HACM Resolution 2789 / HDC Resolution MDC-115: Adoption of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Haciendas Phase III and IV Development Project and Associated Project Approval

To query regarding page 97 of Exhibit A, Ms. Warren explained this issue has been discussed with the City of Salinas Staff and it is not considered non-payment, it is a deferral not a waiver to the extent that if the property has cash flow then the City will be paid. If it is not paid then that would mean that the mitigation measure was not done. The City has not approved this deferral yet, the mitigation method probably will be addressed at fee deferral. Ms. Warren explained there are other funds such as HOME funds or other funds for the China Town redevelopment that the City could also use.

To another query regarding community comments, Ms. Warren responded that comments have mostly been aesthetic in general; she explained that this development is on land that was called Japan Land and we are focusing on a landscaping that follows Japanese in nature. The community is very supportive of the project and many have been coming to the meetings. To a suggestion to use the homeless people for construction, Staff stated that the Section 3 program is encouraged to the Contractor, but it would be their screening criteria that would have to be met. To question on whether the Artisan commercial buildings would be built by the City of Salinas, Ms. Warren replied in the negative that would be part of our future development and not part of Phase 3 or 4; these buildings might be a project for new market tax credits and it is part of our plan; we don't have site control but we are trying to do that. To query on number of units, Ms. Sahagun stated Phase 4 is going from 10 existing units to 41 planned units.
June 12, 2014

Ms. Warren further commented that there has never been any opposition on this particular project and this matter will be going to the planning commission on June 25th. Staff is working on the application for the $350K for submission to the City and after that approval, we have about six to eight months before it would be funded. During that period Staff will work with the City to identify which funding that might be such as HOME, redevelopment, or fee deferral.

Upon motion by Commissioner/Director Espinoza, seconded by Commissioner/Director Beuthin, the HACM and HDC Boards adopted HACM Resolution 2789, and HDC Resolution MDC-115, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Haciendas Development Project Phase III and IV and Associated Project Approval. Motion carried with the following roll-call vote:

YES: Williams, Espinoza, Beuthin, Zenk, Gama
NOES: None
ABSENT: Healy, Ballesteros

COMMISSIONER/DIRECTOR COMMENTS:

Commissioner/Director Beuthin thanked all Staff for their good work. She commented this represents a very complicated set of negotiations and financing arrangements and we appreciate all the hard work.

Commissioner/Director Gama had no comment.

Commissioner/Director Espinoza thanked Staff for putting this information together and for jumping through the necessary hoops to make it happen in light of the situation and circumstances; he further thanked HACM for their support of HDC and the overall good of the project. Commissioner/Director Espinoza thanked the Board members for attending the meeting on such short notice in order to keep this issue moving forward.

Commissioner/Director Zenk stated she agrees with her co-Commissioners and Directors; she further thanked Staff for figuring out how to make this work. It’s a great project and we’re excited to see it go forward.

Commissioner/Director Williams thanked the President of the HDC and the Executive Director for HACM for working together and getting this started so that we can help each other. That was the goal for these two organizations; she is happy to see it working. Commissioner/Director Williams thanked all Staff for their hard work on this project and the Board members for attending.

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at the 5:45 p.m.

Chairman

ATTEST:

Secretary

Date 6-34-2014