

ACTION
MINUTES OF THE REGULAR BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
HELD MARCH 25, 2002

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 Lyn Ann Rosen (arrived at 6:14 p.m.), and Commissioners: York Gin, Mike Nichols (arrived at 6:20 p.m.), and Josh Stewart. Absent: Commissioners Tim Escamilla and Carol Schneider. Also Present: Jim Nakashima, Executive Director; Mary Jo Zenk, Deputy Executive Director/Chief Financial Officer; Barry Phillips, Chief Administrative Officer; Rosie Anderson, Director Housing Assistance Programs; Ulysses Pollard, Director Housing Management; Starla Warren, Director of Housing Development; and Lynn Santos, Finance Manager. Recorder: Sandy Tebbs

COMMENTS FROM THE PUBLIC: None

PUBLIC HEARING

Chair Styles opened the Public Hearing at 6:05 p.m. Staff reported the Public Hearing for the Housing Authority of the County of Monterey PHA Plan had been advertised in the newspapers and a copy had been provided to the surrounding Cities and the County. There was no public in attendance for this hearing. Chair Styles closed the Public Hearing at 6:09 p.m.

CONSENT AGENDA: The consent agenda was considered after New Business.

Due to the lack of a quorum at this time, Chair Styles moved to the Reports of Committees:

REPORTS OF COMMITTEES

Finance/Development Committee

Personnel Committee

Monterey County Housing, Inc.

Affordable Acquisitions

No reports were given; Ms. Zenk noted MCHI and MCHIAA did not meet this month.

REPORT OF SECRETARY

A. Executive Report: Mr. Nakashima noted his report included the Washington DC legislative conference information. HUD is looking to replace PHAS with Standard & Poors' Assessment but a demonstration study is planned to see whether it will be feasible.

Commissioner Rosen arrived at 6:14 p.m.

B. Administrative Report: Mr. Phillips noted there was one change to his report: The cable upgrading in the central office will begin March 29th instead of March 22nd but will be completed as scheduled.

C. Finance Report: Ms. Santos reported the Finance & Development Committee requested the categories for Sundries be listed for the Board; this information is provided in the last paragraph on the report but not limited to these categories. Commissioner Rosen noted she did not need the information in the bills regarding Section 8. Chair Styles stated the Finance/Development Committee should review all the bills and the Board should receive only the Accounts Payable and any Section 8 bills that the Committee recommends for the Board.

D. Development Report: Ms. Warren pointed out that the color boards for the 1253 Del Monte project are located on the back wall and the project is now in the framing process. The preliminary report from the architect on Rippling River shows the original demolition plan will probably need to be changed. HACM will be going out to bid tomorrow for the Castroville HOME funds rehabilitation

project. Staff has reviewed the issue of the childcare facility on the King City Farm Labor project and recommends it be located on HACM property instead of the adjacent property.

Commissioner Nichols arrived at 6:20 p.m.

E. Housing Management Report: Mr. Pollard reported HACM had three successful property visits: the State tax credit and monitoring staff visited King City on Friday; an inspection by the Housing Authority Insurance at all properties; and a visit by the State HOME staff at Pueblo Del Mar.

F. Eligibility/Section 8 Reports: Ms. Anderson added the Homeless Coalition and Housing Advocacy Council received some funding from the County to conduct a landlord/tenant survey and the Coalition sent HACM the results which will help in HACM's outreach efforts. Chair Styles asked if a synopsis could be put together for the next Board meeting on that survey. Ms. Anderson stated she would include the synopsis in her report next month. Commissioner Stewart suggested applications be provided the One Stop Center on Echo Street in Seaside. Ms. Anderson responded that she would provide applications to that office.

With a quorum now present, Chair Styles continued to New Business agenda items.

NEW BUSINESS

A. Nancy Dodd Community Center Bid Results and Related Funding

Ms. Warren introduced the Architect, Mr. Henry Ruhnke, who provided the Board a copy of a letter to Ms. Warren analyzing the bid results for the Pueblo Del Mar Community Center project and the increase in costs. Mr. Ruhnke further explained the increase in costs in a short discussion.

Upon motion by Commissioner Stewart, seconded by Commissioner Gin, the Board authorized the Executive Director to execute the necessary documents for a Bridge Loan in the amount of \$100,000 to be repaid through the acquisition of additional grant funding. The Board further approved the award and issuance of notice to proceed to the apparent low bidder, Dilbeck and Sons. Motion carried with the following vote:

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

B. Resolution No. 2136 - Authorize the Executive Director to apply for additional HELP funds to establish a revolving loan fund in support of homeownership development

Mr. Roger Barr from the Una Nueva Esperanza organization presented a short briefing on the development project. Staff explained the process for this transaction.

Upon motion by Commissioner Stewart, seconded by Commissioner Gin, the Board adopted Resolution No. 2136 to authorize the Executive Director, pending Monterey County's support, to apply for additional HELP funds to establish a revolving loan fund in support of homeownership development. Motion carried with the following vote:

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

C. Revised Conventional Low Rent Utility Allowances

Upon motion by Commissioner Rosen, seconded by Commissioner Stewart, the Board approved the Revised Public Housing Utility Allowances Schedule to be effective April 1, 2002 and to be implemented on the next recertification. Motion carried with the following vote:

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

D. Section 8 Requisition Budgets 2002/2003

Upon motion by Commissioner Stewart, seconded by Commissioner Rosen, the Board approved Section 8 Requisition Budgets for the 2002/2003 fiscal year for submission to HUD. Motion carried with the following vote:

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

E. Status Report/Motion to write-off prior year loan to Health Trust

Upon motion by Commissioner Stewart, seconded by Commissioner Gin, the Board approved the write-off of the Health & Welfare Trust loan of \$60,000 and accrued interest advanced during the 2001 fiscal year and to discontinue accruing interest income on these loans for the remainder of the year. Motion carried with the following vote:

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

F. Revisions to Public Housing Program Admissions and Occupancy Plan

Upon motion by Commissioner Stewart, seconded by Commissioner Rosen, the Board adopted the revisions to the Admissions and Continued Occupancy Plan for the Public Housing Program. Motion carried with the following vote:

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

G. Motion to authorize Executive Director to execute two rehabilitation loans for a total of \$376,000 with Monterey County Housing and Redevelopment Agency for Castroville Farm Labor and motion to increase the capital budget by \$425,000

Staff noted the capital budget should be \$456,000 instead of \$425,000.

Upon motion by Commissioner Stewart, seconded by Commissioner Rosen, the Board approved to increase the agency's capital budget by \$456K. Motion carried with the following vote:

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

Upon motion by Commissioner Stewart, seconded by Commissioner Rosen, the Board authorized the Executive Director to execute the documents for two rehabilitation loans of \$376K with the County's

Housing and Redevelopment Agency for the Castroville Farm Labor property, including executing the junior lien request forms required by USDA Rural Development. Motion carried with the following vote:

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

CONSENT AGENDA

A. Minutes Approval of the Minutes of the Regular Board Meeting held on February 25, 2002

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

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

COMMISSIONER COMMENTS

Commissioner Rosen reported on the Legislative Conference in Washington, DC that NAHRO had noted the organization was going to become more active in the political arena; it was important to eliminate poverty in the United States; and that HUD needs the Housing Authorities as much as the Housing Authorities need HUD. NAHRO discussed the challenges for the working and nonworking families and noted it was important to highlight the good works and not just the negative.

Commissioner Rosen further reported that Stella Madrid, with the California legislature, discussed three main issues that need concentration with HUD: Increasing the funding; changing to statutory language; and setting a cooperative relationship with HUD. Larry Zabado, political analyst, noted that residents need to vote; South Dakota will be the State to watch in the next election; the current President won by just 537 electoral votes; and the Drug Elimination Grant funding did not pass due to the connection in some locations with the Buy Back Guns program. HUD is looking at using Standard and Poors' assessment instead of PHAS but there will be a survey conducted among 120 Housing Authorities on whether the change would be feasible. HUD is trying to develop a system that would be the least intrusive; the assessment information would be placed on the web so all Housing Authorities could review and compare to each other. A physical inspection would be included as an assessment component. HUD also wants to reduce the number of portals that Housing Authorities have to submit information.

Commissioner Styles further added that Mr. Zabado's briefing noted that during the last Presidential election there were 175,000 people whose votes did not count; 750 people voted for both Mr. Bush and Mr. Gore; and in the State of Florida where there were ten Presidential Candidates on the ballot, there were 1,000 people who voted for all ten candidates so there were issues with that entire election. Mr. Zabado wrote a book titled "Overtime" that reflects graphs of the last Presidential election in relation to the Electoral College.

Commissioner Stewart commented he had brought back a lot of material regarding housing programs for Ms. Anderson. He added the conference presentation regarding the State of California was very educational and informative.

Commissioner Styles commented he appreciated the copy of the "Thank You" letter from the Section 8 family and thanked Ms. Anderson for her hard work.

Commissioner Styles reminded the Board that the questionnaire for Rose Cade of the Enterprise Foundation was due no later than Friday.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned to the call of the Chair at 7:51 p.m.