

ACTION
MINUTES OF THE REGULAR BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
HELD JULY 25, 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 (arrived 6:10 p.m.), Richard Rangel, and Merri Bilek. Absent: Commissioner John Dalessio. Also Present: Mary Jo Zenk, Deputy Executive Director/Chief Financial Officer; Tony Caldwell, Chief Information Officer; Rosie Anderson, Director of Housing Assistance Programs; Jean Goebel, Director of Housing Management; Starla Warren, Director of Housing Development; Lynn Santos, Director of Finance; and Meredith McCormack, Human Resources Analyst. Recorder: Sandy Tebbs.

PRESENTATION

Certificates of Service: Chair Styles presented Certificates of Service to Mary Jo Zenk and Tanya Kirkland for five years of employee service to the Housing Authority.

COMMENTS FROM THE PUBLIC:

Elizabeth Aiken, Monte Del Lago resident, commented, I would like to sell my house but the space rent is so high that nobody is coming back (to buy). And I want to sell it because I can't afford the space rent. I'm a widow. What are we going to do when we have to get out; we can't pay any more.

Brad Houston, President of the Monte Del Lago Resident Association, provided a handout with photographs of Monte Del Lago to circulate around the Board table. Mr. Houston commented, as you may be aware, we've been getting notifications lately from ELS and they are apparently aware of you folks. I would just like to read you a paragraph from this one, "It has recently come to our attention that the County of Monterey has begun efforts to condemn and take ELS property by use of eminent domain. We have corresponded with the County Attorney, letter dated June 28, 2005 to the County's Counsel. ELS has informed the County that its actions and the County's refusal to respond to our inquiries have put ELS in a position of being potentially prejudiced if ELS continues to offer favorable lease terms with tenants facing market rent adjustments. We have further informed the County of our position that the County has no authority to take ELS's property for the purpose of transferring it to a discreet group of individuals." Mr. Houston further commented that there are letters that go along with that basically telling people to forget about any long-term lease; they are cancelled as a result of actions that we're taking here. What he's trying to take is a kind of a standard operating procedure for ELS to use for whatever is being done in defense against them--as a means of taking further offenses. I know you folks haven't yet made your decision because you are waiting for the estimate of the value of the property, but I'd just like to offer that, for this very purpose that we stand here, is also the purpose that the commission was put into place judging by your mission statement. And further that what action—what decisions—that you take here very well may be the most important actions that you ever take. We are a single small unit, but we're not the only one. This same battle is being fought all across the country. We are just one representative here. If we can ever make a mark on it, the others will use it to cite in their battles and give them hope. And the idea that a company such as ELS can use the law as a club in the hands of those that gleefully seem to enjoy inflicting damage and harm on people you know just is wrong. That's the best definition I've come across of evil. And you know it's been said before, evil does prosper when good men do little. I just hope that you're not going to leave us alone. Thank you.

CONSENT AGENDA

- A. **Minutes—Approval of Minutes of the Board Meeting held June 27, 2005**
- B. **Minutes—Approval of Minutes of the Special Board Meeting held July 13, 2005**
- C. **Resolution 2344: Open Waiting Lists for Applications**
- D. **Resolution 2345: Proposed Change to HACM Personnel Policy 370 – Retirement Plan**
- E. **Resolution 2346: Amendment No. 9 to the Housing Authority Restated Money Purchase Pension Plan (MassMutual)**
- F. **Resolution 2348: Office of Migrant Services Standard Agreement Contract #05-OMS-778 (RD)**

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

AYES: Styles, Stewart, Gin, Rangel, Bilek

NOES: None

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

Commissioner Styles reported there is another Joint Ad Hoc Committee meeting scheduled for July 28th that Commissioners Escamilla and Bilek will attend. (Also see Commissioner Escamilla's report under Commissioners Comments.)

Commissioner Rangel reported residents came from Haciendas and Del Monte to the Resident Advisory Council (RAC) meeting; the farm labor housing vacancies were reported at the meeting and families stated they would pass on the information. Also at the meeting, Ms. Hernandez reported there was a caretaker vacancy and someone at the RAC meeting stated they were interested in that position; an application has been submitted.

REPORT OF SECRETARY

A. Executive Report

Ms. Zenk reported there was nothing to add to the Executive Report.

NEW BUSINESS

A. Resolution 2347: FY 2005 Management Assessment Subsystem Scores

Commissioner Escamilla arrived at 6:10 p.m.

Upon motion by Commissioner Stewart, seconded by Commissioner Bilek, the Board adopted Resolution 2347 authorizing the submittal to HUD of the annual PHAS Management Assessment scores for the Conventional Low Rent Program of Public Housing. Motion carried with the following vote:

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

B. Resolution 2349: Annual Submittal of Section 8 Management Assessment Program (SEMAP)

Upon motion by Commissioner Stewart, seconded by Commissioner Escamilla, the Board adopted Resolution 2349 authorizing the annual submittal of the SEMAP certification form to HUD. Motion carried with the following vote:

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

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

The Board tabled this item until next month.

INFORMATION

- A. **Administrative Report/Summary of Actions for June/July 2005**
- B. **Status Report: May 2005 Financial Statements and June 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. **Agreement with the City of Monterey for the HOME Tenant Based Rental Assistance Program (TBRA)**
- I. **Follow-up & Referral Items**

There was no discussion on the information items and no action required.

COMMISSIONER COMMENTS

Commissioner Stewart commented that they did get some encouraging news at the NAHRO 2005 Conference in San Francisco. He further commented that HACM has to do something to keep Ms. Zenk; she received job offers while she was at the conference. Commissioner Stewart commented he eventually would be providing a written report to the Commissioners of that conference.

Commissioner Bilek commented, I am looking forward to joining the Ad Hoc Committee. I think some good things are happening there and I'm anxious to move forward with that project. The Board welcomed Commissioner Bilek back to the meetings.

Commissioner Escamilla commented they're advertising for my position (Commissioner position) at the County. So if anyone knows someone who would like to volunteer, please refer them to Supervisor Lindley's office.

Commissioner Styles commented, I will just give you a real brief summary about what I learned in San Francisco (at the NAHRO Conference). We've got a lot of changes taking place. I went to one session with the person that actually was involved with the Harvard study that is the basis for all the public housing changes at HUD. This individual is now in charge of making those changes. He did a presentation and they're moving fairly quickly through this—as a matter of fact I think they said the middle of August the public housing is going to be budgeted based on that project—whatever project that may be so it won't be like it is now—it's going to be completely different. And they're going to make an assessment of what the budget should look like and should be and we'll get those sometime around the middle of August. And then we've got about six or eight months to really play with the numbers and work with them and do some stuff in that arena, but it's changing the entire way that we operate, which is going to be a very interesting process. And it will all be in place by 2008; they are going from the fiscal year calendar to the calendar year for funding. The presenter had a list of ten things that we should be doing right now to get ready for all these changes, which begins in 2006 with more changes in 2007, and the final changes in 2008. As I wrote down the things that we should be doing, it looked like we're doing most of them if not all of them. The last two were kind of generalized, you ought to be doing this—but you don't have to be doing this, but you should be doing this. The first eight things we are absolutely into so it's going to be an interesting next three years.

Commissioner Styles continued, the administration now is going back and looking at how to refund CDBG. I guess the cities, counties, and the rest of them have made enough noise now that they are ready to concede they need to put money back into that. The problem is that I heard there is only one pot of money. So in order to refund the CDBG fund at the level of last year, it's got to come out of that one pot of funds so somebody is going to get cut and somebody's going to get hurt and they didn't know how that was going to work. But I will tell you after talking to commissioners from across this country, we are in really good shape compared to a whole lot of the housing authorities—the smaller ones especially with the new way they're going to fund each project, they could very well be looking for someone either to partner with or be absorbed by or they could go broke and that's just the way it looks right now, which is just horrible across the country. So we're all suffering through this together and I know we passed, at the last meeting, a deficit budget, but ours was kind of minimal compared to some of those across the country right now. So we can thank our staff and previous commissions and the folks that have kept us on the straight and narrow to keep things where we're going.

Commissioner Styles continued, thank the strong staff that we have although they get offered jobs every time I turn around. It was very interesting because the mood across the country is just unreal—everybody is extremely concerned—we're all very, very concerned about where this administration is taking HUD. It is further evidence to me that they are going to reduce HUD and continue to reduce it until they get it down small enough where they don't need a Secretary (position) for it and I would suspect that that's not far away. And as they do that, they keep moving funding in the different directions and different departments and so we're starting to have to compete in a different arena. And I did make a statement when I was at the national committee at the NAHRO Legislative Conference that one office we haven't visited a whole lot is the Office of Management and Budget—because they haven't been as active in the previous years as they are now. They are actually dictating where money is going which is just unbelievable because they've never done that or at least they haven't done it since I've been around. And now they are the power brokers and so we're going to see if we can't get in and talk to some of those folks and make some friends and at least let them know who we are. And sometimes they don't understand what it means when they move monies around, but they need to understand it so we're going to do a little bit more of that.

Commissioner Styles concluded, but overall it was a great time up in San Francisco and a great conference—but things are moving so fast. And one of the things that we talked about—at another national meeting—was the issue of we'll just have to wait until we get a new administration. Well, the train's moving—and it's going to go down the tracks and we're not going to stop that train. And so we're going to suffer with whatever decisions

are made between now and the next administration. We're going to suffer with that for at least the four years after that, if not longer, because you can't stop that train once it starts to move—and it's moving. So it was very interesting—lots of comments and lots of people that are concerned about where we're going in the housing industry. And realizing that if you look at housing costs, and unfortunately you folks are feeling some of that (to Monte Del Lago residents), there aren't a whole lot of organizations that are offering work force housing or low income housing--it's just not happening. And so we're the only ones in that boat. And it's going to be really tough on us and them too. Thankfully we've got some great projects coming up as the way to keep moving forward.

Chair Styles stated he would like to go back on the agenda to the Reports for Ad Hoc Committee for Rippling River so Commissioner Escamilla can provide his report.

REPORTS OF COMMITTEES

Ad Hoc Committee for Rippling River Commissioner Tim Escamilla, Chairman

Commissioner Escamilla reiterated that there will be a Joint Ad Hoc Committee meeting on Friday, July 28th. Supervisor Potter's staff had a meeting at Rippling River in which Ms. Zenk and I attended. Commissioner Bilek was there and Commissioner Rangel was there for the Resident Advisory Council. At the meeting with Supervisor Potter's staff, we outlined how we came to the decision that we made at our special board meeting, which was to determine the facility to be elderly and not disabled. There was a lot of discussion from residents and many of them were thankful in the sense that we were definitely going to keep those residents that are disabled. I know there was quite a bit of discussion about the future facility for disabled people in general. And many of them recognized that that might not be a Rippling River issue but it's definitely an issue we're discussing. And the meeting on Thursday, July 28th, the agenda has been posted, is to keep the Supervisors up to date on what the disposition process entails. Also how the current tenants are not displaced in that disposition process. This seems to be a real big issue now and will be presented by Ms. Warren on Thursday. That's where we're at with the Joint Ad Hoc Committee.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:29 p.m.

Chairman

ATTEST:

Secretary

Date