Commissioners met at the Central Office. Chair Alan Styles called the meeting to order at 6:02 p.m. Present: Chair Alan Styles, Vice Chair Elizabeth Williams, and Commissioners Josh Stewart, Thomas Espinoza, and Andrew Jackson. Absent Commissioner Merri Bilek and Kevin Healy. Also Present: Jim Nakashima, Executive Director; Tony Caldwell, Chief Information Officer; Lynn Santos, Director of Finance; Starla Warren, Director of Development; Rosie Anderson, Director of Housing Assistance Programs; Carolina Sahagun, Community Development Planner; Marilyn Rose, Development Analyst, Jean Goebel, Director of Housing Management; Shelley Giancola, Human Resource Manager; Recorder: Caritina Carbajal

COMMENTS FROM THE PUBLIC:
Marilyn Dorman from the Housing Advocacy Council was present and gave information to the board regarding possible assistance for Salinas residents Homeless Preventive Rapid re-housing money has been funded one million dollars from the City of Salinas for Salinas residents only to avoid eviction or if they are homeless this will assist to get housing. This assistance can last anywhere from three to eight months to help individual households. They have to be very low-income, they will be re-assessed every two months to make sure they are meeting the goals of the program. There are two other funds that may be granted for this, one is the County applied for the same type of money through the State of California but it is a competitive process because each County did not get a direct allocation, the other is through Social Services TANF money. More information can be provided upon request through Marilyn Dorman at the Housing Advocacy Council.

REPORTS OF COMMITTEES
Personnel Committee Vacant
Finance/Development Committee Commissioner Elizabeth Williams, Chairman
Monterey County Housing, Inc. Starla Warren & Tony Caldwell, Representatives
Affordable Acquisitions Starla Warren & Tony Caldwell, Representatives
Resident Advisory Board Tony Caldwell/Michelle Machado, Representative
Monterey County Housing Development Corporation Starla Warren, President
TVI & Tynan Village Affordable Housing LP Starla Warren, Authorized Signature
Rippling River Affordable Housing LLC & LP Starla Warren, Authorized Signature
MCHADC & Benito FLC, LP Starla Warren, Authorized Signature
MCHADC & Benito Street Affordable Housing LP Starla Warren, Authorized Signature
MCHADC & Monterey Affordable Housing LP Starla Warren, Authorized Signature
MCHADC & Fanoe Vista, LP Starla Warren, Authorized Signature
Personnel Committee – Personnel Committee did not meet this month, all items were moved to the Board meeting on the New Business agenda. No Action Required.

Finance/Dev Committee – Commissioner Williams reported on the discussion that took place regarding budget and line of credit. All items were forwarded to the board meeting under the New Business agenda for discussion and recommended approval. No Action Required.

MCHI and MCHI AA – No Action Required.

Resident Advisory Board – No Action Required.

Monterey County Housing Authority Development Corporation – No Action Required.

Tynan Village, Inc. – No Action Required.

Monterey County Affordable Housing LLC & Tynan Village Affordable Housing LP – No Action Required.

Rippling River Affordable Housing LLC & LP – No Action Required.

Monterey County Housing Authority Development Corp & Benito FLC, LP – No Action Required.

Soledad Affordable Housing LLC & Benito Affordable, FLC, LP – No Action Required.

Soledad Affordable Housing LLC & Monterey Affordable Housing LP – No Action Required.

REPORT OF SECRETARY

A. Secretary Report

Mr. Nakashima added to his report that the congressional response to us was that we will have to make tough decisions and may not be able to fix the funding crisis until Fiscal Year 2010.

Commissioner Styles complimented Mr. Nakashima’s Section 8 Subcommittee presentation he made at the NAHRO conference in Portland. He added that no one wanted to talk about the Section 8 cuts prior to the presentation. It allowed everyone to express their ideas and concerns openly.

Mr. Nakashima shared an email for the record from Congressman Farr’s office which states “I’ve contacted the Transportation and HUD Appropriations Committee regarding the national shortfall and housing assistant payment, the problem is nationwide and few if any PHA’s are unaffected though it was caused by the fact that FY09 HUD appropriations did not get signed into law on October 1st it was very late in fact it was 2009 causing both HUD and PHA’s to rely on estimated allocation as directed by Congress. The committee is acutely aware of the PHA’s over spent are now having to
make the kind of decisions you are facing eliminating vouchers so that fewer people will have section 8 housing. I suspect you may have learned that with HUD officials on Monday that HUD has a contingency fund to assist your shortfall if you can demonstrate need under unforeseen circumstances. I assume this is why our director of finances is coming to D.C. this week. As you are aware the presidents FY2010 budget does attempt to renew all current vouchers. HUD appropriations committee staff is sympathetic to the problem as well and will try to address the shortfall in FY2010. In the long term that may provide some relief but in the short run I don’t envy you the painful decision you may have to make.”

OLD BUSINESS

A. Section 8 Program Guidance & Direction on Finding Shortfall

Mr. Caldwell reported of some of the changes that are taking place in order to cover the funding shortfall and others will be implemented in the near future. For example we are denying port-outs to current participants who want to move to a higher cost jurisdiction. Payment standards have also been changed where we will pay less of their rent than before. Currently the Salinas Valley payment standards are 100% and 110% for the Peninsula. They will now be changed to 80% for Salinas Valley and 90% for the Peninsula. Clients will be responsible for the difference of the payment standard in rent. There will be a dramatic increase for over 1000 tenants which could be up to 50%. Letters have been prepared and ready to go out to tenants regarding the change.

Mr. Nakashima added that we may be out of reserve funds by the end of September.

Commissioner Stewart expressed concern and said he was afraid we would push these people over the edge and is concerned about them not being able to pay their rent.

Mr. Caldwell added that we are working with other resources and with the 211 system to properly refer clients to other resources who may offer assistance.

NEW BUSINESS

A. Resolution 2603: Annual Submittal of Section 8 Management Assessment

Ms. Anderson reported the SEMAP Re-Certification comes to the board for approval every year and had nothing to add to the information provided.

Commissioner Stewart made a motion for approval, seconded by Commissioner Williams. All approved, motion carried.

AYES: Styles, Stewart, Williams, Espinosa, Jackson
NOES: None
ABSENT: Bilek, Healy
B. Resolution 2604: Section 8 Administrative Plan

Ms. Anderson went over the changes that were made to the Section 8 Administrative Plan on Chapters 5, 11, 12 and 16 and asked the board for approval of these changes.

Commissioner Stewart made a motion for approval, seconded by Commissioner Jackson. All approved, motion carried.

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

C. Resolution 2605: Section 504 Grievance Policy and Procedures Revision

Ms. Giancola went over the revisions made to the Section 504 Grievance Policy and Procedures Revision and asked for Board approval.

Commissioner Stewart made a motion for approval, seconded by Commissioner Williams. All approved, motion carried.

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

D. Resolution 2606: Revision to Public Housing Program Admissions and Occupancy Plan

Ms. Goebel reported that this was part of the Admissions and Occupancy plan that has to be changed. This would give preference to any HACM Housing Choice Voucher participant whose voucher is cancelled due to a HUD funding shortfall and wanted to enter the low rent conventional public housing program.

Commissioner Stewart made a motion for approval, seconded by Commissioner Espinoza. All approved, motion carried.

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

E. Resolution 2607: Semi-Annual Write-offs

Mr. Caldwell reported that these are uncollected debts from clients who have left the program. There is a log kept for future reference if the client intents to return to the program they would have to pay off the debt before re-entering the program.

Commissioner Williams made a motion for approval, seconded by Commissioner Stewart. All approved, motion carried.

AYES: Styles, Stewart, Williams, Espinoza, Jackson
NOES: None
F. Retreat Vision Statement

Commissioners shared thoughts on their retreat vision statement that was agreed upon all Commissioners which summarized what both the Housing Authority and the Development Corporation strive to achieve.

Mr. Nakashima expressed concern with the vision statement stating it was not HACM related and was only for the Monterey County Housing Authority Development Corporation. He added that HACM’s vision is to serve the clients and the people with affordable housing.

Commissioners clarified the statement for Mr. Nakashima and there was no action required.

INFORMATION

   Commissioner Williams congratulated the property management department for leasing up very well and added that she is not content with the John Stewart Company.
E. Asset Management Report
   Mr. Caldwell gave an update on Tynan Village and said it should be leased up 100% anytime.
F. Status Report: Eligibility/Section 8 Reports – Nothing to Add.
   Ms. Anderson reported that clients will be receiving a letter which states exactly what their new portion of the rent will be effective September 1, 2009.
H. Legislative Update - Nothing to Add.
   Mr. Caldwell discussed the funding situation going on and went over on-going matters in Washington D.C.
I. Media Update - Nothing to Add.

COMMISSIONER COMMENTS:
Commissioner Espinoza thanked everyone for their reports and welcomed Commissioner Jackson to the board.
Commissioner Jackson shared with the board that he enjoyed his first meeting and is looking forward to being part of the board.

Commissioner Williams apologized to Mr. Nakashima for a misunderstanding.

Commissioner Styles thanked Mr. Caldwell and Mr. Nakashima for their hard work.

**ADJOURNMENT**
There being no further business to come before the Board, the meeting was adjourned at 8:09 p.m.

____________________________________
Chairman

ATTEST:

____________________________________
Secretary

____________________________________
Date