

ACTION
MINUTES OF THE REGULAR BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
HELD AUGUST 26, 2013

Commissioners met at the Central Office. Vice Chair Elizabeth Williams called the meeting to order at 5 p.m. Present: Chair Kevin Healy, Vice Chair Elizabeth Williams, and Commissioners Alan Styles, Charmaine Scott, Kathy Beuthin, and Mary Jo Zenk. Absent: Commissioner Thomas Espinoza. Also Present: Jean Goebel, Executive Director; Lynn Santos, Director of Finance; Joni Ruelaz, Housing Programs Manager; Pat Wyatt, Human Resources Manager; Shannon Tonkin, Housing Management Manager; Starla Warren, Fee-for-Service Director of Development; and Mr. Tom Griffin, Legal Counsel. Recorder: Sandy Tebbs

COMMENTS FROM THE PUBLIC:

Alvaro Camacho provided his written comments in Spanish to the Clerk of the Board and further commented in English that he lives in Apartment E on D Street. He stated he doesn't speak much English. Mr. Camacho stated he has a big problem where he lives and he has been living there for two years. He stated he has a neighbor who broke into his apartment twice in five years and nobody did anything. He stated that he came a lot of times to the Housing Authority to talk to some supervisors and nobody paid attention. He stated he went back to the manager, who is supposed to do something. And now he doesn't know what to do.

Ms. Warren asked Mr. Camacho if he had provided his complaint in writing; Mr. Camacho replied in the affirmative. He further stated last week the lady who lives in Apartment B tried to get into his apartment while his family was home and his family was very scared because the neighbor tried to open the door; she scratched and kicked the door and it wouldn't open. Mr. Camacho stated he doesn't know why. He stated the Housing Authority is supposed to do something and he wrote a letter about a week ago but nobody did anything.

Ms. Goebel stated the Housing Authority will respond to Mr. Camacho in writing. Mr. Camacho thanked the Board.

CONSENT AGENDA

A. Minutes – Approval of Minutes of the Regular Board Meeting held July 22, 2013

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

YES:	Williams, Styles, Beuthin, Zenk
NOES:	None
ABSENT:	Healy, Espinoza, Scott

Ms. Warren stated that Staff has arranged for out of town Legal Counsel to teleconference into the Closed Session at 5:15 p.m. Vice Chair Williams noted that Closed Session 9B would be moved forward on the agenda at 5:15 p.m.

Commissioner Scott arrived at 5:09 p.m.

REPORTS OF COMMITTEES

Personnel Committee: Commissioner Styles reported everything was on the agenda

Finance/Dev Committee: Ms. Santos responded everything was on the agenda.

Monterey County Housing, Inc.: Commissioner Zenk reported MCHI did not meet this month. Mr. Rose noted MCHI was unable to reach a quorum and due to the light schedule, the MCHI Board elected to postpone their meeting until September 18th. Mr. Rose further noted, subject to the MCHI Board's approval, that meeting will be scheduled at HACM.

Affordable Acquisitions: Same as MCHI

Monterey County Housing Development Corporation and LP's: Ms. Warren reported all these items are covered on the HDC agenda.

REPORT OF SECRETARY

A. Executive Report: Ms. Goebel reported she had nothing to add to her report.

NEW BUSINESS

A. Resolution 2759: HACM Commissioner Community Meeting Representation Policy

Ms. Goebel explained this item was based on the submission by HDC at their meeting last month. The Personnel Committee discussed this item thoroughly and decided to make a change to reflect a Commissioner who lives at the site where the meeting is being held can attend the meeting, but not in the capacity of Commissioner. Commissioner Styles noted that HDC will need to bring their policy back to the HDC Board with the same change.

Upon motion by Commissioner Zenk, seconded by Commissioner Styles, the Board adopted Resolution 2759, approving the HACM Commissioner Community Meeting Representation Policy. Motion carried with the following vote:

YES: Williams, Styles, Scott, Beuthin, Zenk
NOES: None
ABSENT: Healy, Espinoza

The Board convened to Closed Session at 5:14 p.m.

CLOSED SESSION

The Board of Commissioners met in Closed Session for the following purposes and reasons:

A. Government Code Section 54957.6: CONFERENCE WITH LABOR NEGOTIATORS AGENCY DESIGNATED REPRESENTATIVES: Lynn Santos, Pat Wyatt, Joni Ruelaz, and Jean Goebel
EMPLOYEE ORGANIZATION: Service Employees International Union 521
ACTION: Nothing to report.

B. Government Code Section 54956.9(b)(1): Potential Litigation
ACTION: Nothing to report.

C. Government Code Section 54957(b) Personnel Matter
ACTION: Nothing to report.

Chair Healy arrived at 6 p.m.

The Board reconvened to regular session at 6:25 p.m. following a five minute recess.

NEW BUSINESS

B. Portola Vista Re-Dedication & Modernization

Commissioner Healy noted he had requested this item be placed on the agenda because of the request from HDC that the HACM Chair speak at the Re-Dedication & Modernization ceremony and before he did that, he wanted to get the Board's approval. Unfortunately, his schedule has changed and he has asked Vice Chair Williams to do the honors at the ceremony. The Commission had no objections.

INFORMATION

A. Finance Report

Ms. Santos reported she had nothing to add to her report and noted the Finance/Development Committee went over her report extensively. To query on admin expenses and percentages associated with MCHI and MCHI Affordable, Staff explained Parkside had some additional legal costs this past year. Staff further noted that admin costs include not only salaries but travel expenses and legal costs as well as office supplies. Ms. Tonkin reminded that Cable at Casanova is a bulk rate, but not all the residents take cable so it is not fully recouped.

B. Human Resources Report: Ms. Wyatt reported she had nothing to add to her report.

C. Development Report

Ms. Warren reported the NOFA for USDA is out for new construction and will not support our Castroville rehab project. She stated Staff would be contacting the national advocate for USDA to explain our situation and get their assistance at the national level to resolve the issue. Ms. Goebel explained it is for new additional affordable units, not replacement of existing units. Commissioner Healy noted we should advocate for the client at whatever level. Ms. Warren stated we are not taking this issue lightly.

Ms. Warren pointed out the attachment to her report regarding the conference at SACs in Chicago; she stated the conference was billed as asset repositioning, but they opened with the Rental Assistance Demonstration (RAD) program. They have made dramatic changes from the original RAD program and came out with a new PIH notice about 3 weeks ago. RAD has created a bundled rate where we could bundle properties together to make it feasible. They will also let you base your rents on the subsidies and rents for FY 2012, which were higher than current subsidies if 50% of our units are put in for the RAD program by December along with an agreement to do the other 50% within the next year. That would be Project Based Rental Assistance (PBRA) for all sites. PBRA has not been hit with cuts because it serves private landlords.

Ms. Warren stated this information was discussed at length in the Finance/Development Committee meeting and that committee was interested in moving forward with RAD. She noted staff is currently working the numbers to see whether this program will work. Another thing to consider is what properties should be grouped together. There needs to be an average of approximately 80 units per transaction for it to be economically feasible. Staff is also analyzing the capital needs in conjunction with maintenance to find out the property needs for the next 10 years.

Ms. Warren further commented that if there is extra money that can be borrowed, we might want to do that and put it in a fund to be used over time for the property. RAD looks promising now, but further analyses needs to be done. Staff will bring it back to the Board with some preliminaries and recommendations. Ms. Goebel emphasized that the hope is HACM will end up remaining as the owner of these properties. Ms. Warren stated another significant issue is that public housing has approximately a million dollars in reserves and that could also go into the RAD deal.

To a query on Castroville, Staff explained USDA will never let us pay off their loan. Ms. Warren stated that maybe tax credits and bonds could be used for Castroville along with other soft money. Depending on how the RAD numbers come out, maybe RAD could also assist in the Castroville endeavor. She further emphasized that USDA cannot let this property remain as it is; we need to show USDA that they must do something.

Commissioner Healy thanked Ms. Warren for advocating to the national level to continue to pursue the Castroville issue because it would be better for the people we serve.

D. Property Management Report: Ms. Tonkin reported she had nothing to add to her report.

E. Housing Programs Report

Ms. Ruelaz reported the SEMAP submission will be turned in to HUD on Thursday. She stated we have a private owner that is going to apply for RAD to reposition their property. Staff is also busy interviewing families for 20 units in Gabilan II. On August 15th, her department had their second POWER project meeting with families and almost 40 families were in attendance.

Ms. Ruelaz further reported she had placed a flyer on the table, The Job Seeker Toolbox, and this session will focus on the interview process. She noted again it is working with Shoreline Workforce Development. The FSS Staff and Shoreline are also working together on a Job Fair for October with employers who will be hiring during the holidays; some employers are already calling to be part of that job fair. This job fair will be held at the Shoreline Center and is open to everyone.

Ms. Ruelaz reported that a gentleman that attended the POWER Project on August 15th had asked some questions and a couple days later Staff received a call from the family thanking us because this gentleman had found a job; he had never worked before because he was an ex-felon and nobody would give him a job. We referred him to a temp agency and they got him a job within four days.

Ms. Ruelaz further reported that Staff found out that some voucher tenants were being charged higher amounts on their utility bills by their landlord and last week the County Weights and Measures for the State of California came out and they are now working with CRLA to resolve this issue.

To query on open waiting lists, Ms. Ruelaz noted that Shelter Plus Care, Family Unification, VASH, Project Based Salinas, and Project Based Peninsula are open; Project Based South County is only open for four and five bedrooms. To query on VASH program having the same rules and regulations as a Section 8 voucher, Ms. Ruelaz responded VASH is more lenient on their program. If a VASH client is causing problems, the owner of that property can issue a notice for violation. HACM would only get involved if it is a violation of the program.

CLOSED SESSION: See Closed Session after New Business above.

COMMISSIONER COMMENTS

Commissioner Beuthin thanked Staff for all their serious intentions and hard work.

Commissioner Williams asked whether everyone was confirmed for the tour of properties on September 7th. Ms. Warren replied she would check with Ms. Nguyen tomorrow and would be sending out the specifics on the tour soon. Commissioner Williams thanked everyone for their hard work and she hopes some Commissioners will be able to make the rededication of Portola Vista on Thursday. All of the employees have worked really hard for this to happen. To query on the roof, Ms. Tonkin responded the roof will be cleaned as close to the event as possible.

Commissioner Zenk thanked Staff for all their hard work and all they are doing; she noted she is very excited about the Public Housing RAD opportunity.

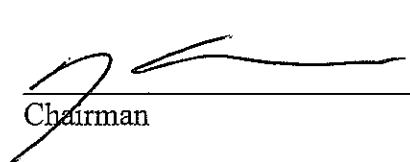
Commissioner Styles commented he is happy looking at RAD; everything he hears from the national level is it will be better to get there because if you don't, you will be in deep trouble. Those that will be in trouble are the small housing authorities. He further noted he is glad we are looking at it and pursuing it; it is very important to do that. Commissioner Styles thanked Staff for everything they have done this last month; he really appreciates that very much.

Commissioner Scott thanked Staff for all the information and for making it easy to understand. The projects that Staff are working on, and the money involved, looks right and she appreciates that.

Commissioner Healy commented ditto for everything. He thanked Staff for keeping Castroville on the burner with regard to USDA. He further thanked Staff for pursuing the RAD opportunity; those are all things that are going to help us achieve the mission. He apologized for being tardy and thanked Commissioner Williams for starting the meeting and also for taking his place on Thursday at Portola Vista. He wishes all the best for the rededication ceremony.

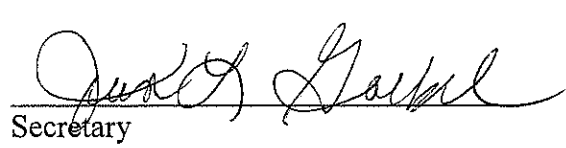
ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:59 p.m.



Chairman

ATTEST:



Secretary

9-23-2013

Date