Directors met at 123 Rico Street, Salinas, CA 93907. The meeting was called to order by Chair Alan Styles at 7:25 p.m. Present: Directors Alan Styles, Tom Espinoza, Elizabeth Williams, Charmaigne Scott and Mary Jo Zenk. Absent: Directors Kevin Healy and Kathy Beuthin. Also in attendance HACM staff: Jean Goebel, Executive Director and Lynn Santos, Director of Finance. HDC Staff: Carolina Sahagun, Senior Community Development Planner and John Shores, Senior Construction Manager. Recorder: Kimmy Nguyen

COMMENTS FROM THE PUBLIC: None

PRESENTATION:

A. Economic Impact Analysis

Ms. Warren presented a power point presentation to the Board regarding the Economic Impact Analysis. She explained the overall direct impact during the Construction and Operational Phase. Ms. Warren commented that once the developments are in operation, 241 direct jobs are expected with an operational phase annual impact of about $32M and a secondary impact of 94 indirect jobs of about $12M. Ms. Warren commented that the Housing Authority impact is huge and this is a good tool to use. She further commented that this can be mailed out to the jurisdictions or request to be on their agenda. Ms. Warren asked the Board to email her comments with directions on how to approach the jurisdictions. The Board commented that the report was well done.

B. CSUMB Donor Appreciation Award

Ms. Warren reported that this is for our contribution in supporting CSUMB in the Chinatown area. She mentioned that we were honored along with 7 other donors at an Annual Donor Appreciation event. Ms. Warren stated that there is a balance on Phase Zero which we received out of public housing. She further stated Phase zero earned some cash flow that had to be used and resident services was an allowable mechanism to deploy that. Ms. Warren explained that CSUMB had run out of funding a year ago with several programs they accessed with HUD and they were in jeopardy of having to pull out of Chinatown. Therefore, it was critical for us to have them there until we completed our redevelopment. Ms. Warren mentioned that we will come back next month to the Board for another request to support for them.

CONSENT AGENDA

A. Minutes—Approval of Minutes of the Regular Board Meeting held September 23, 2013

Upon motion by Director Williams, seconded by Director Espinoza, the Board approved the minutes for the Regular Board Meeting held September 23, 2013. Motion carried with the following vote:

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

NEW BUSINESS:

A. Resolution MDC-108: Approval of the Resident Services Coordinator Position

Ms. Warren reported that this was taken to the Ad Hoc Personnel Committee and Director Zenk had some concerns that this may not be a benefited position. She requested that we review
our Employee Status policy and depending on whether or not it is a full time or part time position would trigger whether benefits would be applicable. Ms. Warren stated that it would depend on how we staff this and if we go with two employees doing 20 hours each than it would not be but if we go with one employee doing 40 hours then it would be. Ms. Warren commented that this was the clarification that Director Zenk was looking for.

Upon motion by Director Espinoza, seconded by Director Williams, the Board adopted Resolution MDC-108 approving of the Resident Services Coordinator Position. Motion carried with the following vote:

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

B. Resolution MDC-109: Consent to Contribute Additional Funds to Haciendas 2

Ms. Warren reported that this was included in the development report to the Finance and Development Committee meeting and there were discussions as to whether or not we needed to have a resolution. She stated that some of the comments were that we were probably not required to have one but for the purpose of tracking this transaction there should be one in place.

Upon motion by Director Williams, seconded by Director Espinoza, the Board adopted Resolution MDC-109, approval of the Consent to Contribute Additional Funds to Haciendas 2. Motion carried with the following vote:

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

C. Acceptance of Audited Financial Statements for the Year Ending June 30, 2012

Ms. Warren reported that we have already presented this about 3 months ago and it was presented in totality with the HACM audit. She stated the Board has already seen these financials by Ms. Santos and the CPA firm. Ms. Warren commented that for our records, this is to memorialize it more formally that we did already do this. The Board accepted the Audited Financial Statements for the Year Ending June 30, 2012.

D. Procedure for Election of Directors

Director Williams recommended that the Board keep Director Alan Styles as Chair & Director Tom Espinoza as Vice-Chair.

Upon motion by Director Williams, seconded by Director Scott, the Board decided to keep in place, Director Alan Styles as Chair and Director Tom Espinoza as Vice-Chair. Motion carried with the following vote:

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

INFORMATION:

A. Monthly Development Report

Ms. Warren reported that this presentation is a supplement to the development report about the ongoing preparation of the jurisdictional information for HACM/HDC. There were a series of nice photos of the development work and information on the hard housing units and where
they are located. Ms. Warren demonstrated to the Board the map by clicking on a location that shows all the demographics of the location in terms of what the annual economic impact is, how many housing units we have in the area which is divided by elderly, disabled, family self-sufficiency and other. She explained that it also shows what types of developments we have in the jurisdiction such as public housing, tax credits, elderly and MCHI units. Ms. Warren noted to Ms. Sahagun to rename the total housing unit to rental subsidies on all of the slides. She stated that the annual economic impact represents the total federal subsidy from the rental Section 8 program and the total tenant payments. Ms. Warren mentioned that we did an analysis on per capita level based on the dollar and stated that this is a better reflection of what that is doing within that jurisdiction. Lastly, Ms. Warren explained about the excerpts from the IMPLAN study. She stated that the Housing Choice Voucher Program was added showing $124M as direct and $44M as indirect annual impact along with 929 direct jobs and 349 indirect. Ms. Warren commented that we need to make some final edits and clarification on the slides and it should be ready to go.

B. Property Management Report

Ms. Goebel commented that there is nothing to add to the report.

DIRECTOR COMMENTS

Director Zenk thanked Ms. Warren for the Economic Impact report. She thought it was well done and she is really excited about the presentation.

Director Espinoza thanked Ms. Warren for moving the presentation for councils forward; he thanked everyone involved with this presentation.

Director Scott echoed on her colleagues’ comments and thought it was a great report. She commented that the Economic Impact Analysis was very professional and understandable to a great extent. She hoped that Ms. Warren continues to court and make some of those doors open up that seem to have been closed for some time.

Director Williams commented good job on the analysis and she stated that this just puts us one more step towards the goals we set last year at the retreat. She mentioned that we should be thinking about this again to have another retreat for HACM/HDC. Director Williams commented that she would like to see a sheet that tells us what goals we’ve completed and which ones we are still working on. She further thanked Ms. Tebbs for the birthday present and will wait for tomorrow to open it. Director Williams thanked everyone.

Director Styles thanked staff for all the work that they have done. He stated that it is not easy and staff has done a wonderful job. Director Styles commented that he can’t wait to go out to these councils and do these presentations. He stated that there is no knowledge about what the Housing Authority does in our community and if there is, there is very little and it’s very negative. Director Styles commented that this kind of thing will just open up so many peoples minds on what this Housing Authority has done since we’ve been here. He further commented that with this kind of information with the economic impact to the communities and all the things we need to get these people to understand, it will open a lot of eyes and he is very excited.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:54 p.m.
October 28, 2013

ATTEST:

President/CEO

November 19, 2013

Date