

**ACTION
MINUTES OF THE REGULAR BOARD MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
HELD DECEMBER 16, 2013**

RECEIVED
MONTEREY COUNTY

2014 JAN 30 AM 8: 58

CLERK OF THE BOARD

DEPUTY

Commissioners met at the Central Office. Chair Elizabeth Williams called the meeting to order at 4:30 p.m. Present: Chair Elizabeth Williams, Vice Chair Charmaine Scott, and Commissioners Alan Styles, Thomas Espinoza, Kevin Healy, Kathy Beuthin, and Mary Jo Zenk. 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; and Marilyn Rose, Senior Finance Officer, HDC. Recorder: Sandy Tebbs

COMMENTS FROM THE PUBLIC: See comments by Taina Olson at the end of these minutes.

CONSENT AGENDA

- A. Minutes – Approval of Minutes of the Regular Board Meeting held October 28, 2013
- B. Minutes – Approval of Minutes of the Regular Board Meeting held November 18, 2013
- C. Resolution 2775: Authorization to apply for Shelter Plus Care Section 8 Vouchers FY2013
- D. Resolution 2776: Authorization to Apply for SuperNOFA for Continuum of Care-Supportive Housing Program
- E. Resolution 2777: Semi-Annual Write-offs
- F. Amend Conflict of Interest Code of the Housing Authority of the County of Monterey

The Clerk of the Board noted that on page 13 of the packet, the Minutes of October 28th, New Business Item J, the voting portion of that motion needs to be added.

Upon motion by Commissioner Styles, seconded by Commissioner Scott, the Board approved the Consent Agenda with the addition of the voting portion added to Item J. Motion carried with the following vote:

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

REPORTS OF COMMITTEES

Personnel Committee: Commissioner Scott reported everything is on the agenda.
 Finance/Dev Committee: Commissioner Espinoza reported everything is on the agenda.
 Monterey County Housing, Inc.: Mr. Rose reported the next MCHI meeting will take place on January 8th here at HACM at 5:30 p.m.; we'll be discussing important things such as capital needs for Parkside Manor. Mr. Rose stated that he had the privilege of attending the Salinas City Council meeting on Tuesday where Mr. Styles and Ms. Warren gave a presentation that was both strong and dynamic. Also what was really exciting at that meeting was how it was received by the council members. They were talking about how they individually could help the mission of HACM and HDC but also how the City Council itself could help.
 Affordable Acquisitions: Same as MCHI
 Monterey County Housing Development Corporation and LP's: Chair Williams noted all these items are covered in the packets.

REPORT OF SECRETARY

- A. Executive Report

Ms. Goebel pointed out that the PHAS Score for 2012 reflects that we are no longer substandard plus a letter was received from HUD which also noted this.

NEW BUSINESS

- A. Resolution 2778: Utility Allowance Survey 2014

Ms. Ruelaz pointed out this item was on the table; she explained that HACM contracted with UA Pro to conduct the utility allowance survey this year. The tenants are given a utility allowance based on these figures. There were some slight increases and they also added units with bottle gas and wood burning for heat and these amounts also went up. The average increase was about

\$10. To query, Ms. Ruelaz explained that these increases go into effect at the tenant’s annual re-exam.

Upon motion by Commissioner Zenk, seconded by Commissioner Styles, the Board adopted Resolution 2778 to approve the revised utility allowance for HCV tenant purchased utilities and other services effective January 1, 2014. Motion carried with the following vote:

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

B. Resolution 2779: 1 Haciendas Housing Program Admissions and Occupancy Plan

Ms. Goebel explained this plan includes a tenant selection plan, how rents are calculated, who is eligible, and how the program is run. Commissioner Espinoza noted that this was discussed at the Finance/Development Committee meeting and Staff is hoping that 2 Haciendas will be almost exactly like this one. He noted there will also be another ACOP for Oak Park which will be different and more difficult.

Upon motion by Commissioner Styles, seconded by Commissioner Espinoza, the Board adopted Resolution 2779 approving the Admissions and Continued Occupancy Plan for 1 Haciendas Housing Program. Motion carried with the following vote:

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

C. Schedule for Annual Plan – Information Only

Ms. Goebel stated every year we have to submit an Annual Plan for our Public Housing and Section 8 Programs; it is due to HUD in April, but we have to have a public hearing and a public comment period. This reflects the schedule so the Board knows what will be forthcoming and when. To query, she responded that the Public Hearing will take place at the March Board meeting.

Chair Williams next read to the Board, the resignation letter from Commissioner Scott noting that she would be resigning with great regret from the Board of Commissioners effective December 17, 2013.

D. Presentation for Councils - Information

Commissioner Styles stated this was the first presentation and it went very well. The Salinas City Council members actually got involved and they heard what we were saying. Even though there wasn’t much comment about the economic impact, the City Manager certainly zeroed in on that. The City Council asked some very good questions and some of their concerns were over homelessness but Ms. Warren was able to put it gently to them that we don’t deal with that issue at this point, but we are in a group with other organizations that deal with that. Commissioner Styles further stated overall the presentation went extremely well and the City Council now knows who we are and kind of knows what we do. He stated Ms. Warren did a good job of complimenting the city staff with regards to our development process and the permit process and how well they have worked with us.

Commissioner Styles emphasized that it is extremely important that somebody from both Boards be in the audience because when he made his comments it brought it full circle to the council. He strongly urged that someone representing the Board that can speak to the presentation be at the presentations. He stated the next one will be for the County Board of Supervisors around February 11th. To query on whether the presentation was being filmed, Commissioner Styles noted he didn’t ask that question but it might be on Channel 24. To another query, Commissioner Styles responded that he talked about his enthusiasm about housing and followed up with some issues that he thinks the City of Salinas will be facing in the near future and one of those was the refinancing the bond because the city will have to sign off on some things like that and that will be adding money for some redevelopment. He mentioned that Ms. Warren talked about doing a lot of the work in the East Salinas area and he talked about his own vision of the East Salinas area. Overall it all fit right into the presentation.

Chair Williams apologized that she was unable to attend the presentation and thanked Commissioner Styles for all that he did. To query regarding refinancing the bond, Ms. Rose responded that we’ll have to issue bonds if we are approved for RAD.

INFORMATION

A. Finance Report

Ms. Santos reported she doesn't have anything to add to her report. Commissioners Williams and Healy noted they were still concerned about the HELP loans and we need to figure a way to pay them. To query on Lakeview, Ms. Goebel responded the owners were scrambling to find somebody to manage Lakeview so we offered an extension on the lease for 60 days so they can get a management agent in place and to give us time to transfer information to them. She noted the letter they wrote stated they didn't understand why HACM didn't buy Lakeview so they did not get the point that we can't refinance something for more money than it is worth.

B. Human Resources Report

Ms. Wyatt reported she had nothing to add to her report. To query, she responded there were no new claims.

C. Development Report

Ms. Rose reported in the absence of Ms. Warren that everything is in the report.

D. Property Management Report

Ms. Tonkin reported everything is on the report.

E. Housing Programs Report

Ms. Ruelaz reported the only thing new on her report was FSS submitted an application for an Intern Scholarship to the NAHRO NorCal/Nevada Conference and we are waiting to hear back on this application. Ms. Ruelaz explained that Pepsi Company contacted HACM about referring families for their Holiday Project; we gave them a list of names and they selected one of our families. This came at a good time for this family because they had to vacate their unit due to a fire next door and move to a temporary shelter, plus the wife lost her job during this same time period. Staff noted there was a document on the table regarding this issue.

Commissioner Scott explained a gentleman came into her work place and wanted to donate to a family in need; Ms. Ruelaz stated there are about five or six families. Chair Williams suggested Commissioner Scott pass any information to Ms. Ruelaz. She further noted that was nice that Pepsi selected one of our families.

COMMISSIONER COMMENTS

Commissioner Styles stated there's no easy way to put it but he has not been reappointed and so this meeting will be his last; the new appointee will be here in January. Commissioner Styles stated it has been an honor to be part of this Commission for so long. And to watch this organization grow—and how successful it has become – and how successful it will be going into the future. The Board has been just wonderful. He stated there have been times when we've had our problems and we solved them and we've gone forward and we've worked together to make sure that our clients never felt any of that. The issues that HACM and HDC faced in the beginning were like the issues of a developing baby, but we worked through all of those. And we've gotten the majority of them solved. Commissioner Styles further noted that we have a good solid group of folks that are working in both the organizations and the Staffs for both organizations are absolutely the best Staffs anybody could ever have. Commissioner Styles stated he has enjoyed his time here and he looks forward to watching everyone continue what has been started. And he looks forward to letting people know that we've got a group out there that's working to help the less fortunate. And that's probably what he will be doing in the near future. Commissioner Styles thanked everyone so very much and stated he was going to miss everybody and was certainly going to miss the meetings. He stated he will take this experience in his heart and will work with HACM and HDC in any way they need him. Commissioner Styles further commented the he would help as much as he possibly can. So don't hesitate to give him a call when the opportunity arises. In the meantime, thank you so very much and he hopes everyone has a wonderful holiday season.

Commissioner Healy commented this comes as quite a shock; he is personally disappointed. He stated he is sorry to hear this news but he is glad Commissioner Styles will be available. Commissioner Healy stated to Commissioner Styles, you've been a great resource and thank you very much. He stated he considers Commissioner Styles a personal friend; he is disappointed to see him leave but hopefully Commissioner Styles won't be too far away if we need to reach out and garner his expertise. Commissioner Healy thanked Commissioner Styles very much for all

he has done for him, for the agency, and for the clients that we serve. Commissioner Healy further thanked Staff for another great month's effort and another year almost in the books. He looks forward to 2014 and the new horizon, new opportunities, and new challenges. Happy Holidays!

Commissioner Espinoza commented that he is very, very unhappy to hear about Commissioner Styles not being reappointed; it's a huge loss to HDC and to HACM. He is truly going to miss Commissioner Styles on the Board not only in terms of his personality and sense of humor, but more importantly his knowledge base in terms of his many years with the two organizations will be a big loss. Commissioner Espinoza stated he is so sorry to hear about Commissioner Styles' departure.

Commissioner Scott commented she was a little bit in shock too—even though she was not going to be here with everyone, she knows how much Commissioner Styles has helped to make this organization grow and be healthy. She stated he has done a tremendous amount for the community and he will be missed.

Commissioner Zenk commented that she echoes what the other Commissioners have already said. She commented Commissioner Styles is leaving some very big shoes to fill. He has contributed so much to the affordable housing community both here locally and also nationally. And it's a real loss—but we do need him; Mr. Rose and she are already discussing whether or not they could ask Commissioner Styles to consider being a MCHI board member. She stated, please consider that. Commissioner Zenk further stated she can't believe we're going to lose two great Board members in January and that's a real loss to both agencies. Commissioner Zenk stated on another note, she is on the Board of the Housing Resource Center and she has been approached by email for a contribution from Monterey County Gives Campaign; they do help homeless people and they've been a great source so if someone wants to help the homeless, please consider the Housing Resource Center of Monterey County. Commissioner Zenk stated she appreciates those who have contributed already. She wished all the staff and fellow board members a wonderful Christmas and she looks forward to working with everyone in the New Year. She hopes she sees Commissioners Styles and Scott around.

Commissioner Beuthin commented for the last meeting of the year she wants to express her appreciation to all the Staff; we've accomplished a lot this year with the organizations. And it's due to Staff's hard work and dedication that we've been able to say this at this time. Commissioner Beuthin stated she appreciates it very much. And she wants everyone to know how much they are appreciated. Commissioner Beuthin further stated she didn't think she could have been any more shocked after hearing Commissioner Scott's resignation and now to hear of Commissioner Styles' resignation this evening. She further thanked everyone for welcoming her on the Board this year and for all their support. To Commissioners Styles and Scott, she stated they will be missed.

The Chair opened the comments portion to Staff also:

Ms. Santos commented she didn't know what to say that hasn't already been said but stated we will definitely miss Commissioner Styles because he has been here since she first started attending the Board meetings and he will definitely be missed, as well as his history will be missed.

Mr. Rose commented that Commissioner Styles is a remarkable individual as everyone knows. And he is going to echo what Commissioner Zenk just mentioned a bit ago, if we can capture his interest that means he's not far from HACM. He stated if we can get both Commissioners Styles and Scott, then MCHI would really accomplish something. Mr. Rose further commented that last Tuesday at that City Council meeting, when Commissioner Styles came up front and gave his side of the presentation representing the Board, you could see all the members of the City Council as well as the staff members' eyes light up because this was one of their own coming (back) and bringing something to the equation. Commissioner Styles is truly a gift and you all will be losing him but we hope we can gain him to the point where you can reach out and touch him from time to time.

Ms. Goebel commented she had already said what she needed to say to Commissioner Styles. She stated to Commissioner Scott that she will miss her terribly; and will miss her bubbly personality. She commented that Commissioner Scott asks wonderful questions and Staff hopes we answered them well; but between Commissioners Styles and Scott, the sense of humor is wonderful and it is nice to come to a meeting where people are cordial with each other- they listen, they talk, and they contribute. She stated they both will be very much missed.

Commissioner Williams stated that she hopes Mr. Rose and MCHI will capitalize on HACM's loss; she thinks both Commissioners Styles and Scott would be an asset to the MCHI Board and bring history of HACM with them and the input MCHI might need.

Chair Williams requested Commissioner Styles remain on the Sunrise Board; Commissioner Styles stated he would be happy to do that. Chair Williams noted that is an appointment by the HACM Chair and since Commissioner Styles is already a member, this does not need to come back to the Board; we're just requesting he remain there.

Commissioner Williams stated she is going to miss Commissioner Scott; she has been an excellent Tenant Commissioner. She noted she has been on this Board a long time and Commissioner Scott is truly one of the finest Tenant Commissioners HACM has ever had—her intelligence, inquisitiveness, and ability to reason things. Commissioner Williams stated she is really going to miss Commissioner Scott and hopes she will consider the offer of the MCHI Board also.

Commissioner Williams further stated she didn't know what to say to Commissioner Styles; he has been a close friend and we will miss him so much. She noted even though she is the Chair and voices her opinion quite well, she always had Commissioner Styles to lean on. Commissioner Williams further stated it is a terrible loss to this Board and to NAHRO. She hopes HACM's loss will be MCHI's gain.

Commissioner Williams thanked Staff for a wonderful year; a lot of things going up and a lot of things going down, but mostly going up and she is really proud of that. Commissioner Williams thanked everyone who worked so hard for HACM every day. She wished everyone a very Happy Holiday.

Commissioners Styles and Scott thanked the Board and Staff for all their kind remarks.

The Clerk of the Board stated that Staff was talking with someone in the lobby who wanted to pass something in writing to the Board or wanted to speak to the Board.

COMMENTS FROM THE PUBLIC

Ms. Olson stated, "My name is Taina Olson. My children and I are facing homelessness for the fourth time due to the inactions of the Housing Authority. We were displaced and terminated last May. When I first wrote to the Board, with no response, back then I was asking for injunctive relief because the hearing officer was my worker and she was not impartial; she knew me and my case. The hearing was ruled on hearsay evidence alone and that's solely on evidence which is against the administrative plan. This was told to Ms. Ruelaz, the program director. And the phone was hung up on us-- and this is not the first injustice that my children and I have gone through due to the inaction of the housing plan—the first time we were in a home that was being repossessed and the housing in that—the law had just passed in 2009 that protected the rights of the HUD people who had vouchers who were in places being displaced because the home was being repossessed and they should have protected my child and my rights and continued to pay because it was being repossessed (which) wasn't the grounds based on the new law for us to get evicted. But we ended up homeless anyway and going to court alone – fighting it alone. The second time I was offered and (was) told about shared housing. I entered into a shared housing in which one of the rooms the person decided not to leave and when they left, the owner decided that I should pay the whole rent and breaching the contract with the Housing Authority. And once again they didn't protect our rights and we ended up homeless again and in a shelter; my daughter's scared and mortified for the second time. When they should have protected our rights against a scandalous home owner who was doing the wrong thing and displaced us. The third time that we got displaced, we went to court after six or seven months of being displaced and homeless; we won our case but that didn't help. My daughter and I have been through three different injustices – the fourth one being this hearing which was a complete sham—having a hearing officer that knew my case and was my worker at one time is against the administrative plan. Ruling solely on hearsay evidence is completely against the administrative plan. I was told there was no appeal; I was offered no appeal. And I was told there was none. And I brought this to HUD because of the fact and the discrimination case is still in the air. Because I requested a reasonable accommodation having been held up by gun point and scared and wanted to move and breach the contract where we were currently living --my kids were held up by gun point --and how they responded was by terminating my contract. That's the next letter that I received—after asking for their accommodation—and prior to that I asked for them to readjust. I asked them why my portion of the rent would change from \$200 to \$500 even when my income had never changed. And I wanted a recalculation done; and what they did was they


gave me some baloney answer telling me that the housing payment standard went up after we moved in and it was non-related to my request which was how my income could have changed-- why my portion would change from \$200 to \$453 to be exact--when my income hadn't changed. It's based on my income, right--so I didn't get a satisfactory answer to that. Shortly after that my kids were held up by gun point two weeks after that and I asked for a reasonable accommodation which was responded to by termination. And when I brought this point up -- some more baloney was given to me but that didn't change the fact of what happened to us. And we're facing eviction again--and homelessness again. And this has been a grave injustice that has to be corrected. And I wrote to you--the Board -- to you--to all of you and I was told that you received a copy of my letter of May 23rd at the Board meeting and I never got a response from any of you. And I have exhausted every resource and every church and everybody who could help us to stay where we're currently at and try to fight this. This is my last resort - we're facing homelessness again right before Christmas and I don't know what to do. But a grave injustice has been done to my family and I'm hoping that you will look into it -- and find the letter that I submitted at the Board meeting in May and respond to it. And that's all I have to say. And I'm begging for your help right now."

To queries on complaints being followed up, it was noted that there is a policy in place that Staff is to handle the complaint and then apprise the Board Chair of the action taken. To another query on requesting Commissioners to attend meetings at the different sites, Commissioner Healy reminded that a rotation system is already in place.

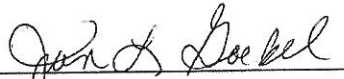
Chair Williams wished everyone a Happy Holiday and adjourned the meeting.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 5:21 p.m.


Chairman

ATTEST:


Secretary

1-29-2014
Date