



**AGENDA**  
**OF THE REGULAR BOARD MEETING FOR THE**  
**MONTEREY COUNTY HOUSING AUTHORITY DEVELOPMENT**  
**CORPORATION**  
**BOARD OF DIRECTORS**

DATE: **Monday, March 28, 2022**

TIME: **6:00 p.m. (Or immediately following the Regular Board meeting of the HACM Board of Commissioners).**

PLACE: **Monterey County Housing Authority (Zoom meeting)**  
**Development Corporation**  
**303 Front Street, Salinas, CA. 93901**

Join Zoom Meeting

<https://us02web.zoom.us/j/85975865006?pwd=SXRRbjBkZ2UrcUEwaCthQUxKU5aUT09>

Meeting ID: 859 7586 5006

Passcode: 380889

One tap mobile

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**1. CALL TO ORDER (Pledge of Allegiance)**

**2. ROLL CALL**

**PRESENT**

**ABSENT**

Chair Kathleen Ballesteros

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Vice-Chair Paul Miller

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Director Hans Buder

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Director Viviana Gama

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Director Francine Goodwin

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Director Kevin Healy

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Director Jon Wizard

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**3. COMMENTS FROM THE PUBLIC**

(In compliance with the Coronavirus Covid-19 social distancing order you may join the meeting via telephone or zoom, please see link above).

4. **CONSENT AGENDA**

Items on the Consent Agenda are considered routine and, therefore, do not require separate discussion. However, if discussion is necessary or if a member of the public wishes to comment on any item, the item may be removed from the Consent Agenda and considered separately. Questions of clarification may be made by Directors without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.

- a. **Minutes** – Approval of revised Minutes of the HDC Regular Board Meeting held on January 24, 2022.
- b. **Minutes** – Approval of Minutes of the HDC Regular Board Meeting held on February 28, 2022.
- c. **Memorandum/Resolution** - MDC – 202: AB361.

5. **NEW BUSINESS**

- a. Possible Committee Consolidation or Disbandment

6. **INFORMATION**

- a. Development Report – Carolina Sahagun
- b. Property Management Report – Property Management Representatives

7. **CLOSED SESSION**

a. **EXISTING LITIGATION**

(Pursuant to Government Code Section 54956.9(d)(1)

Name of Case: *Zumwalt Construction, Inc. v. Haciendas 3, L.P.*, et al., Monterey County Superior Court case number 19CV002519

b. **EXISTING LITIGATION**

(Pursuant to Government Code Section 54956.9(d)(1)

Name of Case: *Zumwalt Construction, Inc. v. Castroville FLC, L.P.*, et al., Monterey County Superior Court case number 20CV000688

c. **EXISTING LITIGATION**

(Pursuant to Government Code Section 54956.9(d)(1)

Name of Case: *Haciendas Senior, L.P. v. Zumwalt Construction, Inc.*, Monterey County Superior Court case number 20CV003380

d. **ANTICIPATED LITIGATION**

(Pursuant to Government Code Section 54956.9(d)(2): One case.  
Significant exposure to litigation

8. **DIRECTOR COMMENTS**

9. **ADJOURNMENT**

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This Agenda was posted on the Bulletin Boards at 303 Front Street, Ste. 107, Salinas, CA. The Board of Directors will next meet on the Regular Board Meeting on **April 25, 2022, at 6:00 p.m.**

**ACTION**  
**MINUTES OF THE REGULAR BOARD MEETING**  
**OF THE**  
**MONTEREY COUNTY HOUSING AUTHORITY**  
**DEVELOPMENT CORPORATION**  
**HELD JANUARY 24, 2022**

Directors met at the Monterey County Housing Authority Development Corporation located at 303 Front Street, Suite 107, Salinas, Ca. 93901. The meeting was called to order by Chair Kathleen Ballesteros at 6:41 p.m. Present: Vice-Chair Paul Miller, Director Buder, Director Viviana Gama, Director Francine Goodwin, Director Kevin Healy and Director Jon Wizard. Absent: None. HDC Staff: Carolina Sahagun-Gomez, VP of Development, Jessica Rivas, Development Specialist, Staci Pierce, Development Specialist and Fred Quitevis, Project Manager. Absent: None. [HACM Staff: Tory Gunsolley, Jose Acosta, Socorro Vasquez, Sandra Rosales and Maria Madera.] Recorder: Nora Ruvalcaba, Development Specialist.

**COMMENTS FROM THE PUBLIC**

Ms. Liz Lopez-Byrnes from the Paso Robles Housing Authority introduced herself and advised her team manages the Oak Park 1 and 2 developments. Mr. Warren Reed advised that he is the Vice-President and oversees the John Stewart Company staff that at the various LP sites since around 2007.

**CONSENT AGENDA**

- a. **Minutes** – Approval of Minutes of the HDC Regular Board Meeting held on December 13, 2021.
- b. **Minutes** – Approval of Minutes of the HDC Special Board Meeting held on December 21, 2021.
- c. **Minutes** – Approval of Minutes of the HDC Special Board Meeting held on December 23, 2021.

Upon motion by Vice-Chair Miller, seconded by Director Goodwin, the Board of Directors moved to approve the Consent Agenda to include the Minutes of the HDC Regular Board Meeting held on December 13, 2021, HDC Special Board Meeting held on December 21, 2021 and the HDC Special Board Meeting held on December 23, 2021.

Motion carried with the following vote:

AYES: Ballesteros, Miller, Buder, Gama, Goodwin, Healy, Wizard  
 NOES: None  
 ABSTAINED: None  
 ABSENT: None

## **NEW BUSINESS**

- a. Memorandum/Resolution MDC-195: Monterey County Housing Authority Development Corporation Resolution Amending Resolution No. MDC-192 Authorizing to execute documents related to Parkside One development.

Upon motion by Director Miller, seconded by Director Buder, the Board of Directors moved to approve Resolution MDC-195: Monterey County Housing Authority Development Corporation Resolution Amending Resolution No. MDC-192 Authorizing to execute documents related to Parkside One development.

Motion carried with the following vote:

AYES:	Ballesteros, Miller, Buder, Gama, Goodwin, Healy, Wizard
NOES:	None
ABSTAINED:	None
ABSENT:	None

- b. Memorandum/Resolution MDC-196: A Resolution of the Board of Directors of the Monterey County Housing Authority Development Corporation (HDC) Authorizing access to accounts held by HDC with Pinnacle Bank.

Upon motion by Director Buder, seconded by Director Gama, the Board of Directors moved to approve Resolution MDC-196: A Resolution of the Board of Directors of the Monterey County Housing Authority Development Corporation (HDC) Authorizing access to accounts held by HDC with Pinnacle Bank.

Motion carried with the following vote:

AYES:	Ballesteros, Miller, Buder, Gama, Goodwin, Healy, Wizard
NOES:	None
ABSTAINED:	None
ABSENT:	None

- c. Memorandum/Resolution MDC-197: Authorizing authority to the Interim ED of HACM, in his capacity as President/CEO, delegated authority to sign contracts and other items requiring approvals for HDC.

Upon motion by Director Wizard, seconded by Director Miller, the Board of Directors moved to approve Resolution MDC-197: Authorizing authority to the Interim ED of HACM, in his capacity as President/CEO, delegated authority to sign contracts and other items requiring approvals for HDC.

Motion carried with the following vote:

AYES:	Ballesteros, Miller, Buder, Gama, Goodwin, Healy, Wizard
NOES:	None
ABSTAINED:	None

ABSENT: None

**d. Memorandum: Multi-State Employer status/out of state remote work.**

Director Ballesteros inquired if the agenda item is the same as and related to the agenda item titled the same on the HA meeting. Mr. Gunsolley confirmed that it is the same item and is only for information and future discussion.

**e. Memorandum: Board Authorization for communication to external partner.**

Director Ballesteros advised that there was an issue the previous week with Mr. Rose confronting staff. Director Ballesteros advised that wanted to email the attorney, Ms. Brown to draft a letter to Mr. Rose regarding his behavior.

Director Wizard added to Director Ballesteros comments to say that he supported an announcement of support of HDC employees and would be concerned with future interactions. Director Wizard indicated that he would support the attorney sending a letter in an official capacity to address concern.

Ms. Brown advised that she work on drafting and issuing a letter in which she would address personnel matter and have the President/CEO report back at future meeting in closed session.

Mr. Rose posed a question to Director Ballesteros; that since the subject matter had already been established in public, that he had done something egregious to HDC staff, is he not respond? To which Ms. Brown indicated that he had every right to make a public comment.

Mr. Rose indicated that he shall and continued to explain his perception of the interaction which was being referenced in the memorandum in relation to discussion regarding his perception of a Brown Act violation. Mr. Rose explained that he was telling Ms. Gomez that her explanation did not make any sense and subsequently walked out in some frustration, for which he apologized if any HDC staff's feelings were hurt.

## **INFORMATION**

**a. Development Report**

Ms. Sahagun-Gomez advised that the report was presented during the HACM meeting.

**b. Property Management Report**

Ms. Sahagun-Gomez advised that the PM report from HACM and JSCo was presented during the HACM meeting and introduced Ms. Lopez-Byrnes from the Paso Robles Housing Authority.

Ms. Lopez-Byrnes introduced herself as the Director of PM for the Paso Robles Housing Authority who oversees the Oak Park I and Oak Park II developments. Ms. Lopez-Byrnes shared that both sites were currently 100% occupied.

**c. Retreat Goals**

Ms. Sahagun-Gomez advised that the goals continue to be on hold and that we look forward to newly established goals in the near future.

**CLOSED SESSION**

The Board entered and met in Closed Session for the following purposes and reasons at 7:07 pm:

- a. Conference with Legal Counsel-Anticipated Litigation: Significant exposure to litigation pursuant to subdivision (d)(2) of Government Code Section 54956.9: Two potential cases.

The Board reconvened to regular session at 7:52 pm with nothing to report from the closed session discussion.

**DIRECTOR COMMENTS**

Director Goodwin thanked everyone.

Director Gama thanked all staff for all their work and dedication.

Vice-Chair Miller thanked everyone at HDC for their work and stated he appreciated all they do.

Director Buder stated that he appreciated everyone for staying late and applauded the efforts to move forward.

Director Wizard stated that he was thankful for the team's professionalism in coordinating the meetings and for dealing with all the tensions. Director Wizard stated that staff should feel free to reach out to him.

Director Healy thanked staff for their professionalism and perseverance.

Chair Ballesteros stated that she echoed all the other Directors comments and thanked Ms. Sahagun-Gomez and Ms. Ruvalcaba efficiency and great work. Chair Ballesteros also thanked Mr. Gunsolley, Director Buder and Director Wizard for all their hard work.

There being no further business to come before the Board, the meeting was adjourned at 7:55 p.m.

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Chairman

ATTEST:

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President/CEO

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Date

**ACTION**  
**MINUTES OF THE REGULAR BOARD MEETING**  
**OF THE**  
**MONTEREY COUNTY HOUSING AUTHORITY**  
**DEVELOPMENT CORPORATION**  
**HELD FEBRUARY 28, 2022**

Directors met at the Monterey County Housing Authority Development Corporation located at 303 Front Street, Suite 107, Salinas, Ca. 93901. The meeting was called to order by Chair Kathleen Ballesteros at 6:09 p.m. Present: Vice-Chair Paul Miller, Director Buder, Director Viviana Gama, Director Francine Goodwin, Director Kevin Healy. Absent: Director Wizard. HDC Staff: Carolina Sahagun-Gomez, VP of Development, Jessica Rivas, Development Specialist, Staci Pierce, Development Specialist. Absent: None. [HACM Staff: Tory Gunsolley, Jose Acosta, Socorro Vasquez, and Sandra Rosales.] Recorder: Nora Ruvalcaba, Development Specialist.

**COMMENTS FROM THE PUBLIC**

Mr. Rose commented that he had sent the Chair and the Vice-Chair of the Board an email regarding minutes of the January 24, 2022, meeting. Mr. Rose indicated that they reflect incorrect information related to his response on agenda item 5e to which he responded to the allegations made in reference to his behavior towards HDC staff.

Mr. Rose indicated that he had not received the letter that was stated he would receive after Ms. Brown's investigation of staff's reports. Mr. Rose requested a copy of the referenced letter, the status of investigation and material submitted with claims against him.

**CONSENT AGENDA**

- a. **Minutes** – Approval of Minutes of the HDC Regular Board Meeting held on January 24, 2022.

Upon motion by Vice-Chair Miller, seconded by Director Goodwin, the Board of Directors moved to table the Consent Agenda to include the Minutes of the HDC Regular Board Meeting held on January 24, 2022.

Motion carried with the following vote:

AYES: Ballesteros, Miller, Buder, Gama, Goodwin, Healy  
 NOES: None  
 ABSTAINED: None  
 ABSENT: Wizard

**NEW BUSINESS**

- a. Memorandum/Resolution MDC-199: Resolution of the Monterey County Housing Authority Development Corporation Board of Directors (HDC), electing the Vice-President, Secretary and Treasurer of HDC.



Mr. Gunsolley advised that an election was not needed, that the positions are appointments per the HD By-Laws. Mr. Gunsolley also recommended the following staff to appointments for vacant positions as follows; Ms. Sahagun-Gomez as Vice-President, Ms. Ruvalcaba as Secretary and Ms. Zimmerman as Treasurer.

Upon motion by Director Miller, seconded by Director Gama, the Board of Directors moved to approve Resolution MDC-199: Resolution of the Monterey County Housing Authority Development Corporation Board of Directors (HDC), appointing Ms. Sahagun-Gomez as Vice-President, Ms. Ruvalcaba as Secretary and Ms. Zimmerman as Treasurer.

Motion carried with the following vote:

AYES:	Ballesteros, Miller, Buder, Gama, Goodwin, Healy
NOES:	None
ABSTAINED:	None
ABSENT:	Wizard

- b. Memorandum/Resolution MDC-200: A Resolution of the Board of Directors of the Monterey County Housing Authority Development Corporation (HDC) Ratifying and Approving updates to the California Secretary of State's Statements of Information for various Limited Liability Companies, Limited Partnerships, and Corporations in which HDC has an ownership interest to reflect new Officer positions and Agent for Service of process; authorize and direct the President/CEO of HDC to update any remaining California Secretary of State's Statements of Information for Limited Liability Companies, Limited Partnerships, and Corporations in which HDC has an ownership interest to reflect new Officer positions and Agent for Service of process.

Mr. Gunsolley advised that every Entity needed to have an updated Statement of Information filed to update the President/CEO to himself and the Agent for Service as Ms. Sahagun-Gomez.

Upon motion by Vice-Chair Miller, seconded by Director Goodwin, the Board of Directors moved to approve Resolution MDC-200: A Resolution of the Board of Directors of the Monterey County Housing Authority Development Corporation (HDC) Ratifying and Approving updates to the California Secretary of State's Statements of Information for various Limited Liability Companies, Limited Partnerships, and Corporations in which HDC has an ownership interest to reflect new Officer positions and Agent for Service of process; authorize and direct the President/CEO of HDC to update any remaining California Secretary of State's Statements of Information for Limited Liability Companies, Limited Partnerships, and Corporations in which HDC has an ownership interest to reflect new Officer positions and Agent for Service of process.

Motion carried with the following vote:

AYES:	Ballesteros, Miller, Buder, Gama, Goodwin, Healy
NOES:	None
ABSTAINED:	None

ABSENT: Wizard

- c. Memorandum/Resolution MDC-201: A Resolution of the Board of Directors of the Monterey County Housing Authority Development Corporation ratifying the proclamation of a state of emergency by the Governor of the State of California on March 4, 2021, and making findings authorizing continued remote teleconference meetings of the Board of Directors pursuant to Brown Act provisions, as amended by assembly bill no. 361.

Upon motion by Director Goodwin, seconded by Director Gama, the Board of Directors moved to approve Resolution MDC-201: A Resolution of the Board of Directors of the Monterey County Housing Authority Development Corporation ratifying the proclamation of a state of emergency by the Governor of the State of California on March 4, 2021, and making findings authorizing continued remote teleconference meetings of the Board of Directors pursuant to Brown Act provisions, as amended by assembly bill no. 361.

Motion carried with the following vote:

AYES: Ballesteros, Miller, Buder, Gama, Goodwin, Healy

NOES: None

ABSTAINED: None

ABSENT: Wizard

### **INFORMATION**

- a. Development Report

Ms. Sahagun-Gomez advised that the report was presented during the HACM meeting.

- b. Property Management Report

Ms. Sahagun-Gomez advised that the report was presented during the HACM meeting.

### **CLOSED SESSION**

The Board entered and met in Closed Session for the following purposes and reasons at 6:26 pm:

- a. **EXISTING LITIGATION**

(Pursuant to Government Code Section 54956.9(d)(1))

Name of Case: *Zumwalt Construction, Inc. v. Haciendas 3, L.P.*, et al., Monterey County Superior Court case number 19CV002519

- b. **EXISTING LITIGATION**

(Pursuant to Government Code Section 54956.9(d)(1))

Name of Case: *Zumwalt Construction, Inc. v. Castroville FLC, L.P.*, et al., Monterey County Superior Court case number 20CV000688

- c. **EXISTING LITIGATION**

(Pursuant to Government Code Section 54956.9(d)(1))

Name of Case: *Haciendas Senior, L.P. v. Zumwalt Construction, Inc.*, Monterey County Superior Court case number 20CV003380

d. **ANTICIPATED LITIGATION**

(Pursuant to Government Code Section 54956.9(d)(2): One case.  
Significant exposure to litigation

The Board reconvened to regular session at 6:36 pm with nothing to report from the closed session discussion.

**DIRECTOR COMMENTS**

Directors thanked staff for all their hard work. Directors also asked Mr. Gunsolley to follow up with Mr. Acosta on concerns raised by Ms. Lloyd about tenant repairs at MCHI sites.

There being no further business to come before the Board, the meeting was adjourned at 6:40 p.m.

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
President/CEO

\_\_\_\_\_  
Date

## MEMORANDUM



### **MONTEREY COUNTY HOUSING AUTHORITY DEVELOPMENT CORPORATION (HDC)**

**TO:** Board of Directors – Monterey County Housing Authority Development Corporation (HDC)

**FROM:** Tory Gunsolley, President/CEO

**RE:** Discussion and Possible Adoption of Resolution of the Board of Directors of the Housing Authority of the County of Monterey Development Corporation Ratifying the Proclamation of a State of Emergency by the Governor of the State of California on March 4, 2021, and Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Directors Pursuant to Brown Act Provisions, as amended by Assembly Bill No. 361

**DATE:** March 28, 2022

Background:

On March 17, 2020, Governor Newsom issued Executive Order N-29-20 which allowed for relaxed provisions of the Ralph M. Brown Act (Brown Act) that allowed legislative bodies to conduct meetings through teleconferencing without having to meet the strict compliance of the Brown Act. All provisions of Executive Order N-29-20 concerning the conduct of public meetings via teleconferencing expired on September 30, 2021.

Discussion:

Assembly Bill 361(Chapter 165,Statutes of 2021) (AB 361) was signed into law by the Governor on September 16, 2021, and went into effect immediately. It amends the Brown Act to allow local legislative bodies to continue using teleconferencing and virtual meeting technology after the September 30, 2021 expiration of the current Brown Act exemptions as long as there is a "proclaimed state of emergency" by the Governor. This allowance also depends on state or local officials imposing or recommending measures that promote social distancing or a legislative body finding that meeting in person would present an imminent safety risk to attendees. Though adopted in the context of the pandemic, AB 361 will allow for virtual meetings during other proclaimed

emergencies, such as earthquakes or wildfires, where physical attendance may present a risk. AB 361 will sunset on January 1, 2024.

AB 361 requires the following to continue to conduct teleconferenced meetings:

1. Notice of the meeting must still be given in compliance with the Brown Act, and the notice must include the means by which the public may access the meeting and provide public comment remotely.
2. The public must be provided access to the meeting via a call-in option or internet-based service option and allowed to “address the legislative body directly.” HDC does not have to provide an in-person option for the public to attend the meeting.
3. The meeting must be conducted “in a manner that protects the statutory and constitutional rights of the parties and the public appearing before the legislative body.”
4. If there is a disruption to the meeting broadcast or in the ability to take call-in or internet-based public comment, no further action can be taken on agenda items until the issue is resolved, even if this means stopping the meeting at that point and continuing all remaining items.
5. The Board of Directors cannot require comments to be submitted before the start of the meeting. The public must be allowed to make “real time” public comment.
6. Reasonable time for public comment must be provided. If the Board provides a timed public comment period, the public comment period must be left open until the time expires.
7. All votes must be taken by roll call.
8. The Board of Directors must approve a resolution making findings by majority vote within 30 days of the first teleconferenced meeting under AB 361 and every 30 days thereafter to continue to conduct teleconference meetings under AB 361. The body must find it has reconsidered the circumstances of the state of emergency and either 1) the emergency continues to impact the ability to meet safely in person, or 2) State or local officials continue to impose or recommend social distancing.

In light of AB 361, the continuing COVID-19 State of Emergency declared by the Governor, the continuing Local Emergency declared by the County of Monterey/or City of Salinas, the continuing recommendations by Edward Moreno, MD, the County of Monterey Health Officer and Bureau Chief of social distancing as a mechanism for preventing the spread of COVID-19, and the continued threats to health and safety posed by indoor public meetings, staff recommends the Board of Directors adopt the proposed Resolution making the findings required to initially invoke AB 361.

The procedures currently set up for Board of Directors' meetings, which provide public attendance and comment through a call-in or internet-based service option, satisfy the requirements of AB 361. The HDC President/CEO, or designee, will work with the Board to ensure that meeting procedures for all teleconferenced meetings comply with AB 361. Continued reliance will require the Board of Directors to adopt a new resolution making required findings every 30 days.

Fiscal Impact: None

Recommendations:

Adopt Resolution of the Board of Directors of the Housing Authority of the County of Monterey Development Corporation Ratifying the Proclamation of a State of Emergency by the Governor of the State of California on March 4, 2021, and Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Directors Pursuant to Brown Act Provisions, as amended by Assembly Bill No. 361

Attachments:

Resolution MDC - 202

Assembly Bill 361

Staff Recommendation: Approve Resolution MDC - 202

RESOLUTION NO. MDC - 202

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MONTEREY COUNTY HOUSING AUTHORITY DEVELOPMENT CORPORATION RATIFYING THE PROCLAMATION OF A STATE OF EMERGENCY BY THE GOVERNOR OF THE STATE OF CALIFORNIA ON MARCH 4, 2021, AND MAKING FINDINGS AUTHORIZING CONTINUED REMOTE TELECONFERENCE MEETINGS OF THE BOARD OF DIRECTORS PURSUANT TO BROWN ACT PROVISIONS, AS AMENDED BY ASSEMBLY BILL NO. 361

WHEREAS, the Monterey County Housing Authority Monterey Development Corporation ("HDC") is committed to preserving and nurturing public access and participation in meetings of the Board of Directors; and

WHEREAS, all meetings of the HDC's Board of Directors are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), so that any member of the public may attend, participate, and watch the HDC's Board of Directors conduct their business; and

WHEREAS, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, a required condition is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

WHEREAS, it is further required that state or local officials have imposed or recommended measures to promote social distancing or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, such conditions now exist within the jurisdiction of HDC which includes the County of Monterey, specifically, on March 17, 2020 the Governor of the State of California proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19; and

WHEREAS, as a result of the COVID-19 pandemic the California Department of Health and the Health Officer of the County of Monterey continue to recommend measures to promote social distancing; and

WHEREAS, the Board of Directors does hereby find that the COVID-19 pandemic has caused, and will continue to cause, imminent risk to the health and safety of attendees meeting in person for a Board of Directors' meeting, and the COVID-19 pandemic has caused conditions of peril to the safety of persons within the jurisdiction of HDC that are likely to be beyond the control of services, personnel, equipment, and facilities of HDC, and desires to ratify the proclamation of a state of emergency by the Governor of the State of California and ratify the California Department of Health and the Health Officer of the County of Monterey's recommended measures to promote social distancing; and

WHEREAS, as a consequence of the local emergency and state of emergency the Board of Directors does hereby find that the Board of Directors of HDC shall conduct their meetings without

compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e) of section 54953, and that the Board of Directors shall comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of Government Code section 54953; and

WHEREAS, when holding teleconferenced meetings under abbreviated teleconferencing procedures permitted under the Brown Act, HDC will ensure access for the public by complying with all requirements set forth in Government Code section 54953(e), including, but not limited to, giving notice of the meeting and posting agendas, to allow members of the public to access the meeting and address the legislative body, giving notice of the means by which members of the public may access the meeting and offer public comment, including an opportunity for all persons to attend via a call-in option or an internet-based service option, and conducting the meeting in a manner that protects the statutory and constitutional rights of the parties and the public appearing before the legislative body.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE MONTEREY COUNTY HOUSING AUTHORITY DEVELOPMENT CORPORATION DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Reconsideration. The Board hereby reconsiders the circumstances of the state of emergency.

Section 3. Ratification of the California Department of Health and the Health Officer of the County of Monterey's recommended measures to promote social distancing. The Board hereby finds that state and local officials continue to recommend measures to promote social distancing. The Board further hereby ratifies the California Department of Health and the Health Officer of the County of Monterey's recommended measures to promote social distancing and finds that, as a result of the state of emergency, meeting in person would present imminent risk to the health or safety of attendees.

Section 4. Ratification of Governor's Proclamation of a State of Emergency. The Board hereby ratifies the Governor of the State of California's Proclamation of State of Emergency, effective as of its issuance date of March 4, 2020, and hereby finds that the state of emergency continues to directly impact the ability of the Board of Directors and members of the public to meet safely in person.

Section 5. Remote Teleconference Meetings. The HDC's President/CEO, and designee, and the Board of Directors are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, continued teleconferencing and conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

Section 6. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) 30 days from the adoption of this Resolution, or, (ii) such time as the Board of Directors adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the Board of Directors of HDC may continue to teleconference without compliance with Government Code section 54953(b)(3).

PASSED AND ADOPTED by the Board of Directors of the Housing Authority of the County of Monterey Development Corporation this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by the following vote:



AYES:

NOES:

ABSENT:

ABSTAIN:

## **MEMORANDUM**

TO: Board of Directors

FROM: Tory Gunsolley

RE: **Possible Committee Consolidation or Disbandment**

DATE: 3/23/2022

The Board of Directors of HDC currently has one committee, the HDC Finance and Development Committee. Its members are Directors Healy, Buder and Miller. HACM also has a Finance and Development committee. Its members are Commissioners Healy, Buder, and Gama. Given the reunification of HACM and HDC it makes sense to reevaluate the purpose and need for two separate Finance and Development Committees.

The HACM bylaws are silent on how committees are formed, managed or governed. HDC bylaws require a resolution from the Board of Directors to designate or create committees, appoint members. The HDC committee also has the full authority of the Board with several limitations. This is a worrisome clause as it means that the Committee could authorize contracts and policies without it going to the full Board of Directors. I do not know if this authority was used in the past, but it is not a best practice. Usually on small Boards like HDC and HACM committee are used to go deeper into issues and to approve items for the full Board's consideration. In large Boards, you would see this type of language reserved for an Executive Committee.

In my short tenure the content of the two meetings largely overlap and in my opinion it would be more efficient if there were only one Finance and Development Committee. From an ease of operation standpoint it would be easier to have the HACM Finance and Development Committee remain and have the HDC Finance and Development Committee disbanded. In this case, the Directors would vote to disband the HDC Finance and Development Committee.

Directors, however, could choose to have a consolidated committee of HACM/HDC which would require HDC to vote to create such a committee and operate under the bylaws of HDC.

## MEMORANDUM



**MONTEREY COUNTY HOUSING AUTHORITY  
DEVELOPMENT CORPORATION**

**THE HOUSING AUTHORITY OF THE  
COUNTY OF MONTEREY**

TO: Board of Directors – Monterey County Housing Authority Development Corporation (HDC)

TO: Board of Commissioners – Housing Authority County of Monterey (HACM)

FROM: Carolina Sahagun-Gomez, Director Housing Development

RE: **MONTHLY DEVELOPMENT REPORT – MARCH 2022**

**LP Developments managed by the Housing Authority of the County of Monterey:**

**Haciendas Place – Phase One:**

- Life Steps continues to perform outreach to increase the participation in the provided resident services.

**Haciendas Place – Phase Two**

- Life Steps continues to perform outreach to increase the participation in the provided resident services.
- Mediation efforts continue on the construction defect claims for the development. Mediation sessions have been scheduled for Mid-April and May to come to an agreement. . No trial date has been set.

**Haciendas (Hikari) – Phase Three**

- Ongoing mediation efforts continue; mediation is projected to be scheduled for Mid-April and May to work towards settlement. No trial date has been set.

**Haciendas Senior (Dai-Ichi Village) – Phase Four**

- The Haciendas Senior Development received notice from the California Tax Credit Allocation Committee (CTCAC) regarding an IRS Form 8823 (Low-Income Housing Credit Agencies Report of Noncompliance) being issued due to noncompliance identified during a monitoring inspection on 12/02/2021. The violation was related to a Uniform Physical Condition Standards (UPCS) violation caused by damaged kitchen sink hardware (level 1 violation).

The violation was corrected by Property Management staff as required and verification was submitted to CTCAC by the designated due date, however, Section 42 of the Internal Revenue Code requires allocation agencies (CTCAC) to notify the IRS of all incidents of projects noncompliance, whether or not corrected. The IRS Form 8823 is the mechanism used to submit that required reporting.

**Castroville FLC**

- Ongoing mediation efforts continue; next mediation is projected to be scheduled for Mid-April and May to work towards settlement.
- Trial has been set for August 29, 2022.

**South County RAD**

- Housing Owner's Certification and Application for Housing Assistance Payments (Vouchers) are up to date with the March Voucher submission being executed on 3/7/2022 for submission.
- Per Property Management the site offices, community rooms and playgrounds continue to be closed to the public due to the recent increase in COVID cases.
- Property Management has reported that review of all ledgers has been completed and submitted to Ms. Sturgeon for review. Once reviewed, next steps will be finalized to clear the RAD accounts receivable issues.
- Overall operations are doing well.

**Salinas Family RAD**

- Housing Owner's Certification and Application for Housing Assistance Payments (Vouchers) are up to date with the March Voucher submission being executed on 3/7/2022 for submission.
- Per Property Management the site offices, community rooms and playgrounds continue to be closed to the public due to the recent increase in COVID cases.
- Property Management has reported that review of all ledgers has been completed and submitted to Ms. Sturgeon for review. Once reviewed, next steps will be finalized to clear the RAD accounts receivable issues.
- Overall operations are doing well.

**East Salinas Family RAD**

- Housing Owner's Certification and Application for Housing Assistance Payments (Vouchers) are up to date with the March Voucher submission being executed on 3/7/2022 for submission.
- Per Property Management the site offices, community rooms and playgrounds continue to be closed to the public due to the recent increase in COVID cases.
- Property Management has reported that review of all ledgers has been completed and submitted to Ms. Sturgeon for review. Once reviewed, next steps will be finalized to clear the RAD accounts receivable issues.
- Overall operations are doing well.

**Gonzales Family RAD**

- Housing Owner's Certification and Application for Housing Assistance Payments (Vouchers) are up to date with the March Voucher submission being executed on 3/7/2022 for submission.
- Per Property Management the site offices, community rooms and playgrounds continue to be closed to the public due to the recent increase in COVID cases.
- Property Management has reported that review of all ledgers has been completed and submitted to Ms. Sturgeon for review. Once reviewed, next steps will be finalized to clear the RAD accounts receivable issues.
- Overall operations are doing well.

**Single Family Units:**

- Overall operations are doing well.

**LP Developments managed by The John Stewart Company:****Tynan Village:**

- We were contacted by a Community Organization that is interested in leasing the remaining commercial space. Staff from that agency visited the site on 3/3/2022 and indicated they will be in contact to discuss options.
- Resident Services is currently unavailable due to COVID-19 restrictions.
- Overall operations are doing well.

**Tynan Village Construction Defect claim:**

- Exterior Painting has begun on initial phases at Building C, GC continues working on lath and stucco for buildings C and B. General Contractor is in process of demo and waterproofing completion at Building A.

**Fanoe Vista/Gabilan:**

- Staff completed submission of tenant file audit requests for Alliant Capital. Response with results is pending.

- Life Steps Resident Services is currently limited.
- Overall operations are doing well.

**Benito FLC:**

- Life Steps Resident Services is currently limited.
- Overall operations are doing well.

**Benito Street Affordable:**

- Pending results of Housing & Community Development (HCD) 2022 Budget Audit.
- Life Steps Resident Services is currently limited.
- Overall operations are doing well.

**Monterey Street Affordable:**

- Life Steps Resident Services program is currently limited.
- Overall operations are doing well.

**Rippling River:**

- Staff is reviewing Capital Needs for the development.
- Life Steps Resident Services program is currently limited.
- Overall operations are doing well.

**LP Developments managed by the Paso Robles Housing Authority:**

**Oak Park Phase One:**

- Resident Services program is open to the residents and has continued with good participation and attendance for programs offered.
- Notice received from CTCAC regarding intent to conduct compliance desk audit on April 8, 2022. PRHA staff is working on request for documents to compile submission.
- Overall operations are doing well.

**Oak Park Phase Two:**

- Resident Services program is open to the residents and has continued with good participation and attendance for programs offered.
- Overall operations are doing well.

**LP Developments 12-Month Occupancy:**

		LP DEVELOPMENT OCCUPANCY												
	Total Units	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	12 Mo Average
<b>HACM Managed</b>														
Haciendas Place - Phase One	53	100%	100%	100%	100%	98%	98%	98%	100%	100%	100%	100%	100%	100%
Haciendas Place - Phase Two	46	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	98%	100%
Haciendas (Hakari) - Phase Three	50	95%	94%	98%	100%	100%	98%	100%	100%	100%	100%	100%	100%	99%
Haciendas Senior (Dai-Ichi Village - Phase Four	41	100%	100%	98%	95%	100%	98%	93%	95%	93%	98%	93%	93%	96%
Castroville FLC	54	100%	100%	100%	100%	100%	100%	100%	100%	100%	99%	98%	98%	100%
South County RAD	70	99%	99%	100%	100%	99%	100%	100%	100%	99%	99%	100%	100%	100%
Salinas Family RAD	170	100%	100%	98%	98%	99%	98%	99%	99%	100%	98%	100%	99%	99%
East Salinas Family RAD	202	99%	99%	99%	98.50%	99%	100%	98%	98%	99%	99%	99%	100%	99%
Gonzales Family RAD	30	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Single Family Units	7	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Casanova Plaza	86	98%	98%	98%	98%	98%	90%	96%	96%	96%	94%	94%	96%	96%
<b>HACM Mo Average</b>		<b>99%</b>	<b>99%</b>	<b>99%</b>	<b>99%</b>	<b>99%</b>	<b>98%</b>	<b>99%</b>	<b>99%</b>	<b>99%</b>	<b>99%</b>	<b>99%</b>	<b>99%</b>	<b>99%</b>
<b>JSCo Managed</b>														
Tynan Village Inc.	171	97%	99%	99%	99%	99%	99%	99%	99%	96%	99%	99%	99%	99%
Fano Vista	44	98%	100%	100%	100%	100%	100%	98%	98%	98%	98%	93%	95%	98%
Benito FLC	73	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	99%	99%	100%
Benito Street Affordable	70	99%	100%	100%	96%	97%	96%	97%	100%	100%	100%	99%	99%	99%
Monterey Street Affordable	52	100%	100%	100%	100%	100%	98%	96%	96%	92%	92%	92%	92%	97%
Rippling River	79	100%	99%	99%	96%	96%	96%	95%	96%	96%	96%	95%	95%	97%
<b>JSCo Mo Average</b>		<b>99%</b>	<b>100%</b>	<b>100%</b>	<b>99%</b>	<b>99%</b>	<b>98%</b>	<b>98%</b>	<b>98%</b>	<b>97%</b>	<b>98%</b>	<b>96%</b>	<b>97%</b>	<b>98%</b>
<b>PRHA Managed</b>														
Oak Park I	80	98.75%	98.75%	100%	100%	100%	98.75%	97.50%	97.50%	97.50%	100%	100%	100%	99.06%
Oak Park II	70	98.57%	100%	100%	98.57%	100%	100%	97.14%	100%	100%	100%	98.57%	98.57%	99.29%
<b>PRHA Mo Average</b>		<b>98.66%</b>	<b>99.38%</b>	<b>100%</b>	<b>99%</b>	<b>100%</b>	<b>99.38%</b>	<b>97.32%</b>	<b>98.75%</b>	<b>98.75%</b>	<b>100%</b>	<b>99%</b>	<b>99%</b>	<b>99.17%</b>
<b>All Project Mo Average</b>		<b>99%</b>	<b>99%</b>	<b>99%</b>	<b>99%</b>	<b>99%</b>	<b>98%</b>	<b>98%</b>	<b>99%</b>	<b>98%</b>	<b>99%</b>	<b>98%</b>	<b>98%</b>	<b>99%</b>

### **Other Projects**

#### **Marketing/Website:**

- Staff continues to meet quarterly with marketing team to review potential marketing events and/or media opportunities. As opportunities arise, they will be presented to Executive Director and Board of Directors.

#### **Greenfield:**

- Staff received current status update on previous entitlements; City staff have reviewed and sent planning application for submittal, upon due diligence items being ready for submission.

#### **Loan Application for 123 Rico:**

- Pending third party proposal to establish a replacement reserve and close-out loan.

#### **Parkside – Phase 1 (Purchased from MCHI by HDC)**

- Flooring installs and painting of interior units for Building B and exterior Building B almost complete. GC working with Guerdon to expedite delivery of Building A and C modules.
- The chart below represents the pay-in schedule for developer fee on Parkside Phase 1 redevelopment:

One Parkside, LP Developer Fee pay-in schedule:					
100% construction completion	Completion thru stabilization	Total during construction period	Post conversion to perm financing		
12/1/2022	7/1/2023		10/1/2023		
\$ 250,000	\$ 975,000	\$ 1,225,000	\$ 975,000		
				\$ 2,200,000	TOTAL DEVELOPER FEE

#### **Parkside – Phase two (the remainder) MCHI property.**

- Pending developer agreement with MCHI to develop next phase. Staff continues to seek funding opportunities with City of Salinas and CTCAC.

#### **Casanova: Old MCHI property purchased by HDC thru refinance:**

- Lender required balcony repairs in process. Concrete and asphalt repairs that were identified by lender will commence in April.

#### **Parcel B Lot:**

- Staff is researching status and possible options for development.

#### **Pacific Meadows**

- Nothing to report.

## Haciendas I and II

Property Owner: Monterey County Housing Authority Development Corporation

Property Management Company: Housing Authority County of Monterey

Director of Social Services:

Period Beginning

Feb 01, 2022

Period Ending

Feb 28, 2022

### Special Note:

As the state COVID-19 guidelines have shifted and social distancing requirements have been removed, LifeSTEPS is transitioning from an adapted service delivery model to full service delivery onsite for in-person resident services. LifeSTEPS will work collaboratively with property management and owners through the transition to full service delivery onsite. At this time, no open food events will be sponsored by LifeSTEPS staff; only "grab and go" items or sealed/contained food items. If you have any questions, please reach out to your LifeSTEPS Regional Director of Social Services.

### Administrative Comments

During this reporting period, LifeSTEPS observed the Presidents' Day holiday on February 21st. Due to the holiday, site visits and service hours were reduced.

### Service Requirements

CTCAC: Adult Educational classes 60 hours per year, Service Coordination 406 hours per year and individualized Health and Wellness services 117 hours per year

## DSS Site Visits

Feb 01, 2022

Feb 08, 2022

Feb 15, 2022

## Educational Classes

Depending on the needs and interests of the members of each community, LifeSTEPS provides a wide variety of on-site educational opportunities. LifeSTEPS has established a proprietary curriculum for three-month classes in core areas. Class preparation time is reflected in the staff hours.

Date	Class Title	Participants	Hours
Feb 01, 2022	Health and Wellness: Healthy Body: Exercise Your Way	15	0.50
Feb 08, 2022	Health and Wellness: Healthy Body: The Easy Way to Get 5 a Day	16	0.50
Feb 15, 2022	Stretch Your Dollar: Taxes	15	0.50

Totals 46 1.50

## Additional Services and Education

Date	Topic	Participants	Hours
<b>Employment</b>			
Feb 08, 2022	Resume Workshops: Resume Workshop	20	2.50
<b>Subtotal for Employment</b>		<b>20</b>	<b>2.50</b>
<b>Health and Wellness</b>			
Feb 01, 2022	Nutrition: CalFresh Workshop	15	1.75
<b>Subtotal for Health and Wellness</b>		<b>15</b>	<b>1.75</b>

Totals 35 4.25

**Individualized Case Management Services**

Date	Topic	Residents	Hours
Feb 01, 2022	Healthy Lifestyles	15	3.75
Feb 08, 2022	Healthy Lifestyles	16	4.00
Feb 15, 2022	Utilities	1	0.25
Feb 15, 2022	Financial Budgeting	15	4.00

**Totals** 47 12.00

**Social Service Coordination**

Date	Administration Type	Hours
Feb 01, 2022	Service Coordination Administration	2.00
Feb 08, 2022	Service Coordination Administration	1.00
Feb 15, 2022	Service Coordination Administration	1.25
Feb 22, 2022	Service Coordination Administration	4.00

**Total** 8.25

**Community Building Enrichment Activities**

Date	Event	Participants	Hours
Feb 15, 2022	Holiday: Valentine's Day Goodie Bags	19	2.00

**Totals** 19 2.00

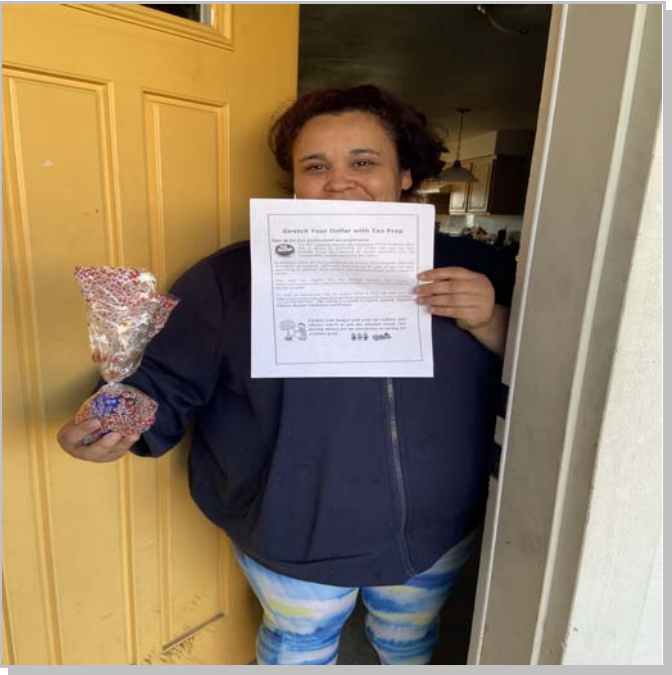
**Percent of units served during the past 12 months: 94.9%**



Resident Services in Action



**Valentine's Day Goodie Bags**  
*Feb 15, 2022*



**Stretch Your Dollar Class**  
*Feb 15, 2022*

# Hikari Newsletter March 2022

60 E. Rossi Street, Salinas, CA 93901



## Happy St. Patrick's month!

My eyes can see it's springtime, it's springtime, it's springtime. My eyes can see it's springtime, the grass is so green the green grass, the flowers, the sunshine and showers. My eyes can see it's springtime, and I am so glad. My ears can hear it's springtime, it's springtime, it's springtime. My ears can hear it's springtime, the birds sweetly sing the birds sing, the lambs bleat, the frogs croak, the bees buzz. My ears can hear it's springtime, and I am so glad. My body feels it's springtime, it's springtime, it's springtime. My body feels it's springtime, the air is so warm. The warm air, the breezes, no frost, and no freezes. My body can feel it's springtime, and I am so glad.

~ Author Unknown



## Five Green Shamrocks

One green shamrock in the morning dew, another one sprouted, and then there were two. Two green shamrocks growing beneath a tree, another one sprouted, and then there were three. Three green shamrocks by the cottage door, another one sprouted, and then there were four. Four green shamrocks near a beehive. Another one sprouted, and then there were five. Five little shamrocks bright and emerald green, Think of all the luck these shamrocks will bring.

~Leanne Guenther~

CSUMBstudent,Santana M.



## Citrus Chicken Salad

### Ingredients

8 oz cavatappi pasta (3 cups)  
2 cups diced cooked chicken  
1 cup ocean spray craisins  
½ cup sliced celery  
¼ cup sliced green onions  
1 cup plain yogurt  
¼ cup mayonaise  
¼ cup ruby red grapefruit juice  
1 teaspoon salt  
½ teaspoon curry powder  
¼ cup slivered almonds, toasted

### Instructions

1. Cook pasta according to package directions; drain. Rinse under cold running water to cool.
2. Combine pasta, chicken, dried cranberries, celery and onions in large bowl.
3. To make dressing, whisk together yogurt, mayonaise, and grapefruit drink in a small bowl. Stir in salt and curry powder. Pour dressing over pasta mixture; toss to coat. Sprinkle with almonds just before serving. Enjoy!

[oceanspray.com](http://oceanspray.com)



## Hikari

## Activity Schedule

- **Mondays-Thursdays**  
3:30pm-6pm Homework help
- **1<sup>st</sup> and 3<sup>rd</sup> Wednesday**  
**Food Bank 2pm-4pm**  
3/2 & 16/2022
- **3/28/2022 Alliance on Aging**  
**@ Dai Ichi Village**
- **Friday Kids Activities**  
3pm-6pm



### Hikari Manger, Hope

(831) 754-8862

[hrangel@hamonterey.org](mailto:hrangel@hamonterey.org)

### Caretaker, Vicky

(831) 500-4068

### Resident Services, Brielle

(831) 776-1896

[rschikari@hdcmonterey.org](mailto:rschikari@hdcmonterey.org)

### Maintenance Office:

(831) 771-0531

### HACM Main Office:

(831) 775-5000

### Emergency Number:

911

### SPD Non-Emergency:

(831) 758-7321

# Hikari Newsletter March 2022

60 E. Rossi Street, Salinas, CA 93901



## ¡Feliz mes de San Patricio!

Mis ojos pueden ver su primavera, su primavera, es primavera Mis ojos pueden ver su primavera, la hierba es tan verde la hierba verde, las flores, la luz del sol y las lluvias Mis ojos pueden ver su primavera, y estoy muy contento. Mis oídos pueden oír su primavera, su primavera, es primavera Mis oídos pueden oír su primavera, los pájaros cantan dulcemente, los pájaros cantan, los corderos balan, las ranas croan, las abejas zumban Mis oídos pueden oír su primavera, y estoy muy contento. Mi cuerpo siente que es primavera, es primavera, es primavera. Mi cuerpo siente que es primavera, el aire es tan cálido. El aire cálido, la brisa, sin escarcha y sin heladas. Mi cuerpo puede sentir que es primavera, y estoy muy contenta.

~ Autor desconocido



## Cinco Tréboles Verdes

Un trébol verde en el rocío de la mañana, otro brotó, y luego hubo dos. Dos tréboles verdes creciendo debajo de un árbol, otro brotó, y luego fueron tres. Tres tréboles verdes junto a la puerta de la cabaña, otro brotó y luego fueron cuatro. Cuatro tréboles verdes cerca de una colmena Brotó otro, y luego fueron cinco. Cinco pequeños tréboles brillantes y de color verde esmeralda, Piensa en toda la suerte que traerán estos tréboles.

~Leanne Guenther~

CSUMBstudent,Santana M



## Ensalada De Pollo Con Cítricos

### Ingredientes

8 oz de pasta cavatappi (3 tazas)  
2 tazas de pollo cocido cortado en cubitos  
1 taza de craisins Ocean Spray  
½ taza de apio en rodajas  
¼ taza de cebollas verdes en rodajas  
1 taza de yogur natural  
¼ taza de mayonesa  
¼ taza de jugo de toronja rojo rubí  
1 cucharadita de sal  
½ cucharadita de curry en polvo  
¼ taza en rodajas almendras tostadas

### Instructions

1. Cocine la pasta según las instrucciones del paquete; drenar. Enjuague con agua corriente fría para enfriar.
2. Combine la pasta, el pollo, los arándanos secos, el apio y las cebollas en un tazón grande.
3. Para hacer el aderezo, mezcle el yogur, la mayonesa y la bebida de toronja en un tazón pequeño. Agregue la sal y el curry en polvo. Vierta el aderezo sobre la mezcla de pasta; revuelva para cubrir. Espolvorear con almendras justo antes de servir. ¡Disfrutar!



## Hikari Activity Schedule

- **Lunes-Jueves**  
**3:30pm-6pm Ayuda con tarea**
- **1<sup>st</sup> and 3<sup>rd</sup> Miercoles**  
**Food Bank 2pm-4pm**  
**3/2 & 16/2022**
- **3/28/2022 Alliance on Aging**  
**11:30am-1pm**  
**@ Dai Ichi Village**
- **Viernes actividades para niños**  
**3pm-6pm**



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**Maintenance Office:**

(831) 771-0531

**HACM Main Office:**

(831) 775-5000

**Emergency Number:**

911

**SPD Non-Emergency:**

(831) 758-7321

# COVID 19 Edition

Homework Help Sign Up: 3 SCESD

Computer Lab Use: By appointment Only Mon.-Fri.

Adult Computer Lab Use at Dai Ichi Village-printing: 1 Dai Ichi Resident

February Community Room Reservations: Closed- COVID 19

February Food Bank Distribution at Hikari: 82 Units distributed (2/2 & 16/2022)

**Volunteer Information (recurring):**

0 High School Student volunteers

4 Adult Resident Volunteers, Hikari Apartments, Dai Ichi Village, and Haciendas Place.

7 CSUMB Service Learners

1 Adult Community Members

**February Events:**

- Food Bank Distribution: 1<sup>st</sup> and 3<sup>rd</sup> Wednesday 82 Total Units.
- Kids games and crafts each Friday at Hikari avg. 14 kids

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1. Homework Help 3:30pm-6 pm	2. Food Bank 2pm At Hikari Apartments (1 <sup>st</sup> and 3 <sup>rd</sup> Wednesday)	3. Homework Help 3:30pm-6 pm	4. Hikari Activities for Kids 3-6 pm <b>HACM offices closed.</b>	5.
6.	7. Homework Help 3:30pm-6 pm	8. Homework Help 3.30pm-6 pm	9. Homework Help 3:30pm-6 pm	10. Homework Help 3.30-6 pm	11. Hikari Activities for Kids 3-6 pm	12.
13.	14. Homework Help 3.30-6 pm	15. Homework Help 3.30-6 pm	16. Food Bank 2pm At Hikari Apartments (1 <sup>st</sup> and 3 <sup>rd</sup> Wednesday)	17. Homework Help 3.30-6 pm	18. Hikari Activities for Kids 3-6 pm <b>HACM offices closed.</b>	19.
20.	21. Homework Help 3.30-6 pm	22. Homework Help 3.30-6 pm	23. Homework Help 3:30pm-6 pm	24. Homework Help 3:30pm-6 pm	25. Hikari Activities for Kids 3-6 pm	26.
27.	28. Alliance on Aging @ Dai Ichi Village 11:30am- 1pm Homework Help 3.30-6 pm	29. Homework Help 3:30pm-6 pm	30. Homework Help 3:30pm-6 pm	31. Homework Help 3:30pm-6 pm		

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# Dai Ichi Village March 2022

30 E. Rossi Street, Salinas, CA 93901



## March forth into spring

This is the time of year to emerge from winter and **get moving into the spring**. Transitioning from dark cold winter into bright warm spring can be a joyful time of year. The birds are singing. The sun is shining. Plants are blooming. So much is going on in nature that it begins to make changes in us. We feel more alert. We want to get out and do stuff. It's the time of year to "spring clean" our homes and begin planting seeds in our gardens. With so much to be done in this season experts tell us to **keep a to do list**. Keeping a to do list will help us remember important details and **prioritize tasks**, so that we can plan the order that we do things. When you prioritize your tasks, you can better manage your time. This can boost your productivity and **keep on task**. Keeping on task will help us avoid distractions and get things done. As we are getting things done and prioritizing our lives, we need to put us on the list. Spring is a time for us to **enjoy life**. It's the time to water our plants and **drink water** ourselves. We need to **eat healthy**. It's time to recognize that we are emerging from winter and in need of revitalizing. March into spring with your favorite song. Whether it be the sound of a songbird or a good radio station, Let the music move you.



## Creamed Peas and Potatoes

### Ingredients

2 cups cooked russet potatoes diced ½ "  
1 cup heavy cream  
½ cup frozen peas  
1/2 onion diced  
1 tbsp butter  
¼ tspn dry dill  
Salt and pepper to taste

### Instructions

1. Cube potatoes and boil for 12-15 minutes or until almost fork tender. Add peas and boil for another 3-5 minutes drain and set aside.
  2. Melt butter in a saucepan, stir in onion and cook until translucent.
  3. Add heavy cream, bring to a slight boil til thickened and then shut off heat.
  4. Stir in potatoes, peas, and seasoning.
- [Theshortcutkitchen.com](http://Theshortcutkitchen.com)

## REMINDER!!



We are a **NO SMOKING** property. Be considerate of others.



## Activity Schedule

3/1/2022 Activities 11:30 am  
3/2/2022 Food Bank 2:00 pm  
3/3/2022 Activities 11:30 am  
3/7/2022 Activities 11:30 am  
3/9/2022 Calvin's Stretch and Strengthen Class 10 am-11am  
3/9/2022 March Birthday Lunch @12:00 pm  
3/11/2022 Activities 11:30 am  
3/15/2022 Activities 11:30 am  
3/16/2022 Food Bank 2-4pm  
3/17/2022 Activities 11:30 am  
3/21/2022 Activities 11:30 am  
3/23/2022 Calvin's Stretch and Strengthen Class 10 am-11am  
3/23/2022 Activities 11:30 am  
3/25/2022 Activities 11:30 am  
3/28/2022 Alliance on Aging 11:30am-1pm



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Resident Services, Brielle

(831) 776-1896

[rscdai-ichivillage@hdcmonterey.org](mailto:rscdai-ichivillage@hdcmonterey.org)

Maintenance Office

(831) 771-0531

HACM Main Office:

(831) 775-5000

Emergency Number:

911

SPD Non-Emergency:

(831) 758-7321

# Dai Ichi Village March 2022

30 E. Rossi Street, Salinas, CA 93901



## Marcha hacia la primavera

Esta es la época del año para salir del invierno y pasar a la primavera. Los pájaros están cantando. El sol está brillando. Las plantas están floreciendo. Tanto está sucediendo en la naturaleza que comienza a hacer cambios somos nosotros. Nos sentimos más alerta. Queremos salir y hacer cosas. Es la época del año para "limpiar de primavera" nuestros hogares y comenzar a plantar semillas en nuestros jardines. Con tanto por hacer en esta temporada, los expertos nos dicen que mantengamos una lista de cosas por hacer. Mantener una lista de tareas nos ayudará a recordar detalles importantes y priorizar tareas, para que podamos planificar el orden en que hacemos las cosas. Cuando prioriza sus tareas, puede administrar mejor su tiempo. Esto puede aumentar su productividad y mantenerse en la tarea. Mantener la concentración nos ayudará a evitar distracciones y hacer las cosas. A medida que hacemos las cosas y priorizamos nuestras vidas, debemos ponernos en la lista. La primavera es una época para disfrutar de la vida. Es el momento de regar nuestras plantas y beber agua nosotros mismos. Necesitamos comer sano. Es hora de reconocer que estamos saliendo del invierno y que necesitamos revitalizarnos. Marcha hacia la primavera con tu canción favorita. Ya sea el sonido de un pájaro cantor o una buena estación de radio, deja que la música te conmueva.



## Crema De Guisantes Y Patatas

### Ingredientes

2 tazas de papas russet cocidas cortadas en cubitos ½ “  
1 taza de crema espesa  
½ taza de guisantes congelados  
1/2 cebolla cortada en cubitos  
1 cucharada de mantequilla  
¼ de cucharadita de eneldo seco  
Sal y pimienta al gusto

### Instructions

1. Corte las papas en cubos y hiérvalas durante 12-15 minutos o hasta que estén casi tiernas. Agregue los guisantes y hierva durante otros 3-5 minutos, escurra y reserve.
2. Derrita la mantequilla en una cacerola, agregue la cebolla y cocine hasta que esté transparente.
3. Agregue la crema espesa, hierva levemente hasta que espese y luego apague el fuego.
4. Agregue las papas, los guisantes y los condimentos.  
[savorvexperiments.com](http://savorvexperiments.com)

## ¡¡RECORDATORIO!!



Somos una propiedad de  
**NO FUMADORES.** Sea  
considerado con los demás.



### Dai Ichi Village Activity Schedule

3/1/2022 Actividades 11:30 am  
3/2/2022 Food Bank 2:00 pm  
3/3/2022 Actividades 11:30 am  
3/7/2022 Activities 11:30 am  
3/9/2022 Calvin's Stretch and Strengthen Class 10 am-11am  
3/9/2022 March Birthday Lunch @12:00 pm  
3/11/2022 Actividades 11:30 am  
3/15/2022 Actividades 11:30 am  
3/16/2022 Food Bank 2-4pm  
3/17/2022 Actividades 11:30 am  
3/21/2022 Actividades 11:30 am  
3/23/2022 Calvin's Stretch and Strengthen Class 10 am-11am  
3/23/2022 Actividades 11:30 am  
3/25/2022 Actividades 11:30 am  
3/28/2022 Alliance on Aging 11:30am-1pm



**Dai Ichi Village Manger, Hope**  
(831) 754-8862

[hrangel@hamonterey.org](mailto:hrangel@hamonterey.org)

**Caretaker, Jeanette**

(831) 595-8670

**Resident Services, Brielle**

(831) 776-1896

[rsdai-ichivillage@hdcmonterey.org](mailto:rsdai-ichivillage@hdcmonterey.org)

**Maintenance Office**

(831) 771-0531

**HACM Main Office:**

(831) 775-5000

**Emergency Number:**

911

**SPD Non-Emergency:**

(831) 758-7321



- NO SMOKING in the building
- 2<sup>nd</sup> and 3<sup>rd</sup> Floor Computer Labs-Available Monday-Friday 11am-7pm, Contact Brielle, (831) 776-1896
- For assistance with computers make an appointment with Brielle

Mon.	Tue.	Wed.	Thur.	Fri.	Sat	Sun
	1. 11:30 am Activities in the Community Room	2. <b>Food bank 2pm At Hikari Apartment s (1<sup>st</sup> and 3<sup>rd</sup> Wed.)</b>	3. 11:30 am Activities in the Community Room	4.	5.	6.
7. 11:30 am Activities in the Community Room	8.	9. Stretch and Strengthen w/ Calvin 10am- 11am  12:00 pm March Birthday Lunch and Games	10.	11. 11:30 am Activities in the Community Room <b>HACM offices closed.</b>	12.	13.
14.	15. 11:30 am Activities in the Community Room	16. <b>Food bank 2pm At Hikari Apartment s (1<sup>st</sup> and 3<sup>rd</sup> Wed.)</b>	17. 11:30 am Activities in the Community Room	18.	19.	20.
21. 11:30 am Activities in the Community Room	22.	23. Stretch and Strengthen w/ Calvin 10am-11am  11:30 am Activities in the Community Room	24.	25. 11:30 am Activities in the Community Room <b>HACM offices closed.</b>	26.	27.
28. Alliance on Aging Visit 11:30 am- 1pm Activities in the Community Room @1pm	29. 11:30 am Activities in the Community Room	30.	31. 11:30 am Activities in the Community Room	1.		

# Marzo 2022



Domingo	Lunes	Martes	Miercoles	Jueves	Viernes	Sabado
		1. <b>Pagar Renta</b>	2. Dia Feliz 	3. Dia de la Flor de Melocoton 	4. Dia de Apreciar al Empleado 	5. Ultimo Dia de Pagar Renta 
6. Dia del Dentista 	7. Dia del Cereal 	8. Dia de la Mujer que Trabaja 	9. Dia de la Barbie 	10. Dia de las Palomitas 	11. Dia del Pancake 	12. Dia del Girls Scout 
13. Dia que Cambia la hora 	14. Dia de Aprender de la Mariposa 	15. Dia de Tomar Soda 	16. Dia del Oso Panda 	17. 	18. Dia del momento incomodo 	19. Salinas Farmers Market  12 W Gabilan St 9:00 am—2:00 pm
20. Dia de la Tierra 	21. Dia del Poema 	22. Dia de ser Chistoso 	23. Dia del Chip & Dip 	24. Dia del Sandwich de Filete 	25. Dia de la Nuez 	26. Dia de la Espinaca 
27. Dia de Escribir 	28. Dia de la Torta Bosque Negro 	29. Dia de Nevada 	30. Dia del Doctor 	31. Dia de la Crayola 		



# Tynan Village March



# Newsletter 2022

## Construction

Construction/Repairs will be ongoing for the month of March. We want to thank all residents for your patience during this time as we continue working on remediation of buildings.

We understand this is a hectic time and we are working hard to ensure this process goes smoothly for all.

Questions /concerns please call the Office at 757-3192.

## Office Hours

Please remember to call the office and make your appointments if you need to speak to management, as office hours are now 10:00 am to 11:00 am and from 3:00 pm to 4:00 pm.

## PG&E, Water, Waste , & Sewage Bills Assistance

Resident you may be eligible for assistance with these bill please reach out to United Way at 1-888-728-3637.

## Tynan Staff

Property Manager

Marissa Lopez

Occupancy Specialist

Vanessa Almeyda

Resident Services Coordinator

Yolanda Cecenas

Lead Maintenance

Jose Astorga

Important Numbers

Office

(831) 757-3192

After Hours Emergency

(831) 755-5711

Non-Emergency Police Dispatch

(831) 758-7321

Crime Tip Line

(831) 758-7273

Violence Tip Line

(831) 755-4222

Community Resource Officer

(831) 758-7264

We-Tip Crime

1-800-400-1110

Salinas Animal Shelter

(831) 758-7285

Community, Health, and Disaster Information (24 Hours)

A A B L E P R E C H A U N J N  
Z O L B A M A R C H Y O T M I  
M V A H R S T S A I N T A A H  
R Q R I R I S H E N F P V G C  
Y J N E T G M P A R T Y M I Q  
E B E P F O W Z C Y U L G C H  
M L Y A A L I Q D R E I Y N E  
E E F T I D S O L A P M S X L  
R S S R R X H L U I O E Q I G  
A S Y I Y E X O C N T R S R R  
L I Q C Y L R I K B B I N E E  
D N V K U H G Y Y O I C A L E  
G G P A R A D E B W U K K A N  
L J N L C L O V E R V N E N L  
Q I W S H A M R O C K A S D I



Start Over



Presented by theKidzpage.com

## Word List

SAINT

PATRICK

IRISH

BLARNEY

BLESSING

EMERALD

LEPRECHAUN

GOLD

GREEN

IRELAND

LIMERICK

MAGIC

PARADE

RAINBOW

SHAMROCK

LUCKY

WISH

FAIRY

MARCH

PARTY

CLOVER

POT

SNAKES



# Tynan Village Bolentin Informativo

## Marzo 2022



### Construccion

Construccion/Reparaciones continuaran el mes de Marzo. Queremos agradecer a todos los residentes por su pacencia durante este tiempo mientras continuamos trabajando en la remediacion de edificios. Entendemos que este es un momento agitado y estamos trabajando arduamente para garantizar que este proceso se desarrolle sin problemas para todos. Si tiene preguntas o inquietudes, llamar a la officina al (831) 757-3192.

### Horas de Oficina

Recuede llamar a la oficina y programar sus citas si necesita ablar con la administracion, ya que el horario de oficina ahora es de  
10:00 am—11:00 am  
y de  
3:00 pm a 4:00 pm.

### Asistencia con los billes de PG&E, Agua, Basura, & Drenaje

Residentes uste pude ser calificado para asistencia con sus biles y renta, porfavor llamar al programa United Way al  
1-888-728-3637

### Nuestro Amable Personal

Administradora de la Propiedad  
Marissa Lopez  
Especialista de Ocupancia  
Vanessa Almeyda  
Coordinadora de Residentes  
Yolanda Cecenas  
Supervisor de Mantenimiento  
Jose Astorga  
Numeros Importantes  
Numero de Officina  
(831) 757-3192  
Emergencia  
(831) 755-5711  
Despacho de Policia no emergencia  
(831) 758-7321  
Linea de Consejos Sobre el Crimen  
(831) 758-7273  
Linea de Consejos Sobre Violencia  
(831) 755-4222  
Oficial de Recursos Comunitarios  
(831) 758-7264  
We-Tip Crime  
1-800-400-1110  
Refugio de Animales de Salinas  
(831) 758-7285  
Informacion sobre Comunidad, Salud y Desastres (24 Horas)

A A B L E P R E C H A U N J N  
Z O L B A M A R C H Y O T M I  
M V A H R S T S A I N T A A H  
R Q R I R I S H E N F P V G C  
Y J N E T G M P A R T Y M I Q  
E B E P F O W Z C Y U L G C H  
M L Y A A L I Q D R E I Y N E  
E E F T I D S O L A P M S X L  
R S S R R X H L U I O E Q I G  
A S Y I Y E X O C N T R S R R  
L I Q C Y L R I K B B I N E E  
D N V K U H G Y Y O I C A L E  
G G P A R A D E B W U K K A N  
L J N L C L O V E R V N E N L  
Q I W S H A M R O C K A S D I

### Word List

SAINT  
PATRICK  
IRISH  
BLARNEY  
BLESSING  
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GOLD  
GREEN  
IRELAND  
LIMERICK  
MAGIC  
PARADE  
RAINBOW  
SHAMROCK  
LUCKY  
WISH  
FAIRY  
MARCH  
PARTY  
CLOVER  
POT  
SNAKES

Start Over

Presented by theKidzpage.com

# What's going on at Fanoe



## Fanoe March Newsletter



### Zoom Workshops

TEMPORARILY ON PAUSE  
WILL RESUME SOON

PLEASE WATCH OUT FOR  
UPCOMING WORKSHOPS  
SOON!

### Zoom Meeting



### Need Help Paying your PG&E Bill?

Have you received HEAP?  
The Home Energy  
Assistance  
Program (HEAP)  
Provides a credit of up to  
\$433 on energy bills for  
low-income households.  
Emergency assistance is  
available for households  
with shut off notices.

For Help Call:  
**1-888-728-3637**

Or log on to:

[www.EnergyServices.org](http://www.EnergyServices.org)

### Important Days

- Rent March is due  
March 1st.
- Last Day to pay rent  
March 5th!
- Sunday, March 13th  
Daylight  
Saving  
Time.
- Thursday 3/17 -ST  
PatrickDay Holiday.
- SPRING BREAK IS  
ALMOST HERE:  
April 15th-22



### Sunday, March 13th Day- light Saving Time!!



Driving Not An Option?  
Find out about transportation  
options around the 831 area.  
Call the number below from  
Monday-Friday 8am-8pm  
1-855-60-rides(1-855-607-  
4337 or visit their website  
[www.RidesinSight.org](http://www.RidesinSight.org)



### RESIDENTS

#### PLEASE DISPOSE OF YOUR TRASH !

It is your responsibility  
to properly dispose of your  
garbage bags inside  
the dumpster. Many resi-  
dents are leaving trash  
bags on floor creating a  
mess. Please ensure you are  
doing your part keep the  
property clean.



### Fanoe Contact List

Marissa Lopez  
Property Manager  
831-675..0755  
Email:[fanoevista@jsco.net](mailto:fanoevista@jsco.net)  
\*VACANT\*  
Resident Service  
Email:[FanoeVistars@jsco.net](mailto:FanoeVistars@jsco.net)

net  
Juan Tovar  
Maintenance  
831-675.0755  
After Hours Emergency  
831-770.7567  
Gonzales PD  
831-675.5010  
Non Emergency  
831-769.8888



## Fanoe Reminders



### Maintenance Reporting

This is a reminder to all residents that if at anytime you have a Maintenance repair request, you must report this directly to the Office. It is very important that all Maintenance repairs are reported to Management over the phone at 831-675-0755 or via-email to [fanoe-vista@jsco.net](mailto:fanoe-vista@jsco.net) Please do not report this directly to Maintenance staff. We are required to issue a written work order to staff for us to track work and properly document repairs.



Reminder to all tenants that all visitors must use visitor parking **ONLY** at all times. Many of your visitors are parking in other residents' assigned parking spaces - which **IS NOT PERMITTED AT ANY TIME!!!** Pete's towing will be automatically towing away any vehicles that are improperly parked on the property without further warning to you.

**VISITOR SPACES ARE CLEARLY MARKED.**  
FANOE VISTA APARTMENTS HAS A STRICT PARKING POLICY AND WE ASK ALL RESIDENTS/GUESTS TO COOPERATE WITH THIS ISSUE TO AVOID ANY ISSUES.

### Spring cleaning!

Spring starts March 20!

Let's kick spring off by doing some spring cleaning and making sure that we are decluttering on the inside and outside areas.



## St. Patrick's Day Fudge, 3 ingredients, 1pot



### Ingredients:

- 1- 14 ounce can Sweetened Condensed Milk
- 3 cups white chocolate chips
- 1.5 tsp vanilla extract
- Make green using food coloring, and add sprinkles for garnish if desired



### Instructions:

1. In heavy sauce pan, mix sweetened condensed milk, chips, and vanilla on medium low heat, stirring until it melts together.
2. Stir in food coloring to make it green for St. Paddy's Day!
3. Line a 9x9 pan with parchment paper

### Instructions Cont.

4. Pour fudge mixture into pan
5. Wait for it to set up either in the fridge or on the counter
6. Cut and Enjoy!
7. If using sprinkles to garnish, push them into the top once almost set up.

## Reminders



**Office Open by appointment only.**

**Remember to call us or send an email for assistance.**

**Email: [FanoeVista@jsco.net](mailto:FanoeVista@jsco.net)**

**Phone: 831-675-0755**

**Be safe!**



## Monterey Street & Benito Street

Property Owner: Monterey County Housing Authority Development Corporation

Property Management Company: John Stewart Company

Director of Social Services:

Period Beginning

Feb 01, 2022

Period Ending

Feb 28, 2022

### Special Note:

As the state COVID-19 guidelines have shifted and social distancing requirements have been removed, LifeSTEPS is transitioning from an adapted service delivery model to full service delivery onsite for in-person resident services. LifeSTEPS will work collaboratively with property management and owners through the transition to full service delivery onsite. At this time, no open food events will be sponsored by LifeSTEPS staff; only "grab and go" items or sealed/contained food items. If you have any questions, please reach out to your LifeSTEPS Regional Director of Social Services.

### Administrative Comments

During this reporting period, LifeSTEPS observed the Presidents' Day holiday on February 21st. Due to staffing changes, After School program hours were reduced and will be made up in subsequent reporting periods.

### DSS Site Visits

Feb 03, 2022

Feb 10, 2022

Feb 17, 2022

### Educational Classes

Depending on the needs and interests of the members of each community, LifeSTEPS provides a wide variety of on-site educational opportunities. LifeSTEPS has established a proprietary curriculum for three-month classes in core areas. Class preparation time is reflected in the staff hours.

Date	Class Title	Participants	Hours
Feb 03, 2022	Health and Wellness: Healthy Body: Exercise Your Way	13	0.25
Feb 10, 2022	Stretch Your Dollar: Taxes	14	0.25
Feb 24, 2022	Health and Wellness: Healthy Body: The Easy Way to Get 5 a Day	16	0.25
Totals		43	0.75

### Additional Services and Education

Date	Topic	Participants	Hours
Employment			
Feb 17, 2022	Resume Workshops: Resume Workshop	18	2.00
Subtotal for Employment		18	2.00
Totals		18	2.00

### After School Program

LifeSTEPS provides an after school program that provides a safe, caring, and academically challenging environment in which children may develop their self-esteem, creativity, learning and social skills through the use of age-appropriate activities and materials. The children concentrate on homework and academics for the first portion of each meeting. After completion of homework, the children participate in activities from the LifeSTEPS' After School Program Curriculum.

Week Ending Date	Activities from LifeSTEPS Curriculum		Participants for Week	Class Hours for Week
Feb 04, 2022	Art Activities Physical Activities	Outreach and Recruitment Homework	5	2.00



Week Ending Date	Activities from LifeSTEPS Curriculum		Participants for Week	Class Hours for Week
Feb 11, 2022	Art Activities Holiday Activities	Outreach and Recruitment Homework	7	4.00
Feb 18, 2022	Art Activities Holiday Activities	Outreach and Recruitment Homework	7	2.00

Totals 19 8.00

### Individualized Case Management Services

Date	Topic	Residents	Hours
Feb 03, 2022	Counseling/Mental Health	1	0.50
Feb 03, 2022	Healthy Lifestyles	21	5.25
Feb 10, 2022	Coping Skills/Emotional Support	1	1.00
Feb 10, 2022	Financial Budgeting	14	3.50
Feb 10, 2022	Counseling/Mental Health	3	1.50
Feb 17, 2022	Counseling/Mental Health	1	1.00
Feb 24, 2022	Healthy Lifestyles	17	4.25

Totals 58 17.00

### Social Service Coordination

Date	Administration Type	Hours
Feb 03, 2022	Service Coordination Administration	0.25
Feb 10, 2022	Service Coordination Administration	1.50
Feb 17, 2022	Service Coordination Administration	0.75
Feb 24, 2022	Service Coordination Administration	3.75

Total 6.25

### Community Building Enrichment Activities

Date	Event	Participants	Hours
Feb 03, 2022	Crafts: Arts and Crafts Social	7	1.75
Feb 17, 2022	Holiday: Valentine's Day Goodie Bag Delivery	21	2.50
Feb 17, 2022	Crafts: Painting Social	7	1.75

Totals 35 6.00

Percent of units served during the past 12 months: 85.6%



Resident Services in Action



**Arts and Crafts**  
*Feb 03, 2022*



**Valentines Day Goodie Bags**  
*Feb 17, 2022*



OFFICE HOURS:

MONDAY 9:00 AM - 4:30 PM  
TUESDAY 8:30AM - 4:30 PM  
WEDNESDAY 8:30AM - 4:30 PM  
THURSDAY 8:30AM - 4:30 PM  
FRIDAY 9:00 AM - 4:00 PM

Or by Appointment

After Hours Emergencies  
(831) 678-8852

Soledad Police Department  
(831) 678-1332

Non-Emergency Dispatch  
(831) 755-5111

Pacific Gas and Electric  
1-800-PGE-5000

Poison Control Center  
1-800-222-1222



HUD-65413 (11-00)



March 2022

BENITO FLC/AFFORDABLE



LETICIA ESPARZA  
SR. PROPERTY MANAGER

JESUS PEREA  
MAINTENACE LEAD

SILVIA SIDES  
ASST. PROPERTY  
MANAGER

JORGE AMEZCUA  
MAINTENANCE TECH

MAKING A DIFFERENCE



The office is closed to the public. Management is still working in the office and is taking phone calls, please call or email if you need to speak to management.



DAYLIGHT  
SAVING  
TIME  
*Spring*  
FORWARD  
March 13, 2022



**Soledad Community Center**  
560 Walker Dr., Soledad CA  
\*Full Steam ahead-Stem class March 4  
\*Curious Kids-March 9  
\*Hartnell Basketball Clinic-March 19  
**Contact 223-5250 for rates**



**PG&E Rebates Program**  
Apply for HEAP online at  
[www.CaLIHEAPapply.com](http://www.CaLIHEAPapply.com)

**SOLEDAD REC CENTER**  
Call for rate info and hours:  
**678-3745**  
Programs at the Rec  
\*Swim lessons \*Martial Arts  
**HIRING FOR ALL POSITIONS!**



Office Closed  
April 1, 2022

**Save Our WATER**  
**SAVING WATER DOING LAUNDRY**  
Use the washing machine for full loads only to save water and energy  
Install a water-efficient clothes washer Save: 16 Gallons/Load  
Washing dark clothes in cold water saves water and energy, and helps your clothes retain their color.



**ANNUAL HEALTH, LEADERSHIP, & ADVOCACY SUMMIT**



**Growing and Glowing**

**JOIN US VIRTUALLY ON MARCH 7-11**  
**OPEN TO GIRLS AGES 8-18**  
**REGISTRATION IS REQUIRED!**

**JOIN US FOR DAILY SESSIONS MARCH 9 -MARCH 11**  
**3:30PM-5:00PM OR 6:00PM-7:30PM**

**WORKSHOPS INCLUDE**  
LOVING YOUR SKIN  
HEALTHY EATING  
CONSENT & CONFIDENCE

**ACTIVITIES INCLUDE**  
THERAPEUTIC PAINTING  
YOGA  
GUIDED MEDITATION

**CONTACT [GHGH@BGCME.ORG](mailto:GHGH@BGCME.ORG) FOR MORE INFO!**  
**SCAN OUR QR CODE TO REGISTER!**



**Homework Center:**  
Tue 1:45-6:45pm  
Wed 1:45-6:45pm  
Thur 12:45-5:45pm

**Branch is now open:**  
Tues 11 am - 7 pm  
Wed 11 am - 7 pm  
Thurs 10 am - 6 pm  
Fri 10 am - 5 pm  
Sat 10 am - 5 pm  
Contact info:  
386-6890

**The RESOURCE CENTER**  
**C.E.T.-Financial Assistance for Farm Workers 678-0448**  
**Catholic Charities-Emergency Rental Assistance 422-0602**  
**Housing Resource Center of MC-Emergency rental assistance 424-9186**  
**Dial 211-Covid related rental assistance**  
*Please contact offices directly to see if you qualify for any of their assistance programs.*



**Attention!**

Please drop off Rent **PAYMENTS** and uncompleted Annual **Certifications** paperwork in the drop box at the office. Make sure that money orders & or checks have your unit number to receive your receipt.

**¡Atención!**

Deje **PAGOS** de Renta y Papeles de certificaciones anuales en el buzón de la oficina. Asegúrese de que los giros postales o cheques tengan su número de unidad para recibir su recibo.



**March 2022**

**After-hours Emergency:**

**Soledad Police**

**Emergency: 911**

**Non-emergency TEL: 831-755-5111**

**POISON  
Help™**  
**1-800-222-1222**



**Pacific Gas and  
Electric Company**

**1-800-743-5000**

# Monterey Street Affordable

266 First Street  
Soledad CA 93960  
(831) 678- 2494

**Office Hours**

**Monday-Friday**

**9:00AM-4:30PM**

**By appointment**

**Closed for Lunch: 12-1PM**



**The office is closed to the public. Managment is wokring in office and accepting phone calls and email communication.**



# Community Resources for Monterey County

C.E.T. (831) 678-0448  
Catholic Charities (831) 422-0602



**Emergency Rental Assistance:**  
Asistencia de Renta (831) 223-5178

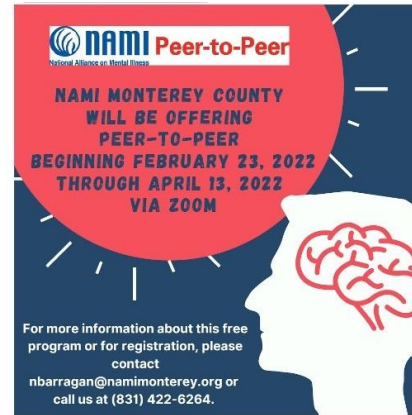
**Housing Resource Center:**  
(831) 424-9186

**Child Abuse:** 831-755-4661

**Adult Protective Services:**  
1-800-510-2020

**YWCA (Domestic Violence):**  
831-372-6300 or 831-757-1001

**United Way: Dial 211**  
Toll-free telephone number to connect callers with trained referral specialists in the area.



**Soledad Community Center**  
560 Walker Dr., Soledad CA

Full Steam ahead; Stem Class **March 4**  
Curious Kids **March 9**  
Hartnell Basketball Clinic **March 19**  
Contact **(831)- 223- 5250** for Info

**SOLEDAD REC CENTER**  
Call for rate info and hours:  
**678-3745**  
**Swimming Lessons/ Martial Arts**



**Life STEPS - Life Skills Training & Educational Programs**  
**Thursdays: Jocelyn Arteaga**



**The branch is now open:**  
Tuesday 11 am - 7 pm  
Wednesday 11 am - 7 pm  
Thursday 10 am - 6 pm  
Friday 10 am - 5 pm  
Saturday 10 am - 5 pm

**Homework Center:**  
Tuesday 1:45-6:45pm,  
Wednesday 1:45-6:45pm,  
Thursday 12:45-5:45pm  
Contact: 831-386- 6890



## Rippling River

Property Owner: Monterey County Housing Authority Development Corporation

Property Management Company: John Stewart Company

Director of Social Services:

Period Beginning

Feb 01, 2022

Period Ending

Feb 28, 2022

### Special Note:

As the state COVID-19 guidelines have shifted and social distancing requirements have been removed, LifeSTEPS is transitioning from an adapted service delivery model to full service delivery onsite for in-person resident services. LifeSTEPS will work collaboratively with property management and owners through the transition to full service delivery onsite. At this time, no open food events will be sponsored by LifeSTEPS staff; only "grab and go" items or sealed/contained food items. If you have any questions, please reach out to your LifeSTEPS Regional Director of Social Services.

### Administrative Comments

During this reporting period, LifeSTEPS observed the Presidents' Day holiday on February 21st. Due to Director of Social Services recruitment, service hours were reduced and will be made up in subsequent reporting periods.

### DSS Site Visits

Feb 04, 2022

Feb 18, 2022

### Educational Classes

Depending on the needs and interests of the members of each community, LifeSTEPS provides a wide variety of on-site educational opportunities. LifeSTEPS has established a proprietary curriculum for three-month classes in core areas. Class preparation time is reflected in the staff hours.

Date	Class Title	Participants	Hours
Feb 04, 2022	Health and Wellness: Healthy Body: Exercise Your Way	12	0.25

Totals 12 0.25

### Additional Services and Education

Date	Topic	Participants	Hours
Health and Wellness			
Feb 04, 2022	Food Distribution	20	3.00
Feb 18, 2022	Food Distribution	24	3.00
Subtotal for Health and Wellness		44	6.00

Totals 44 6.00

### Individualized Case Management Services

Date	Topic	Residents	Hours
Feb 04, 2022	Healthy Lifestyles	12	3.00
Feb 18, 2022	Utilities	3	1.50

Totals 15 4.50

### Social Service Coordination

Date	Administration Type	Hours
Feb 04, 2022	Service Coordination Administration	2.75
Feb 18, 2022	Service Coordination Administration	2.50

**Total** 5.25

### Donations

Date	Donor	Item Donated	Value
Feb 04, 2022	Food Bank of Monterey	Food Commodities	\$160.00
Feb 18, 2022	Food Bank of Monterey	Food Commodities	\$192.00

**Total** \$ 352.00

### Community Building Enrichment Activities

Date	Event	Participants	Hours
Feb 18, 2022	Holiday: Valentine's Day Goodie Bag Delivery	27	2.00

**Totals** 27 2.00

Percent of units served during the past 12 months: 98.7%

### Resident Services in Action



**Food Distribution**

Feb 04, 2022



**Valentine's Day Goodie Bags**

Feb 18, 2022

JSCo Monthly Occupancy Summary for HACM Properties										2/28/2022
Property Name	Total Units	Total Units Occupied	Percent Occupied	Total Units Vacant	Security Deposits Received	Apps. in Process	PBS8 Vouchers Residents	HC Vouchers Residents	Apps. on Wait List	Comments
Benito Affordable	70	69	99%	1	1	3	25	0	487	Applicant approved by site, waiting on HA for approval
Benito FLC	73	72	99%	1	0	0	0	0	122	Transfer in process
Fano Vista	44	42	95%	2	0	2	44	0	N/A	Unit #11 and Unit #28 3 applicants in process, one app approved pending move-in date
Monterey Street	52	48	92%	4	2	2	9	3	103	1369: 2x1-3rd back up applicant was sched to move in, cancelled after extending move-in date New applicant sched to move-in 3-11-2022.: Processing: Applicants for 273: 4x2 PBV app approved by site waiting on HA : Processing applicants for #242: 3x2; # 1348 5x2 PBV.
Rippling River	79	75	95%	4	0	4	76	0	25	Approved Applicants for units 623, 521 & 714. Waiting on HA to approve apps for #623 and # 714. #521 scheduled to move in 3-1-22. Processing new applicant for future vacant
Tynan Village	171	170	99%	1	0	2	41	32	1261	#116 A, processing applicant.
<b>Totals</b>	<b>489</b>	<b>476</b>	<b>97%</b>	<b>13</b>	<b>3</b>	<b>13</b>	<b>195</b>	<b>35</b>	<b>1998</b>	

Note: Security Deposits received are from applicants pending approval/move-in.



Compelted Inspections/Audits: Give a narrative (separate page) on findings and corrective measures.

Property	Inspection	Date	Findings Y/N	Comments or corrections	Property	Inspection	Date	Findings Y/N	Comments or Corrections
Benito Affordable	RBC PBV CTCAC HACM	2/16/2022			Monterey Street	CTCAC HDC Union Bank PBV			
Benito FLC	HOME RBC HACM USDA CTCAC	2/16/2022			Rippling River	Berkedia HOME Housing Authority CTCAC Alliant	3/24/2022		
Fanoe Vista	Alliant PBV CTCAC Housing Authority				Tynan	CTCAC City of Salinas HACM Alliant HCD			

2/28/2022		Days Vacant									
Benito FLC		Benito Affordable		Fanoe Vista		Monterey St		Rippling River		Tynan Village	
unit #	Days Vacant	unit #	Days Vacant	unit #	Days Vacant	unit #	Days Vacant	unit #	Days Vacant	unit #	Days Vacant
586B	28	257	56	11	58	1369	161	521	77	102C MR	Offline
				28	30	273 (PBV)	142	517	Offline	116 A	14
						230	87	623	45		
						1348 (PBV)	12	714	59		

OAKPARK 1 & 2 TENANT SERVICES  
February 2022

- Managed free fruits/vegetables/commodities distribution for Oak Park families from Food Bank
- Provided YouthWorks job skills program for teens
- Provided after school tutoring for elementary school children
- Provided mentoring by phone for YW graduates
- Wrote scholarship letters of recommendation for high school seniors
- Created & delivered art kits to elementary school students
- Created & delivered art kits to 2-4 year olds
- Provided consistent support by phone to family with child in hospital
- Hosted Cuesta College ESL classes 2 days a week – including childcare
- Provided information to families as to mobile vaccine clinics & testing sites
- Hosted Mobile Mexican Consulate for 2 days

DAILY PARTICIPATION IN YOUTH ACTIVITIES:

Youth Activities – 52      Participation – 78 OP1   12 OP2



# March 2022

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
	1 4:00 YouthWorks 4:00 YW Tutoring 4:30 YW Farming	2 9:00 ESL 4:00 YouthWorks 4:00 YW Tutoring	3 4:00 YouthWorks 4:00 YW Tutoring 4:30 YW Farming	4 11:00 Craft Day 4:30 YW Farming	5	6
7 9:00 ESL 4:00 YouthWorks 4:00 YW Tutoring 4:30 YW Farming	8 4:00 YouthWorks 4:00 YW Tutoring 4:30 YW Farming	9 9:00 ESL 4:00 YouthWorks 4:00 YW Tutoring	10 4:00 YouthWorks 4:00 YW Tutoring 4:30 YW Farming	11 1:30 Food Distribution 4:30 YW Farming	12	13
14 9:00 ESL 4:00 YouthWorks 4:00 YW Tutoring 4:30 YW Farming	15 4:00 YouthWorks 4:00 YW Tutoring 4:30 YW Farming	16 9:00 ESL 4:00 YouthWorks 4:00 YW Tutoring	17 4:00 YouthWorks 4:00 YW Tutoring 4:30 YW Farming	18 11:00 Craft Day 4:30 YW Farming	19	20
21 4:00 YouthWorks 4:00 YW Tutoring 4:30 YW Farming	22 4:00 YouthWorks 4:00 YW Tutoring 4:30 YW Farming	23 4:00 YouthWorks 4:00 YW Tutoring	24 4:00 YouthWorks 4:00 YW Tutoring 4:30 YW Farming	25 1:30 Food Distribution 4:30 YW Farming	26	27
28 9:00 ESL 4:00 YouthWorks 4:00 YW Tutoring 4:30 YW Farming	29 4:00 YouthWorks 4:00 YW Tutoring 4:30 YW Farming	30 9:00 ESL 4:00 YouthWorks 4:00 YW Tutoring	31 4:00 YouthWorks 4:00 YW Tutoring 4:30 YW Farming			



**MEMORANDUM**

TO: Board of Commissioners

THRU: Tory Gunsolly  
Interim Executive Director

FROM: Jose Acosta  
Interim Director of Property Management

RE: **Property Management Report**

DATE: March 14, 2022

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**Highlights**

**Inspections:**

- Retaining wall at 24 N Wood St is under construction with a projected completion date of 60 days.
- Concrete repairs at 540 Williams Rd will be scheduled and they are expected to be completed in the next 30 days.
- As of February 2022, HACM collected \$778,486.00 in rent for HDC properties. The collection rate for HDC properties is 99%.

**RAD Sites (Formerly Public Housing):**

801 South County RAD 0 vacancies  
802 Salinas Family RAD 1 vacancy  
803 East Salinas Family RAD 1 vacancy  
804 Gonzales Family RAD 0 vacancies

All RAD vouchers are up to date.

MOR for property 803 was completed and the report was received. The property received a satisfactory score. The report highlights the need for a capital needs assessment plan and some immediate repairs, which include concrete repairs and tree trimming. PM in conjunction with HDC staff has completed an assessment of the properties, to determine the needs of the sites. The immediate work requested on the report has been scheduled and will be completed in the next 30 days. PM is currently gathering all necessary information and documents and will be drafting a response to the auditor before March 31, 2022.

OCAF's for all RAD sites have been completed and submitted to HUD. Property 803 was approved and executed by HUD and we have implemented the OCAF effective 6/1/22. OCAFs for the rest of the RAD properties still pending approval from HUD.

Welfare exemptions for RAD sites were completed and submitted to the county.

AOC Package part I which includes the ACO's and POP's have been completed and sent to the state. The AOC Package part II is due on July 18, 2022, which includes the Annual Operating Expense (AOE). The forms will be available on May 16, 2022, and once the forms are received, they will be completed and sent to TCAC.

PM has not completed the demographic reporting for Tax credit sites because TCAC's contract with spectrum has expired and they don't have a vendor that will be collecting this information. As soon as TCAC engages a new vendor PM will complete the reporting.

**KCMC:**

The King City Migrant Center has 78 vacancies.

Property management has started the leasing procedures for the King City Migrant Center. Applications and interview packets have been mailed to interested parties. Manager is currently working on 24 applications received from returning applicants. As management continues to receive applications, the applications will be processed on the order received. Currently, the Migrant Center is getting ready for opening day, which is scheduled for May 3<sup>rd</sup>, 2022.

PM has been awarded 1.8 million dollars for rehabilitation of this project. These funds will be used to complete, much needed repairs and updates at the migrant center. PM is currently engaging local contractors to obtain bids for the work that needs to be completed at the center. Once the bids are received, they will be presented to the Interim ED and management team for review.

**Portola Vista:**

Portola Vista has 0 vacancies

Utility analysis for Portola Vista was completed and re-sent to the contract administrator (CAHI). PM submitted an inquiry to HUD regarding the utility analysis and HUD representative confirmed that only 10 months of utility records are required and therefore the contract administrator could process the utility allowance.

PM is working on the welfare exemptions for Portola Vista, but we are pending the organizational clearance form needed to submit the welfare exemption. PM will try to obtain the necessary documents in order to submit the welfare exemption as it needs to be submitted to the county before February 15<sup>th</sup>, 2022.

**Haciendas I:**

Haciendas I has 0 vacancies

Lifesteps is currently replacing their representative at this site, we have been informed a new representative will be in-place as soon as possible.

Welfare exemption for this site was completed and submitted to the county

AOC Package part I which includes the ACO's and POP's have been completed and sent to the state. The AOC Package part II is due on July 18, 2022, which includes the Annual Operating Expense (AOE). The forms will be available on May 16, 2022, and once the forms are received, they will be completed and sent to TCAC.

PM has not completed the demographic reporting for Tax credit sites because TCAC's contract with spectrum has expired and they don't have a vendor that will be collecting this information. As soon as TCAC engages a new vendor PM will complete the reporting.

**Haciendas II:**

Haciendas II has 1 vacancy

Haciendas II has been scheduled for a TCAC audit. The audit will take place on April 6, 2022.

Annual recertifications for this site have been completed.

Lifesteps is currently replacing their representative at this site, we have been informed a new representative will be in-place as soon as possible.

Welfare exemption for this site was completed and submitted to the county

AOC Package part I which includes the ACO's and POP's have been completed and sent to the state. The AOC Package part II is due on July 18, 2022, which includes the Annual Operating Expense (AOE). The forms will be available on May 16, 2022, and once the forms are received, they will be completed and sent to TCAC.

PM has not completed the demographic reporting for Tax credit sites because TCAC's contract with spectrum has expired and they don't have a vendor that will be collecting this information. As soon as TCAC engages a new vendor PM will complete the reporting.

**Haciendas III:**

Haciendas III has 0 vacancies

Welfare exemption for this site was completed and submitted to the county

AOC Package part I which includes the ACO's and POP's have been completed and sent to the state. The AOC Package part II is due on July 18, 2022, which includes the Annual Operating Expense (AOE). The forms will be available on May 16, 2022, and once the forms are received, they will be completed and sent to TCAC.

PM has not completed the demographic reporting for Tax credit sites because TCAC's contract with spectrum has expired and they don't have a vendor that will be collecting this information. As soon as TCAC engages a new vendor PM will complete the reporting.

Resident services are still limited and not fully active. PM met with HDC representatives on February 9<sup>th</sup>, to discuss these services for this site. HDC and PM agreed to have resident services at all HDC sites be provided by lifesteps. HDC staff will contact lifesteps and will request a proposal for the resident services for this site.

**Haciendas IV:**

Haciendas IV has 1 vacancy

Welfare exemption for this site was completed and submitted to the county

AOC Package part I which includes the ACO's and POP's have been completed and sent to the state. The AOC Package part II is due on July 18, 2022, which includes the Annual Operating Expense (AOE). The forms will be available on May 16, 2022, and once the forms are received, they will be completed and sent to TCAC.

PM has not completed the demographic reporting for Tax credit sites because TCAC's contract with spectrum has expired and they don't have a vendor that will be collecting this information. As soon as TCAC engages a new vendor PM will complete the reporting.

Resident services are still limited and not fully active. PM met with HDC representatives on February 9<sup>th</sup>, to discuss these services for this site. HDC and PM agreed to have resident services at all HDC sites be provided by lifesteps. HDC staff will contact lifesteps and will request a proposal for the resident services for this site.

**Castroville:**

Castroville has 0 vacancies.

Annual recertifications for this site are currently being completed.

Finance is working on posting the RA payments for this property. The property set up for this site as Rural Development has been completed and only pending the posting of the RA.

TCAC response for the audit completed in December 2021 was received. PM is working on correcting the findings. The corrections are due March 25th, PM will be submitting corrections on March 16, 2022.

**PDM:**

PM, Sun Street and the Homeless Coalition agreed to have a recurring meeting with all parties involved to ensure everyone is completing their process and following all regulations. PM also suggested a retraining of all staff including the property manager, sun street staff and PM supervisors to ensure there is clarity on the process.

PM continues to work with the homeless coalition and sun street to expedite the leasing process. PM is requesting ten referrals a week. PDM has 30 vacancies and 11 units ready to be housed. Maintenance is working on multiple vacancies, and we will have an additional 5 units ready in the next two weeks. Management is pending additional referrals from Sun Street, once referrals are received PM will start eligibility process.

**New Hires:**

PM is currently scheduling interviews for caretaker to fill 4 open positions.

**Wait Lists:**

Closed

**Evictions**

PDM has 2 pending evictions.

Haciendas III has 1 pending eviction.

803 has 1 pending eviction.

984 has 1 pending eviction.

### **HDC**

The overall occupancy rate for the RAD sites is currently 99%.

The overall vacancy rate for HDC properties not including RAD is currently 1%

### **HACM**

The occupancy rate for HACM properties and FLC's combined is 96%. This number fluctuates due to the high number of vacancies at PDM. HACM is working with Sun Street to try and speed up the applicant process so that we can fill the vacancies more efficiently.

#### **Waitlist information by Site for Vacant Units as of 3/14/22**

East Salinas RAD (Closed)	621
Salinas Family RAD (Closed)	716
Gonzales Family RAD (Closed only 5 bd list open)	951
South County RAD (closed)	378
Farm Labor Center (Open)	364
Oak Grove (Closed)	306
Montecito/Watson (Closed)	501
Pueblo Del Mar (Referrals only applicants in process)	0
One Hacienda (Closed)	1580
Two Hacienda (Closed)	1655
Three Hacienda (Closed)	497
Hacienda four (Closed)	0
<b>Total</b>	<b>7569</b>

### **Vacancy report summary**

<u>HDC properties</u>	<u># of units</u>	<u># of Vacancies</u>	<u>% Vacant</u>
214 – Montecito/Watson	13	0	0%
552 Single Family Homes	9	0	0%
801 – 105/112	70	0	0%
802 – 107/114/119	170	1	1%
803 – 106/108/110/117/118	203	1	1%
804 – 103	30	0	0%
985 – Haciendas 1	53	0	0%
986 – Haciendas 2	46	0	0%



989 – Haciendas 3	50	0	0%
988 – Haciendas 4	41	1	2%
984 – Castroville	54	0	0%
212 – Portola Vista	64	0	0%

**Vacant Units by site**

802 Salinas Family RAD

- 350 Casentini # 12      date vacated 3/6/22      days vacant 8

803 East Salinas Family RAD:

- 1011 E Laurel Dr # O      date vacated 1/25/22      days vacant 48

Haciendas IV

- 30 E Rossi St # 206      date vacated 3/9/22      days vacant 5

# JSCo & HACM Monthly Management Meeting Agenda

## Monday, March 28, 2022

### 5:00/6:00 PM

#### **BENITO AFFORDABLE/FLC**

1. Vacancy:
  - a. Benito Affordable has 0 Vacant
  - b. Benito FLC has 1 Vacant
2. Audits Pending
  - a. Annual Owner Certification (AOC) has been submitted to HDC for GP signature, needs to be notarized. Part 2- AOE to be prepared by HACM.
  - b. HOME file audit and inspection- Completed no outstanding findings.
3. Resident Services: Services still limited, not fully active
  - a. JSCo will provide oversight and collaboration in delivering services to residents.
4. Capital Improvement/ maintenance
  - a. Getting proposals for additional cameras

#### **MONTEREY AFFORDABLE**

1. Vacancy:
  - a. 4 vacant units (2 scheduled move in's)
2. Reporting & Audits Pending
5. Annual Owner Certification (AOC) has been submitted to HDC for GP signature, needs to be notarized. Part 2- AOE- by HACM
3. Resident Services: Services still limited, not fully active.
  - a. Life Steps is now fully active with the afterschool program.
  - b. JSCo will provide oversight and collaboration in delivering services to residents.
4. Capital Improvement/ maintenance
  - a. JSCo staff updating estimates and proposals for failed Window replacement
  - b. JSCo staff updating estimates and proposals for Surveillance Cameras.

#### **RIPPLING RIVER**

1. Vacancy:
  - a. 6 vacant units (3 Scheduled Move in's)
2. Reporting & Audits Pending
3. Annual Owner Certification (AOC) has been submitted to HDC for GP signature, needs to be notarized. Part 2- AOE by HACM
  - a. HOME inspection and Audit 3/24/2022

4. Resident Services:
  - a. Life steps-on site on Fridays; available to meet with residents.
5. Capital Improvement/ maintenance
  - a. Elevator in need of major service.
  - b. RM and Fred Quitevis (HDC ) working with Thyssen Krupp and KONE for diagnostics and proposals.
  - c. Getting proposals for additional security cameras

#### **FANOE VISTA APARTMENT**

1. Vacancy:
  - a. 2 vacant units
2. Reporting & Audits Pending
3. Annual Owner Certification (AOC) has been submitted to HDC for GP signature, needs to be notarized Part 2- AOE by HACM.
  - a. HACM file audit submission- Completed
4. Resident Services: Services still limited, New Life steps contract signed, anticipated start date April 1.2022. JSCo will provide oversight and collaboration in delivering services to residents.
5. Capital Improvements/ maintenance
  - a. Seeking approval from HDC for security cameras throughout the property.

#### **TYNAN VILLAGE APARTMENTS**

1. Vacancy:
  - a. 2 vacant units
2. Reporting & Audits Pending
  - a. Annual Owner Certification (AOC) and Property Ownership Profile (POP) is being completed by RM. Part 2- AOE by HACM
  - b. HACM file audit submission- Completed
3. Resident Services: Currently unavailable due to COVID-19 restrictions



901 30<sup>th</sup> Street  
Paso Robles, CA 93446  
(805) 238-4015

## **REPORT TO HDC REGULAR BOARD MEETING, 3/28/2022**

### **OAK PARK 1, 80 Units, 100% Tax Credit with HOME, and USDA**

1. Vacancy:
  - a. -0-
  - b. 1 tenant in Unlawful Detainer process
2. Audits Pending
  - a. CTCAC Desk Audit in process. Waiting for list of tenant files to review.
  - b. Annual Owner Certification (AOC) and Property Ownership Profile (POP) is being completed by PRHA
3. Resident Services
  - a. Youthworks daily activity
  - b. After school Homework help
  - c. ESL classes put on by local Community College in Community Room, 2x/week
4. Capital Improvement/ Maintenance
  - a. Unit Inspections in progress
  - b. No capital improvements or major maintenance pending

### **OAK PARK 2, 70 Units, 100% Tax Credit**

1. Vacancy:
  - a. -0-
2. Reporting & Audits Pending
  - a. Wells Fargo Compliance Audit in process. Site visit scheduled for 4/20/22.
  - b. Annual Owner Certification (AOC) and Property Ownership Profile (POP) is being completed by PRHA
3. Resident Services
  - a. Youthworks daily activity
  - b. After school Homework help
  - c. ESL classes put on by local Community College in Community Room, 2x/week
4. Capital Improvement/ Maintenance
  - a. Nothing Major pending

