

DRAFT

REGULAR MEETING OF THE MARIN COUNTY HOUSING AUTHORITY BOARD OF COMMISSIONERS HELD TUESDAY, FEBRUARY 20, 2007, AT 10:08 A.M.

The Board convened at 10:08 a.m. and recessed at 10:09 a.m. to meet in closed session.

1a. CLOSED SESSION

The Board met in closed session at 10:10 a.m. to discuss Instructions to labor negotiator (Executive Director and Liebert Cassidy Whitmore) regarding negotiations with Service Employees International Union ("SEIU") Local 949 pursuant to Government Code Section 54957.6.

The Chair reported that the Board met in closed session and advised that there was no announcement at this time.

1b. APPROVAL OF MINUTES OF THE MEETING OF JANUARY 23, 2007

M/s Supervisor Arnold - Supervisor Adams to approve the minutes of the meeting of January 23, 2007.

AYES: ALL

1c. OPEN TIME FOR PUBLIC EXPRESSION, UP TO THREE MINUTES PER SPEAKER, ON ITEMS NOT ON THE HOUSING AUTHORITY AGENDA

Below Market Rate ("BMR") Housing

A Tiburon resident addressed the Board regarding modification of a Below Market Rate ("BMR") homeownership program and requested a letter be written to the Town of Tiburon.

Public Housing

Several public housing residents addressed the Board and expressed concern regarding several issues including tenants' rights, current management of the apartments, and tenant representation on the Board of Commissioners. A Bradley House resident read a few excerpts, in regards to tenants' rights, from an article that she wrote.

Local Government

A member of the public addressed the Board and expressed concern regarding the lack of consensus between local government and the community.

1d. BOARD OF COMMISSIONERS' MATTERS

Welcome

On behalf of the Board, Chair Robert Gallimore welcomed Commissioner Arnold to the Board.

Marin Housing Authority Consultant

Commissioner Gallimore introduced Marin Housing Authority Consultant Darryl Hewitt who has been assisting Marin Housing through reorganization changes.

1e. EXECUTIVE DIRECTOR'S REPORT

Marin City/Public Housing Sustainability Plan

Executive Director Barbara Collins briefly commented on the two phases that the Marin City/Public Housing Sustainability Plan sub-committee has proposed.

United States Department of Housing and Urban Development ("HUD")

Ms. Collins briefly commented that the HUD annual physical inspections are underway.

Board of Commissioners

Ms. Collins stated that the Board of Supervisors will review a draft ordinance on March 20, 2007, that may amend the requirements for the Marin County Housing Authority Board of Commissioners to be considered with State and Federal regulations.

1f. REQUEST TO APPROVE 2006 PORTABILITY ACCOUNTS RECEIVABLES WRITE-OFFS IN THE AMOUNT OF \$4,120.21

By letter dated February 20, 2007, Executive Director Barbara Collins submitted her report and recommendations regarding the above-captioned matter.

M/s Supervisor Adams - Supervisor Brown to approve the 2006 Portability Accounts Receivables write-offs in the amount of \$4,120.21.

AYES: ALL

1g. REQUEST TO AUTHORIZE THE EXECUTIVE DIRECTOR TO PURCHASE A NEW TRUCK TO DISPOSE OF GARBAGE AND ABANDONED ITEMS FROM ALL HOUSING AUTHORITY ("HA") PROPERTIES AND TO AMEND 2006 ANNUAL PLAN BUDGET

By letter dated February 20, 2007, Executive Director Barbara Collins submitted her report and recommendations regarding the above-captioned matter and requested an amendment to the staff report to add "cost not to exceed \$55,000."

M/s Supervisor Brown - Supervisor Adams to: (i) authorize the Executive Director to purchase a new truck, in an amount not to exceed \$55,000, to dispose of garbage and abandoned items from all Housing Authority ("HA") properties; and (ii) to amend 2006 Annual Plan and budget.

AYES: ALL

1h. REQUEST TO ADOPT RESOLUTION AUTHORIZING EXECUTION OF THE 2006 SECTION 8 MANAGEMENT ASSESSMENT PROGRAM ("SEMAP") CERTIFICATIONS

By letter dated February 20, 2007, Executive Director Barbara Collins submitted her report and recommendations regarding the above-captioned matter.

M/s Supervisor Brown - Supervisor Adams to adopt Resolution No. 1-2007, approving the 2006 Section 8 Management Assessment Program ("SEMAP") certifications.

AYES: ALL

- 1i. REQUEST TO TAKE ACTIONS NECESSARY TO EXERCISE OPTION TO PURCHASE A BELOW MARKET RATE ("BMR") PROPERTY AT 104 ALMOND COURT, SAN RAFAEL, FOR THE CURRENT BMR VALUE OF \$318,100, USING INTERIM FUNDS PROVIDED BY THE CITY OF SAN RAFAEL, TO RETAIN THE PROPERTY IN THE BMR PROGRAM

By letter dated February 20, 2007, Executive Director Barbara Collins submitted her report and recommendations regarding the above-captioned matter.

M/s Supervisor Adams - Supervisor McGlashan to: authorize Executive Director to (i) exercise Marin Housing's option to purchase the Below Market Rate ("BMR") property at 104 Almond Court, San Rafael, for the current BMR value of \$318,100, utilizing interim funds provided by the City of San Rafael; (ii) execute the required documents; (iii) take necessary steps to borrow the interim funds; (iv) recover the cost of legal expenses and any necessary refurbishment of the property; and (v) resell the property through the Below Market Rate Home Ownership Program.

AYES: ALL

The Marin County Housing Authority Board of Commissioners adjourned at 10:52 a.m.

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CHAIR

ATTEST:

SECRETARY