

DRAFT

REGULAR MEETING OF THE MARIN COUNTY HOUSING AUTHORITY BOARD OF COMMISSIONERS HELD TUESDAY, JULY 17, 2007, AT 10:17 A.M.

Roll Call

Present: Commissioner Arnold; Commissioner Brown; Commissioner McGlashan;
Commissioner Goff, Commissioner Kinsey
Absent: Commissioner Adams

a. APPROVAL OF MINUTES

M/s Commissioner Arnold - Commissioner McGlashan to approve the minutes of the meetings of June 5, and June 19, 2007.

Vote: Motion carried 5-0

AYES: Commissioner Arnold, Commissioner Brown, Commissioner McGlashan, Commissioner Goff, Commissioner Kinsey

ABSENT: Commissioner Adams

b. OPEN TIME

Utility Rates

Two residents of the Casa Nova housing complex in Novato expressed support for placing the Golden Gate Village housing on a retail model basis for utilities, noting that Casa Nova residents already pay for their utilities. They presented a list of tenants from Casa Nova who also supported the retail model.

Energy Conservation

A Mill Valley resident briefly commented on opportunities for grant funding for energy conservation projects and urged the Board and the Executive Director to seek funding opportunities. The speaker also briefly commented on the appointment process for the Housing Authority Board of Commissioners.

c. BOARD OF COMMISSIONERS' MATTERS

No comments from Commissioners were presented at this time.

d. EXECUTIVE DIRECTOR'S REPORT

Section 8 Wait List

Executive Director Barbara Collins announced that the Section 8 wait list will be opened soon, briefly outlined public outreach efforts to notify eligible members of the community and commented on available Section 8 funding from the Department of Housing and Urban Development ("HUD").

Sustainability

Ms. Collins briefly commented on efforts to work with the Marin County Community Development Agency Sustainability Team to apply for clean renewable energy bonds at specific housing projects, and acknowledged Planner Dana Armanino for her assistance.

2008 HUD Appropriations Bill

Ms. Collins provided a brief update on the status of the 2008 Department of Housing and Urban Development ("HUD") appropriations bill, noting that the bill includes language regarding asset management that would favorably impact the Marin Housing Authority.

Golden Gate Village Water Meter

Ms. Collins advised that, due to water meter problems in Golden Gate Village, the Housing Authority will not be charged approximately \$26,000 by the Marin Municipal Water District ("MMWD").

Thriving Families Program

Ms. Collins advised that the Marin Community Foundation ("MCF") will continue to fund the Golden Gate Village Family Self-Sufficiency ("FSS") project "Thriving Families Initiative" at the same level as last year and expressed appreciation to the MCF.

Resident Opportunity and Self-Sufficiency ("ROSS") Program

Executive Director Collins advised that information from the Department of Housing and Urban Development ("HUD") on funding for the Resident Opportunity and Self-Sufficiency ("ROSS") grants is expected within the next few days.

Housing Authority Management Structure

Ms. Collins advised the Board of proposed changes to the Housing Authority Management Structure, noting that suggested changes would be presented at the next Housing Authority meeting.

Contract Negotiations

Ms. Collins concluded her remarks, briefly commenting that staff will receive their equity adjustment and COLA in their paychecks this week as an outcome from contract negotiations.

2e. FILL TWELVE VACANCIES ON THE RESIDENT ADVISORY BOARD.

By letter dated July 17, 2007, Executive Director Barbara Collins submitted her report and recommendations regarding the above-captioned matter. Ms. Collins briefly summarized the application and review process for filling the vacancies on the Resident Advisory Board and clarified the terms of the appointments.

M/s Commissioner Arnold - Commissioner McGlashan to appoint the following twelve (12) Marin Housing Authority program participants to fill twelve vacancies on the agency-wide Resident Advisory Board: Robert Gallimore, Anne Taylor, Royce McLemore, Gracie Stover, Sherri Anderson, Sandy Shartzer, Robert Hernandez, Jerry McDonald, David Ervin, Doris Chapman, Kevin Gladstone and Jayne McPherson. Eight existing RAB members will remain for two-year terms and the new members will serve three-year terms.

Vote: Motion carried 5-0

AYES: Commissioner Arnold, Commissioner Brown, Commissioner McGlashan, Commissioner Goff, Commissioner Kinsey

ABSENT: Commissioner Adams

2f. APPROVE IMPLEMENTATION OF CONSUMPTION-BASED MODEL FOR UTILITY RATES IN MARIN CITY Golden Gate VILLAGE ("GGV")

By letter dated July 17, 2007, Executive Director Barbara Collins submitted her report and recommendations regarding the above-captioned matter.

Ms. Collins briefly summarized the recommendations presented by the Nelrod Company at a previous Housing Authority meeting regarding transitioning the Housing Authority toward a retail basis for utility rates in the Golden Gate Village. Ms. Collins briefly commented on today's recommendation to adopt a utility consumption rate, commented on the involvement of the Resident Advisory Board and Resident Council in developing the proposal and briefly commented on future tracking of utility consumption and conservation efforts.

Ms. Collins responded to a question from the Board regarding considerations for moving GGV to a retail basis model, emphasizing that the Housing Authority would need to work with PG&E and the residents to fully transition to a retail basis.

Discussion ensued among Commissioners and staff regarding the implementation of the consumption based model, opportunities through the California Youth Energy Services program, and working the community to promote energy conservation.

M/s Commissioner Brown - Commissioner Arnold to approve implementation of consumption based model for utilities in Golden Gate Village ("GGV") effective October 1, 2007, as detailed in staff report dated July 17, 2007.

(Commissioner Arnold absent at 10:34 a.m.)

A member of the public briefly spoke noting that if the senior and disabled housing tenants are required to pay retail rate for their utilities, the Golden Gate Village property should also be required to. The speaker also commented on the timing for transitioning to a retail basis and the RAB's consideration of the consumption based model.

Vote: Motion carried 4-0

AYES: Commissioner Brown, Commissioner McGlashan, Commissioner Goff, Commissioner Kinsey

ABSENT: Commissioner Arnold, Commissioner Adams

2g. ADOPT RESOLUTION AUTHORIZING THE ISSUANCE OF NOT-TO-EXCEED \$9.5 MILLION IN PRIVATE ACTIVITY BONDS TO FINANCE THE DRAKE'S WAY APARTMENTS PROJECT IN LARKSPUR

By letter dated July 17, 2007, Executive Director Barbara Collins submitted her report and recommendations regarding the above-captioned matter.

M/s Commissioner Brown - Commissioner McGlashan to adopt Resolution No. 5-2007 declaring the Housing Authority's official intent to undertake the financing of a multifamily housing project and related actions.

Ms. Collins advised that the corresponding action listed on today's Board of Supervisors agenda will be rescheduled for August 7, 2007.

Vote: Motion carried 4-0

AYES: Commissioner Brown, Commissioner McGlashan, Commissioner Goff, Commissioner Kinsey

ABSENT: Commissioner Arnold, Commissioner Adams

(Commissioner Arnold present at 10:36 a.m.)

The meeting was adjourned at 10:36 a.m.

SINE DIE

CHAIR

ATTEST:

SECRETARY