

DRAFT

REGULAR MEETING OF THE MARIN COUNTY HOUSING AUTHORITY BOARD OF COMMISSIONERS HELD TUESDAY, AUGUST 3, 2010, AT 9:37 A.M.

Roll Call

Present: Commissioner Adams; Commissioner Simon; Commissioner McGlashan;
Commissioner Kinsey; Commissioner Arnold
Absent: Commissioner Brown; Commissioner Passmore

1a. APPROVAL OF MINUTES

M/s Commissioner Adams - Commissioner Kinsey to approve the minutes of the meeting of June 29, 2010.

Vote: Motion carried 5-0

AYES: Commissioner Adams, Commissioner Simon, Commissioner McGlashan,
Commissioner Kinsey, Commissioner Arnold

ABSENT: Commissioner Brown, Commissioner Passmore

1b. OPEN TIME

Several Marin Housing Authority ("MHA") employees and Attorney and Union Representative Mo Kashmiri expressed support of the new Service Employees International Union ("SEIU") contract and requested Board approval.

(Supervisor Brown present at 9:41 a.m.)

A Homestead Terrace Tenant Representative expressed support of MHA staff.

A Golden Hinde resident briefly commented on a few issues including the "one strike policy" section of the MHA lease and handicapped parking at Golden Hinde.

CLOSED SESSION

Urgency Item - Closed Session

Executive Director Dan Nackerman requested an urgency closed session item to discuss instructions to labor negotiator (Mo Kashmiri) regarding negotiations with Service Employees International Union ("SEIU") Local 1021 pursuant to Government Code Section 54957.6.

M/s Commissioner Adams - Commissioner Kinsey to determine that the need to take action arose subsequent to the agenda being posted and to add one closed session item to the agenda to discuss instructions to labor negotiator (Mo Kashmiri) regarding negotiations with Service Employees International Union ("SEIU") Local 1021 pursuant to Government Code Section 54957.6.

Vote: Motion carried 6-0

AYES: Commissioner Adams, Commissioner Brown, Commissioner Simon,
Commissioner McGlashan, Commissioner Kinsey, Commissioner Arnold

ABSENT: Commissioner Passmore

The Board recessed at 9:48 a.m. to meet in closed session.

The Board reconvened in open session at 10:21 a.m. Commissioners Brown and Passmore were absent.

The President reported that the Board met in closed session and that instructions were given to the Housing Authority of Marin County labor negotiators regarding labor contract negotiations with SEIU Local 1021.

1c. BOARD OF COMMISSIONERS' MATTERS

There were no Board of Commissioners' matters.

1d. EXECUTIVE DIRECTOR'S REPORT

The Executive Director advised that he had nothing to report.

1e. REPORT ON THE 2010 QUARTERLY FINANCIALS

By letter dated August 3, 2010, Executive Director Dan Nackerman submitted his report and recommendations regarding the above-captioned matter.

Mr. Nackerman and Chief Financial Officer Ron Millard gave a brief presentation on the second quarter budget updates for 2010 exhibiting a solid short term fiscal condition. Mr. Nackerman advised that for the longer term, the Housing Authority will face deferred capital needs, low tenant incomes, high program costs, and rising payroll costs.

Mr. Nackerman responded to a question from Commissioner Kinsey regarding long term challenges.

Mr. Nackerman briefly commented on a new U.S. Department of Housing and Urban Development ("HUD") program titled Preservation Enhancement and Transformation of Rental Assistance ("PETRA"). Mr. Nackerman advised that this program would authorize a multi-year effort to transform properties with rental assistance contracts under various programs into properties with long-term, property-based sustainable rental assistance contracts that include flexibility to address capital requirements, to enhance resident choice, and to streamline and simplify the administration of rental assistance.

Mr. Millard advised that the interactive property map will be displayed on the Marin Housing Authority website.

Mr. Nackerman responded to comments and questions from Commissioner McGlashan regarding PETRA and regarding the next six months of operating expenses.

M/s Commissioner McGlashan - Commissioner Adams to approve the second quarter of the 2010 unaudited budget report.

Vote: Motion carried 5-0

AYES: Commissioner Adams, Commissioner Simon, Commissioner McGlashan,
Commissioner Kinsey, Commissioner Arnold

ABSENT: Commissioner Brown, Commissioner Passmore

1f. RATIFY THE EXECUTION OF A GRANT AGREEMENT WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD") FOR THE RESIDENT OPPORTUNITIES AND SELF-SUFFICIENCY ("ROSS") PROGRAM

(Supervisor Adams absent at 10:31 a.m.)

By letter dated August 3, 2010, Executive Director Dan Nackerman submitted his report and recommendations regarding the above-captioned matter.

M/s Commissioner Kinsey - Commissioner McGlashan to authorize the Executive Director to ratify execution of the grant agreement for the U.S. Department of Housing and Urban Development ("HUD") Resident Opportunities and Self-Sufficiency ("ROSS") program in the amount of \$240,000, for service coordination to elderly and/or disabled persons residing in Marin Housing's public housing developments.

Vote: Motion carried 4-0

AYES: Commissioner Simon, Commissioner McGlashan, Commissioner Kinsey,
Commissioner Arnold

ABSENT: Commissioner Adams, Commissioner Brown, Commissioner Passmore

Mr. Nackerman responded to a question from a member of the public regarding senior and disabled service providers.

(Supervisor Adams present at 10:33 a.m.)

1g. APPROVE THE AWARD OF 20 ADDITIONAL SECTION 8 PROJECT-BASED VOUCHERS TO EDEN HOUSING FOR A NEW SENIOR HOUSING COMMUNITY IN NOVATO

By letter dated August 3, 2010, Executive Director Dan Nackerman submitted his report and recommendations regarding the above-captioned matter.

M/s Commissioner Adams - Commissioner Kinsey to: (a) approve the award of 20 additional Section 8 project-based vouchers to Eden Housing for a new senior housing community in Novato; and (b) authorize the Executive Director to enter into required agreements for project-based vouchers for a 30-year term contract.

Vote: Motion carried 5-0

AYES: Commissioner Adams, Commissioner Simon, Commissioner McGlashan,
Commissioner Kinsey, Commissioner Arnold

ABSENT: Commissioner Brown, Commissioner Passmore

1h. REQUEST TO ADOPT RESOLUTION AUTHORIZING AN APPLICATION TO THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE ("CDLAC") FOR MORTGAGE CREDIT CERTIFICATES ("MCC")

By letter dated August 3, 2010, Executive Director Dan Nackerman submitted his report and recommendations regarding the above-captioned matter.

M/s Commissioner Kinsey - Commissioner Adams to adopt Resolution No. 06-2010 authorizing an application to the CDLAC, in an amount up to \$5,000,000, to permit the continued issuance of qualified MCCs throughout Marin County as detailed in staff report dated August 3, 2010.

Vote: Motion carried 5-0

AYES: Commissioner Adams, Commissioner Simon, Commissioner McGlashan,
Commissioner Kinsey, Commissioner Arnold

ABSENT: Commissioner Brown, Commissioner Passmore

1i. AUTHORIZE THE EXECUTIVE DIRECTOR TO EXERCISE THE OPTION TO PURCHASE A BELOW MARKET RATE ("BMR") PROPERTY IN CORTE MADERA (APN 026-260-03)

By letter dated August 3, 2010, Executive Director Dan Nackerman submitted his report and recommendations regarding the above-captioned matter.

M/s Commissioner McGlashan - Commissioner Simon to authorize the Executive Director to exercise the option to purchase a Below Market Rate ("BMR") property in Corte Madera (APN 026-260-03) for \$210,000, and to borrow up to \$210,000 from a new credit line, as detailed in staff report dated August 3, 2010.

Vote: Motion carried 5-0

AYES: Commissioner Adams, Commissioner Simon, Commissioner McGlashan,
Commissioner Kinsey, Commissioner Arnold

ABSENT: Commissioner Brown, Commissioner Passmore

1j. AUTHORIZE NEW EXPENDITURE FOR 2010 SUMMER YOUTH ACTIVITIES AT GOLDEN GATE VILLAGE

By letter dated August 3, 2010, Executive Director Dan Nackerman submitted his report and recommendations regarding the above-captioned matter.

M/s Commissioner McGlashan - Commissioner Kinsey to authorize new expenditure, in an amount not to exceed \$25,500, for 2010 summer youth activities at Golden Gate Village.

A member of the public expressed opposition to funding summer youth activities.

Two Marin City youth expressed appreciation for the recreation and job-training opportunities provided by the Marin Housing Authority.

A member of the public suggested creating a public fund to cover social services.

Thereafter, the vote on the pending motion was

Vote: Motion carried 5-0

AYES: Commissioner Adams, Commissioner Simon, Commissioner McGlashan,
Commissioner Kinsey, Commissioner Arnold

ABSENT: Commissioner Brown, Commissioner Passmore

1k. APPROVE UTILITY ALLOWANCE SCHEDULE FOR PUBLIC HOUSING TENANT-PURCHASED UTILITIES

By letter dated August 3, 2010, Executive Director Dan Nackerman submitted his report and recommendations regarding the above-captioned matter.

M/s Commissioner Kinsey - Commissioner Adams to approve the monthly utility allowance schedule for tenant-purchased utilities for Public Housing program participants.

Mr. Nackerman responded to a question from a member of the public regarding the utility allowance schedule.

Thereafter, the vote on the pending motion was

Vote: Motion carried 5-0

AYES: Commissioner Adams, Commissioner Simon, Commissioner McGlashan,
Commissioner Kinsey, Commissioner Arnold

ABSENT: Commissioner Brown, Commissioner Passmore

The Marin County Housing Authority Board of Commissioners adjourned at 10:43 a.m.

SINE DIE

CHAIR

ATTEST:

SECRETARY