

RAB MINUTES DRAFT 05/22/2025

Attendance: Michael Harris - Chair, Regina Talton - Secretary, Kevin Gladstone - Co Chair, Mark Galperin, Thos Chapman, Tania Rouin, Royce McLemore

Guests from MHA: Kathleen Wyatt, Susanne Joyce, Michelle Pupiro, Samantha Guzowski, Ronald Davis

Absent: Lynnette Frary (excused)

Meeting called to order: 1:15pm

April 2025 Minutes: Questions from Mark and Kevin clarified. Minutes Approved.

MATTERS OF DISCUSSION:

Five Year Plan Goals

Kathleen Wyatt distributed MHA draft Five Year Plan Goals for RAB Members' review and comments:

Royce questioned the water pipes and system at GGV, as it may pertain to the revitalization part of Goal I. Michelle explained she is aware of the issues and is working with MMWD on the leak. Kathleen explained that the goals are general and specific tasks related to the goals will be supplied in detail in the progress reports. Questions on the details of the revitalization should be raised at the meetings in the community.

Tania questioned the percentage of GGV households transitioning to LIHTC. Michelle clarified the percentage. Susanne further explained Sec 42 IRS. (TAX CREDIT) Clarified vouchers will remain @ 30% Base. Rather than the 60% Base of Household Income.

Royce questioned Trump's statements/proposed 2026 budget. Any effects at MHA? Susanne explained it's a slim possibility that the budget will be reduced as much as proposed by Trump. As of yet no change has happened.

Tania questioned clarity of the phrase "hypothetical". Michelle assisted with clarity. Discussed rumors that Trump is ending EPA and shutting HUD offices, etc. The HUD SF office is still open. Some employees there have decided to retire at this time.

Samantha answered questions regarding the FSS program before she had to leave. The FSS Program is progressing. Jaqueline Mendez is the Coordinator @ ex. 501

GGV transition to LIHTC housing reviewed. The Tax Credit Application for GGV was submitted 5/18/2025. Managers explained that if the application is not approved the property will remain public housing.

Managers also explained the different contracts involved in the Section 8 program: HAP, Voucher, or Lease.

Tania expressed that tenants need advocates and assistance with their housing situations and MHA paperwork. She said that Legal Aid and Fair Housing are overstretched and that MHA's front office is no longer making copies. She said such assistance prevents homelessness because tenants can do what they are supposed to and not lose their housing. Kathleen and Susanne explained that MHA has eligibility workers now and an Officer of the Day to assist, and they will work on scanning documents to return originals. Public Housing is hiring staff to assist residents. Royce reported that Valerie is assisting residents in GGV with issues of housing.

Michael suggested Customer Service Improvement as a goal.

Mark suggested Community Action Marin (Gima Guillemtte) be added to the Homeless Goals. Kathleen explained that MHA works with that agency as well but not in an official partnership as the other agencies listed.

Kevin suggested the Landlord newsletter be issued regularly. Kathleen and Susanne will assist with this.

Royce wants to advocate for more affordable public housing in Marin. GGV is the only family public housing, and the residents should be able to move elsewhere. Michael reported that every city in Marin has an obligation to provide affordable housing now.

Royce suggested the Marin Summit for the Public Housing Program, or Community Land Trusts. She explained that the income guidelines for "affordable housing" are high and do not make it affordable for poor people like those in public housing. Maybe it should be called "low-income" housing for those with lower income. Michael suggested there be more construction or development of Section 8 or senior and disabled housing.

Tania would like a letter from MHA stating that public housing tenants will remain housed if the PBV application is not approved.

Mark would like the RAB to write a proposal for grant money with MHA system assistance. This will be added to June's Agenda.

The proposed funding decrease was discussed. Kathleen distributed the MHA policies covering the order of terminations from the HCV program if required due to insufficient funding.

Note: Secretary left early for Doctor appt.

Meeting Adjourned at 3:35