

RAB Minutes for June 25, 2025 DRAFT

Attendance:

Michael Harris, RAB Chair., Kathleen Wyatt, MH, Susanne Joyce, MH, Regina Talton RAB Sec., Kevin Gladstone Vice/Co Chair. Tania Rouin, RAB, Royce McLemore, RAB, Michelle Pupiro, MH, Samatha Guzowski, MH, Lynnette Frary, RAB, Mark Galperin, RAB, Cristina Sierra, MH

Absence: Thos Chapman, RAB (excused)

Meeting called to order: 3:39 p.m.

May 2025 Minutes: APPROVED

MATTERS OF DISCUSSION

Michael opened the meeting with a reminder that the only agenda item was the review of the 5-year Plan section B3 Progress Report; RAB comments are due by August 15, 2025.

Progress Report

Royce: Referred to pg.6. Questioned the occurrences of maintenance meetings. Michelle stated there were meetings in the last year, but not when there was no Resident Council.

Royce: Stated there was no Sheriff participation in GGV maintenance meetings this year. Also, the Assigned Parking has caused problems, as well as the removal of required signage such as "handicap", "towing" and "resident only". Michelle stated she will look into the signs.

Royce: Alleged that there are not enough maintenance staff in PH, and not enough skilled maintenance workers. Michelle clarified the amount of maintenance staff and that some are being used at other Properties.

Kevin: Stated the Progress Reports were not legible to him because of the green highlighting. He printed it out.

Kevin: Questioned Samantha about the definition of "functionally zero homelessness". She stated it was "5"

Kevin asked about number of vouchers filled this year, since goal was 125. Kathleen responded that 109 were housed. Attrition is lower than it's been in prior years. Section 8 is 100% leased up.

Kevin: Asked about Housing Quality Inspections goal of 100% inspected for the year. It was clarified by Kathleen and Susanne that HUD now only requires inspections bi-annually for voucher program.

Security Breach

Mark: Had questions about the fraud investigation and email breach and progress in reclaiming the stolen funds. He made a "Motion" that Marin Housing provide more information on the two significant crimes (email breach and stolen funds) in the progress report. Kevin seconded the motion. Motion Approved By MH/RAB

Kathleen: Noted this action as a Comment to the 5 year Plan.

Progress Report continued

Royce: Asked if the Section 3 new hires percentage includes managers. Kathleen responded that it does.

Royce disagreed with the Maintenance Request of 100% at GG. She provided an example, which she said resulted in negligence. She argued that there aren't enough maintenance staff, since work orders are not being performed adequately. Michelle responded that there are 5 maintenance technicians and work orders are being done. She suggested that Royce send concerns to her and residents need to call the maintenance line. If the maintenance line does not handle the issue, residents should call the managers.

Royce MH needs to hire more Skilled and Qualified Workers. Stated that carpentry and electrical workers are needed, instead of the current 5 less- skilled workers.

Michelle: Stated maintenance workers pass a skills test before hiring, then have training on the job. Safety, etc.

Kathleen: Responded that MH has trouble getting skilled workers to apply for jobs because they can get paid more elsewhere.

5-Year Plan

Michael: Would like to review other Housing Authorities' plans. Suggestion to the RAB to use Contra Costa and Alameda Counties Plans to compare with MHA's plan and possibly include additional things needed.

Budget proposal

Royce asked about the status of Trump's Budget Proposal for 2026, which Congress still needs to vote on.

Samantha: Stated that Trump's proposed cuts of 44% would affect all programs. She sent a link of the HUD justification document which lays out information and informed the RAB that the NAHRO website has updates.

Mark: Asked about Section 111109 "MODIFICATIONS TO LOW-INCOME HOUSING CREDIT" of the H.R.1 "One Big Beautiful Bill Act" and wondered if this Bill may have a negative effect on the GGV Revitalization. He sent it to Kathleen, Royce and Michael.

Kevin: Suggested starting an advocacy group to "Save Section 8". Tania suggested a Town Hall Meeting. RAB Agreed

Tania: Expressed concerns about how "Speaking Out" may have repercussions.

Michael: Stated he will reach out to allies. Example: Marin Organizing Committee, website: www.MOC-iaf.org.

Kathleen said that MH can put a flyer on the website and at the front desk.

Kevin will contact Jared Huffman.

Michael: Reiterated that most agencies are going through possible cuts and Situations.

Royce: Reported she is again President of the GGV Resident Council. Michael asked if the RC will be sending another member for the RAB. Royce said yes.

Meeting adjourned: 5:01 p.m.

Regina Talton, RAB/SEC.