January 27, 2021 RAB Minutes

RAB Members Present: Mia Cooper, Tamra Phillips, Margaret Nolan, Royce McLemore, Michael Harris, Regina Talton, Molly Scott, Kevin Gladstone

Absent RAB Members: Danielle Hoff, Carlos Martinez, Kathy Dounis, Tanya Rouin, Anne Taylor

Marin Housing: Evan Smith

Secretary: Patricia Nordin

Meeting was called to order at 3:50 by Margaret Nolan, as the new Chairperson. Roll call.

The meeting on the 27th included a review of the RAB comments with Evan Smith.

The purpose of review was to verify additions and clarifications that had been made to the MHA Five Year Plan.

RAB comments and MHA responses should have been included in MHA 5-year agency plan before this meeting. Issues were brought up regarding the delay by MHA to timely include both the comments and the responses into the 5-year agency plan and send it to members to review.

Evan said he made the necessary additions and read some of them to the board to verify accuracy.

The Chair inquired of Evan if the finalized Comments with Responses document was ready to be submitted to the Marin County Housing Commissioners. Evan assured the board that he would have comments and responses included into the plan and that he would send the completed document to the board by the next day.

Margaret and Royce both commented that there was a need to make additional clarifications to the Agency Plan as follows:

“Demolition and Demolishment Golden Gate Village”

Recommendation to add 'RAB and GGV Resident council will be consulted and informed of any upcoming or planned activities designated under section 18.'

Royce inquired about Golden Gate Village Home ownership program, and Evan said policy language is not confirmed yet. Royce was concerned that Golden Gate Village, as a Historic District, was not addressed. Margaret said that this should be added as a comment as it was a separate issue.
Royce asked when the RAB could see the final document. Evan responded that HUD receives the document in April. It goes out for public comment, on Sunday, for forty five days. Evan will email the document after this meeting. Mia asked to have her documents mailed to her.

Royce said that residents were living in substandard apartments. She asked if funds were being diverted from Maintenance. Evan explained that Marin Housing is pursuing modernization. An Environmental Impact Report has to be done and this process may take up to two years. In response to Royce’ question on money to consultants, Evan stated MHA does not have the expertise to do this and they have to utilize consultants. Royce said that the Golden Gate Village Resident Council, as an interested official group, should be consulted.

Evan said that HUD requires that MHA to send all documents (ACOP, Admin Plan, 5-Year Plan) in an orderly fashion for the RAB review.

Margaret had sent a request that RAB members have training for members on zoom, Evan said that the College of Marin has remote training classes for Zoom meetings. He asked if there was interest in this. There was general agreement. Evan will give us the date and time.

Margaret recommended that Evan have administrative staff to help him because the RAB has not received the finalized Agency Plan with Comments and Responses timely, or as promised. In addition, the ACOP was confusing to review, wrong pages, additional unrelated chapters, etc. Margaret said if Nan McKay is producing these documents they are not acceptable. Their contract should be rescinded.

Evan stated that Nan McKay does not produce plans, they administrate them. Royce said that the money spent on the contract with Nan McKay could be used to hire in-house staff to do this work. There was general agreement by members that this action was needed.

Michael said that Lewis Jordan and Kimberly Carroll should attend some of the RAB meetings.

Margaret asked about the time-line for sending in the documents to HUD. Evan said that the documents will be in the library, on the web site, and in the newspaper. He will take comments from Legal Aid and Fair Housing in those forty five days.

Michael said the RAB should have a disinterested third party to review Nan McKay’s work product. Royce said that this would be more money. Margaret asked the RAB members to be prepared to cite all incidences of problems with Nan McKay.

Mia asked if the Rent Café was working. Evan said that this was a software program.

The next meeting will be on February 24th. Due to the concerns raised at the meeting by members it was agreed that our next meeting will focus on issues with Nan McKay.

RAB members said that they were not getting the stipend for attending these meetings.

The Annual Plan is coming up for review.

Meeting adjourned 5:15 p.m.

*NOTE: Minutes amended by Chair, Margaret Nolan to clarify full discussion and comments made during Meeting.(February 3, 2021)