

RAB Meeting Minutes

July 22, 2026

Attendees: Royce_McLemore, Michael_Harris, Mark_Galperin, Thos Chapman, Kevin Gladstone, Tania Rouin, Jae Moses

MHA Staff present: Kathleen Wyatt, Michelle Pupiro, Susanne Joyce, Dr. Tonia Lediju

Absent: Regina Talton

Call to Order: 3:35 pm

June meeting minutes approved

Items of discussion:

1. **Annual Plan Update:** The Update was approved at the BOC meeting on July 14.
2. **GGV Redevelopment:** There was an Open House at the church in Marin City on July 20. All packets from Phase 1 residents have been received by Public Housing staff. Last 2 need to be sent to the Voucher department.

Royce emailed Riley at Burbank to ask him to join the Resident Council meeting.

Michelle announced that the model unit open house is tomorrow. Royce asked why the RC was not told about it previously. Michelle apologized for the lack of communication. The notices were sent to Phase 1 residents only.

Royce was concerned about two “trashed” vacant units with rats, etc. She called it “demolition by neglect”. Michael was concerned there could be more such abandoned units. Michelle will follow up on the identified units, but said residents must call about pest issues so MHA can act.

3. **PBV preservation:** RAB members asked how the PBV status can be preserved as long as possible for the 825 Drake property. A previous property in Marin City was affordable, then the new owners didn't want vouchers, and 40 people had to move out of Marin City. It was called Richardson Highlands when it was built. Kathleen and Susanne will investigate what happened there and what protections there are if there is a change of ownership.

Kathleen explained that if a contract is entered into for a PBV property it is binding for the length of the contract. The initial contract is typically 20 years and can be extended for a maximum of 40 years.

Since the 40 residents had vouchers to move elsewhere, it may have been only a property accepting regular vouchers, as PBV vouchers stay with the property and Tenant Based Vouchers can be transferred elsewhere in the county.

4. **HOTMA Implementation:** Susanne and Kathleen described the basic changes expected under HOTMA. The RAB had already reviewed and commented on the discretionary items for policies previously. All will be discussed in more detail later since HOTMA is to be effective in full as of January 1, 2027.
5. **GGV Resident Concerns:** Royce reported that the parking situation in GGV “went downhill” two years ago. There was a former MHA staff person who was assigned to this task and did it well. Michelle said a letter went out last month providing information to all residents, including the parking ordinance, need for registration, insurance and a permit. Stalls are not assigned now but will be after transition to Burbank. Royce said there needs to be signage, handicapped spots and rules. Michelle said all will be fixed with the construction.

Thos asked about parking signs at AMP2 properties such as his. Michelle will report back about that.

6. **AMP2 Resident Concerns:** Thos reported that the laundry room machines at Venetia Oaks are unreliable and insufficient. They require phone access, which has problems. There is also a rat problem, and there was a fire that caused two residents to move elsewhere. The parking has been better since stickers were implemented. Michelle will follow up with Carrie about the laundry issues. Thos offered to write up tips for residents to avoid misuse of the machines.

Michael asked Thos if he feels safe at that property. Thos said he feels safe but that his bike was stolen from out front. Michelle said there are security cameras by the garage door and entry.

Royce asked if there are still laundry room monitors in GGV. Michelle responded that there are in some buildings – community liaisons who get a stipend.

Tania asked about security cameras at Golden Hinde because she sees “sketchy people near there”, people visiting who don’t look like residents (because they aren’t seniors). She is worried about the elders there and possible confrontations. Carrie said there are cameras in front of the community room, and Tania was reminded that the property houses disabled residents of all ages as well as elderly.

GGV Resident Council

Royce reported that the RC received a temporary office space for use during the construction, however they found that the young man's unit next door is rat infested and the new unit is not handicap accessible. Michelle knows about it.

The Community Garden had a good first crop and are getting fruit trees from nurseries. They are partnering with Wise Girls for fencing.

Resident Services Center already closed, but scheduling with Burbank not starting until maybe September.

Royce met with Dr. Lediju and is giving her until end of the month to address what they discussed.

WHAP used to clean vacant units and there used to be a checklist indicating whether a vacant unit is ready for occupancy. A recent unit was not in good shape when a resident went to move in.

Meeting Adjourned: 5:05 p.m.

Agenda for next meeting – August 26:

- 21st Century Road to Housing Act – Mark sent the email, Michael will send a summary
- Answers regarding history of Richardson Highlands and PBV protections
- GGV Revitalization status