

RAB Minutes for January 28, 2026

Present: Mark Galperin, Tania Rouin, Royce McLemore, Michael Harris, Jae Moses

Staff present: Kathleen Wyatt, Susanne Joyce, Samantha Guzowski, Michelle Pupiro

Absent: Regina Talton, Thos Chapman, Kevin Gladstone, Michael Harris (Partial Attendance)

Meeting called to order at 3:59 after members had trouble joining the meeting

Minutes for December 18 were approved

Discussion:

Low-income housing referrals

Michael Harris explained that they want to expand how the RAB operates. Staff does not have to be involved for the tasks that don't involve the Annual and 5-Year Plans. The broader outreach may attract more members. They want to help people seeking housing in Section 8 and Public Housing. Kathleen explained that MHA funding is limited and no vouchers available through MHA. Michael wants to provide referrals to other sources and areas. He emailed a link to a resource regarding low-income housing opportunities. Kathleen asked the costs involved, because of HUD directive to save costs and expected reduced budget. Michael does not expect costs at this point.

Information resources

Tania Rouin asked about information to tenants and participants in paper form. She also asked about MHA copying policy. Susanne Joyce clarified that MHA is still making copies within reason. An Officer of the Day is also available to assist with information and scanning. Michelle Pupiro said that tenants can come to the 429 Drake office for GGV, or contact Elderly/Disabled Program Manager Carrie Smith for AMP2. Contact information is also available on PH newsletters.

Tania suggested that there be a piece of paper with steps for common housing questions, such as maintenance, annuals, etc. Michael said there should be a resources list of agencies that can help people with temporary help until they get housed. Samantha and Royce pointed out there is such a guide, the Marin Community Resource Guide, provided by the County. Samantha will follow up to get copies for MHA offices.

COC Funding Issues

Mark Galperin raised the issue of whether HUD will be renewing the funding for the Continuum of Care programs which include Shelter Plus Care 1 and Shelter Plus Care Expansion. Samantha explained that MHA has had a lot of communication with HUD about it. At this time there is an

injunction by the Court to not stop the funding until there is a decision in the lawsuit brought by concerned parties. That is expected February 9th. MHA may still be funded for the renewal - \$2 million total. Samantha advised the RAB members that they can sign up for updates. She will send the information.

RAB Goals

Members decided to table the discussion on RAB Goals until the next meeting since some members were absent.

Board of Commissioners Meeting

Royce made the report about what happened at the BOC meeting the previous day. She and Michael expressed concerns about the two tenant commissioners remaining on the Board despite their lengthy terms.

Michael requested MHA to provide the dates, times and locations of future BOC meetings so that members can attend.

Other

Royce asked about policy changes due to Burbank taking over management of GGV. Kathleen informed her that the Admin Plan will cover the PBV part of the property and the ACOP is still in effect for the part that is still PH. There will be an additional chapter on RAD added to the Admin. Plan soon.

GGVRC Update

Royce reported that the revitalization was due to start in January or February but has been postponed to May. MHA staff explained that the delay was a result of the government shutdown.

Royce also informed the members that there is still no MOU with the GGVRC and asked Michael for attorney assistance for a possible federal suit.

She said people need to pay their rent, since some are getting evicted. She also mentioned that residents are fearful of one of the staff now that the property manager is gone. Michelle will look into the complaints because she wants to improve customer service.

Jae Moses wants a better relationship between the RC and MHA. She is new to the RC and sometimes can't answer resident questions. She wants training. Samantha asked her to reach out when she needs help.

Next meeting:

Michael Harris requested that the RAB meet in person quarterly at MHA. He also requested an agenda for the next meeting to be drafted from these minutes and included in the invitation to the next meeting. It will take place February 25th.

Meeting Adjourned: 5:05 p.m.

Drafted by: Kathleen Wyatt