



**HOUSING AUTHORITY OF THE CITY OF LIVERMORE  
3202 LEAHY WAY, LIVERMORE, CA 94550**

**BOARD OF COMMISSIONERS  
REGULAR MEETING MINUTES  
Wednesday, November 14, 2018 – 5:30 PM**

**1. CALL TO ORDER / ROLL CALL**

The meeting was called to order by Chair Mark Palajac at 5:30pm. Vice Chair Maureen Hamm and Commissioner Marty McFadden were present. Excused absences include Wanda Hunter, Richard Knowles, and Konnie Fuller. Present on staff was Executive Director Alfred Dulay.

**2. APPROVAL OF MINUTES OF THE REGULAR MEETING OF OCTOBER 10, 2018 (ATTACHMENT #1)**

Due to the absence of quorum, this item will be considered at the next regular meeting of the Board.

**3. PUBLIC COMMENT**

None.

**4. UNFINISHED/OLD BUSINESS**

Due to the absence of quorum, the below items will be considered by the Executive Committee in the near term, subject to Board approval at its next Regular Meeting.

- A. Consent: Travel and Training – Nan McKay & Assoc. HCV Executive Management
- B. Consent: Travel and Training – PHADA 2019 Commissioner’s Conference

**5. NEW BUSINESS**

Due to the absence of quorum, the below items will be considered by the Executive Committee in the near term, subject to Board approval at its next Regular Meeting.

- A. Board Committee Appointments
  - 1) Executive
  - 2) Finance
- B. Resolution 2018-11-14-A: *Resolution Authorizing the Executive Director to Execute the Resolutions of Adoption for the LHA Premium Only Plan and Such Documents as may be Deemed Necessary to Effectuate the Premium Only Plan*

**6. STAFF REPORT**

**A. Status of Rehabilitation and Financing Strategies for LHA’s Affordable Housing Projects**

Chair Palajac presented the financial status and projections of the LHA’s housing programs based on his perspective and analysis of the LHA’s financial statements for the past 5 years, as well as alternative solutions and possible scenarios relative to the agency’s sustainability and operations. In accordance with the city’s recommendation that LHA consider another non-profit entity to take over ownership and management of Chestnut and Las Posadas properties, Chair Palajac indicated that he contacted the Housing Consortium of the East Bay (HCEB) and that additional details would be provided to the Board pending a meeting between LHA and HCEB. Other non-profit entities would be considered as contact information becomes available.

**B. Section 8 Management Assessment Program (SEMAP) Score for Fiscal Year Ending June 30, 2018**

Mr. Dulay reported that the agency received the SEMAP Score Report for Fiscal Year End June 30, 2018. Based on the total score of 100%, the agency is eligible to receive the High Performer designation by HUD. Mr. Dulay and the Board commended the Section 8 staff for their hard work and dedication.



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**C. Contract Renewal: Housing Program Consulting Services with Nan McKay & Associates**

Mr. Dulay reported that the current contract for Housing Program Consulting Services with Nan McKay & Associates will expire in January of 2019. The agency intends to renew the contract for ongoing program and technical support on as needed basis. The contract amount is not to exceed \$35,000.

**D. Monthly Financial Statements**

Mr. Dulay presented the financial statements for September 2018.

**7. COMMUNICATIONS**

**Save the Date: January 27-29, 2019 – 2019 NorCal/Nevada NAHRO Conference, Napa, CA**

Mr. Dulay reported that the 2019 NorCal/Nevada NAHRO Conference will be held on January 27-29, 2019 in Napa, CA. Any commissioner interested in attending must notify the Board Chair. Staff will provide additional detail of the conference sessions as they become available and no later than the next regular meeting of the Board.

**8. REPORTS / ITEMS FROM COMMISSIONERS**

Vice Chair Hamm shared information regarding the Department of Homeland Security's proposed changes to the Public Charge Rule and the comment period. The proposed rule would expand the definition of benefits to include "safety net programs," such as health, nutrition, and housing benefits, thereby potentially disqualifying immigrants from gaining permanent residency in the United States.

**9. COMMITTEE REPORTS**

**A. Executive Committee**

None.

**B. Finance Committee**

Chair Palajac reported that due to the absence of quorum, the Finance Committee meeting scheduled for November 7, 2018 was cancelled.

**C. Personnel Committee**

The Personnel Committee convened on November 6, 2018. Vice Chair Hamm reported that Oakland Housing Authority (OHA) is still in the process of selecting a firm that will conduct the performance evaluation of its Executive Director. Chair Palajac reported that OHA has indicated that the LHA could piggyback on OHA's contract once a firm is selected. In addition, the committee reviewed the proposed executive and commissioner training.

**D. Ad Hoc Committee**

None.

**10. ADJOURNMENT**

The meeting was adjourned at 7:20pm.