



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

**BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
Wednesday, December 12, 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, Commissioners Wanda Hunter and Richard Knowles were present. Excused absences include Konnie Fuller and Marty McFadden. Present on staff was Executive Director Alfred Dulay.

2. APPROVAL OF MINUTES OF THE REGULAR MEETING OF OCTOBER 10, 2018

Commissioner Knowles motioned to approve the minutes of the Regular Meeting of October 10, 2018, and Vice Chair Hamm seconded the motion. All ayes, motion carried.

<u>VOTING</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
MAUREEN HAMM	X		
RICHARD KNOWLES	X		
MARK PALAJAC	X		
WANDA HUNTER	X		

3. APPROVAL OF MINUTES OF THE REGULAR MEETING OF NOVEMBER 14, 2018

Vice Chair Hamm motioned to approve the minutes of the Regular Meeting of November 14, 2018, and Commissioner Knowles seconded the motion. All ayes except Commissioner Knowles, who abstained. Motion carried.

<u>VOTING</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
MAUREEN HAMM	X		
RICHARD KNOWLES			X
MARK PALAJAC	X		
WANDA HUNTER	X		

4. PUBLIC COMMENT

Commissioner Knowles motioned to defer Public Comment at the conclusion of Unfinished/Old Business to allow for attendees to complete the speaker cards, and Vice Chair Hamm seconded the motion. All ayes, motion carried.

<u>VOTING</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
MAUREEN HAMM	X		
RICHARD KNOWLES	X		
MARK PALAJAC	X		
WANDA HUNTER	X		

5. UNFINISHED/OLD BUSINESS

Consent: Travel and Training – PHADA 2019 Commissioners’ Conference

Mr. Dulay reported that the Executive Committee convened on November 28, 2018 to consider travel and training for commissioners and executive management. Chair Palajac reported that the Executive Committee approved the Executive Director’s attendance and participation at the PHADA 2019 Commissioners’ Conference, subject to Board approval at its next regular meeting. Vice Chair Hamm motioned to ratify the Executive Committee’s action, and Commissioner Knowles seconded the motion. All ayes, motion carried.



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<u>VOTING</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
MAUREEN HAMM	X		
RICHARD KNOWLES	X		
MARK PALAJAC	X		
WANDA HUNTER	X		

PUBLIC COMMENT

Leahy Square residents Pat Miller, Elizabeth Rodgers, and Kristina Reinert sought clarification regarding the accuracy of LHA’s plan to demolish Leahy Square Apartments, thereby displacing all the residents. Mr. Dulay reassured Ms. Miller, Ms. Rodgers, and Ms. Reinert that there are no plans to demolish Leahy Square Apartments. Chair Palajac added that there are certain HUD programs that would enable housing authorities to rehabilitate or redevelop Public Housing units without permanently displacing residents. The LHA would explore such programs but it could take several years before actual building improvements are started. Mr. Dulay reiterated that the LHA’s core mission is to provide safe, decent, and affordable housing, and that residents would be among the key stakeholders who would be involved in the planning process should LHA decide to redevelop Leahy Square Apartments.

6. NEW BUSINESS

A. Board Committee Appointments

Mr. Dulay reported that the Executive Committee convened on November 28, 2018 to consider Board Committee appointments for the remainder of CY 2018.

1) **Executive**

Chair Palajac reported that the Executive Committee was unable to recommend a Commissioner to fill the current vacancy and no further action was taken. The Executive Committee is comprised of Chair Palajac, Vice Chair Hamm, and Commissioner Fuller as an alternate member.

2) **Finance**

Chair Palajac reported that the Executive Committee approved the appointment of Commissioner McFadden as a Finance Committee member, subject to Board approval at its next regular meeting. Vice Chair Hamm motioned to affirm the Executive Committee’s action appointing Commissioner McFadden as a Finance Committee member, and Commissioner Knowles seconded the motion. All ayes, motion carried. The Finance Committee is comprised of Chair Palajac, and Commissioners Fuller and McFadden.

<u>VOTING</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
MAUREEN HAMM	X		
RICHARD KNOWLES	X		
MARK PALAJAC	X		
WANDA HUNTER	X		

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

Mr. Dulay reported that the Executive Committee convened on November 28, 2018 to consider Resolution 2018-11-14-A. Vice Chair Hamm reported that the Executive Committee approved Resolution 2018-11-14-A, subject to Board approval at its next regular meeting. Chair Palajac motioned to affirm



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the Executive Committee’s action approving Resolution 2018-11-14-A, and Vice Chair Hamm seconded the motion. All ayes, motion carried.

<u>VOTING</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
MAUREEN HAMM	X		
RICHARD KNOWLES	X		
MARK PALAJAC	X		
WANDA HUNTER	X		

C. Resolution 2018-12-12-B: Resolution Approving the LHA’s Divestiture of Chestnut Apartments to a Non-Profit Entity

Commissioner Knowles motioned to approve Resolution 2018-12-12-B, and Vice Chair Hamm seconded the motion. All ayes except Commissioner Hunter, who abstained. Motion carried.

<u>VOTING</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
MAUREEN HAMM	X		
RICHARD KNOWLES	X		
MARK PALAJAC	X		
WANDA HUNTER			X

D. Resolution 2018-12-12-C: Resolution Approving the LHA’s Divestiture of Las Posadas Apartments to a Non-Profit Entity

Vice Chair Hamm motioned to approve Resolution 2018-12-12-C, and Commissioner Knowles seconded the motion. All ayes except Commissioner Hunter, who abstained. Motion carried.

<u>VOTING</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
MAUREEN HAMM	X		
RICHARD KNOWLES	X		
MARK PALAJAC	X		
WANDA HUNTER			X

7. STAFF REPORT

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

Mr. Dulay reported that LHA met with the Housing Consortium of the East Bay (HCEB) on December 6th to conduct a walkthrough of the Chestnut and Las Posadas properties. Mr. Dulay reported that he and Chair Palajac informed First Republic Bank, by teleconference, of the LHA’s intent to transfer ownership of Chestnut Apartments to a non-profit entity and that the LHA had engaged HCEB as a potential entity. Chair Palajac suggested a meeting of the Ad Hoc Committee to review the rent structure at the Bluebell market rate units, and where appropriate, develop a recommendation to the Board that would support the rehabilitation and financing needs at Bluebell. Mr. Dulay reported that the owners of the other Bluebell buildings contacted him regarding the condition of the LHA-owned buildings. A meeting between LHA and the other Bluebell owners is scheduled for December 14th to discuss their concerns.

B. Monthly Financial Statements

Mr. Dulay presented the financial statements for October 2018.



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8. COMMUNICATIONS

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

Mr. Dulay presented the details of the conference seminars, including commissioner-centric tracks and general sessions.

9. REPORTS / ITEMS FROM COMMISSIONERS

Vice Chair Hamm announced the availability of the Ralph M. Brown Act Training, which is televised on Channel 27 CCTV on the first and third Saturdays of every month and invited the Commissioners to tune-in at their convenience.

10. COMMITTEE REPORTS

A. Executive Committee

Supplement reports provided under Agenda Item #5, Item #6A, and Item #6B.

B. Finance Committee

Chair Palajac reported the Finance Committee did not convene on October 2018, as scheduled, due to an absence of a quorum and suggested that the committee meet in the near term to address the LHA's COLA and pension liabilities.

C. Personnel Committee

Chair Palajac reported that the Oakland Housing Authority (OHA) is still in the process of selecting a firm to conduct the 360-performance evaluation of its Executive Director and that OHA is agreeable to extending a piggyback contract so that LHA does not have to do its own solicitation. Chair Palajac reported that the City of Livermore had conducted a similar evaluation method for the City Manager position and that the City is amenable to extending a piggyback contract with LHA.

D. Ad Hoc Committee

Chair Palajac reported that the Ad Hoc Committee plans to convene in the near term, subject to Vice Chair Hamm's availability.

11. ADJOURNMENT

The meeting was adjourned at 7:20pm.