



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

BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
Wednesday, February 13, 2019 – 5:30 PM

1. CALL TO ORDER / ROLL CALL

The meeting was called to order by Vice Chair Marty McFadden at 5:32pm. Commissioners Richard Knowles, Konnie Fuller, Maureen Hamm, and Wanda Hunter were present. Excused absences include Chair Mark Palajac. Present on staff was Executive Director Alfred Dulay.

2. APPROVAL OF MINUTES OF THE REGULAR MEETING OF JANUARY 9, 2019

Commissioner Hamm motioned to approve the minutes of the Regular Meeting of January 9, 2019, and Commissioner Knowles seconded the motion. All ayes, motion carried.

| <u>VOTING</u> | <u>YES</u> | <u>NO</u> | <u>ABSTAIN</u> |
|-----------------|------------|-----------|----------------|
| MAUREEN HAMM | X | | |
| WANDA HUNTER | X | | |
| RICHARD KNOWLES | X | | |
| KONNIE FULLER | X | | |
| MARTY MCFADDEN | X | | |

3. PUBLIC COMMENT

Connie Kopps indicated that the purpose of her attendance is to learn more about existing and planned affordable housing at the Springtown neighborhood in Livermore. Mr. Dulay replied that he would be contacting her to address any questions she may have about LHA’s programs.

4. UNFINISHED/OLD BUSINESS

None.

5. NEW BUSINESS

A. Review of Proposed Rent Increases at 1057 and 1063 Bluebell

Commissioner Hamm read a prepared statement regarding the proposed rent increases at 1057 and 1063 Bluebell. Copies of the statement were distributed as a supplemental material to all attendees, and is attached to this minutes as Exhibit #1.

Bluebell tenants Jamila Diah, Breanna Ingram, Marcus Pape, Idris Ahmad, and Wahiba Guenouche each expressed their concerns about the proposed rent increases and impact on their future tenancy.

B. Resolution 2019-02-13-A: Resolution Approving Housing Choice Voucher (HCV) Administrative Plan Amendment

Commissioner Knowles motioned to approve the resolution approving the HCV Administrative Plan amendment establishing the site-based wait list for the Project-Based Voucher units at Chestnut Square Senior Housing. Commissioner Fuller seconded the motion. All ayes, motion carried.

| <u>VOTING</u> | <u>YES</u> | <u>NO</u> | <u>ABSTAIN</u> |
|-----------------|------------|-----------|----------------|
| KONNIE FULLER | X | | |
| MAUREEN HAMM | X | | |
| WANDA HUNTER | X | | |
| RICHARD KNOWLES | X | | |
| MARTY MCFADDEN | X | | |



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Commissioner Fuller left the meeting at 6:30pm.

C. Resolution 2019-02-13-B: Resolution Approving FY2019 LHA Cost of Living Adjustment

Vice Chair McFadden motioned to approve the resolution approving FY2019 LHA Cost of Living Adjustment (COLA), and Commissioner Knowles seconded the motion. A brief discussion ensued regarding the effective date of the COLA and the Resolution for Employer Paid Member Contributions as a combined resolution. Pending further clarification by the Finance Committee, Vice Chair McFadden withdrew his motion. Item tabled until the next Regular Meeting.

Commissioner Hunter left the meeting at 6:50pm, causing the Board to be without a quorum.

D. Resolution 2019-02-13-C: Resolution for Employer Paid Member Contributions

Due to absence of a quorum, item tabled until the next Regular Meeting. A brief discussion ensued regarding the CalPERS provisions regarding employer and employee required contributions to the retirement fund.

E. Adoption of Board of Commissioners Regular Meeting Schedule for Calendar Year 2019

Mr. Dulay presented the Board Regular Meeting Schedule for Calendar Year 2019 for review of the Board. The calendar dates correspond with the LHA Bylaws provision establishing the Regular Meeting of the Board every second Wednesday of the month. No action taken.

6. STAFF REPORT

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

Mr. Dulay reported the MidPen Housing conducted a site visit at Chestnut and Las Posadas on February 6th. Mr. Dulay reported that right after the site visit, the LHA, City of Livermore, First Republic Bank, and MidPen Housing held a meeting. Present at the meeting were Mr. Dulay and Chair Palajac with the LHA; Eric Uranga, Claudia Young, and Fran Reisner with the City of Livermore; Todd Brantley and Virginia Adams with First Republic Bank; and Felix AuYeung with MidPen Housing. The purpose of the meeting was to discuss the past due balloon payment on the Chestnut loans, the rehabilitation needs at Chestnut and Las Posadas properties, and the divestiture of the two properties to a non-profit entity. Mr. Dulay reported on Chair Palajac's summary of the meeting as follows.

Mr. Uranga implied that any deal with MidPen as a potential non-profit entity would require Bluebell properties to be part of the deal. Chair Palajac indicated that the LHA presented the overall plan to Mr. Uranga three months prior and agreed to LHA pursuing divestiture of Chestnut and Las Posadas only.

Mr. Brantley indicated that combining the three properties in one solution for the City was making it more difficult to come to a timely conclusion.

Mr. AuYeung indicated that there are two possible approaches to bring Chestnut and Las Posadas to current standards: one was a tear-down and rebuild, and the other was a rehabilitation. Either approach would pose funding difficulties in the near term and assistance from the City would be required. Mr. Uranga indicated if MidPen could buy the buildings, the City would be willing to subordinate the debt.



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Mr. Brantley indicated that the bank would provide a 90-day extension on the balloon payment and would then do a five-year refinance to make the loan assumable.

B. Contract Renewal: Real Estate Development Consulting Services with REDS

Mr. Dulay reported that the current contract with REDS will expire on March 11th and that he intends to renew the contract with the original not-to-exceed amount of \$85,000.

C. Summary of Key Policy Changes in New Proposed HCV Administrative Plan

Mr. Dulay reported that the final draft of the new proposed HCV Administrative Plan has been completed. The draft was available for public review beginning January 24th and ending February 24th. Mr. Dulay presented a summary of the key areas of change in LHA's policies.

D. Department of Housing and Urban Development (HUD) 2019 High Performer Awards

Mr. Dulay presented the HUD 2019 High Performer Award Certificates for the Public Housing Program and Housing Choice Voucher Program.

E. Monthly Financial Statements

Mr. Dulay presented the financial statements for the month of December 2018.

F. Post-Shutdown HCV and Public Housing Funding Update

Mr. Dulay reported that the HUD has obligated funding to cover the HCV and Public Housing for the months of March and April 2019.

G. Chestnut Square Senior and Chestnut Square Family Project-Based Voucher (PBV) Update

Mr. Dulay reported that the marketing and application materials for the Chestnut Square Senior Housing were being finalized by MidPen Housing, pending the location of a temporary leasing office. The open application period is tentatively scheduled for mid-March. Mr. Dulay reported that he submitted the Chestnut Square Family Subsidy Layering Review (SLR) to the California Tax Credit Allocation Committee (TCAC) on December 20th and is being reviewed by TCAC. TCAC facilitates the investment of private capital into the development of affordable rental housing for low-income families. TCAC verifies that the developers have met all the requirements of the program.

7. COMMUNICATIONS

None.

8. REPORTS / ITEMS FROM COMMISSIONERS

Commissioner Hamm requested an update at the next Regular Meeting regarding the recruitment of the Deputy Executive Director. Mr. Dulay indicated that he would convene a meeting of the Personnel Committee to discuss the recruitment process.

9. COMMITTEE REPORTS

A. Executive Committee

None.

B. Finance Committee

None.



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C. Personnel Committee

None.

D. Ad Hoc Committee

None.

10. ADJOURNMENT

The meeting was adjourned at 7:36pm.