



BOARD OF COMMISSIONERS
REGULAR BOARD MEETING MINUTES
Wednesday, October 13, 2021-5:30 p.m.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:35 p.m. by Vice-Chairperson Matthew Graves. Also present were, Commissioners Heather Casey, and Maureen Hamm. Chairperson Mark Palajac and Commissioner Christine Stuart had excused absences. Commissioner Karen Hutchinson was absent. Present from LHA were Executive Director D'Jon Scott-Miller, Public Housing Manager Diana Thomas, Housing Analyst Monica LiMarzi, and Accountant Jenny King.

No quorum for meeting.

2. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING OF: September 13, 2021.

Due to lack of quorum, no vote was taken.

3. PUBLIC COMMENT

None.

4. NEW BUSINESS

A. Introduction of Commissioners and LHA Staff
Commissioners and LHA staff introduced themselves.

5. STAFF REPORTS

A. Report from the Executive Director

There were 3 housing choice vouchers issued in September and the success rate increased from 69% to 70%.

There are six (6) voucher types currently, Homeownership (1), Mainstream (16), Port-Ins (5), Project-Based (67), Tenant Based (420), and VASH (8) totaling 517 vouchers currently leased. In the month of September 2021 Housing Assistance Payments (HAP) HAP totaled \$772,479.51.

D'Jon provided an update on VASH vouchers, as discussed at a previous meeting there was a conversion with the VA to allow applicants to port out of Livermore and utilize their voucher in another jurisdiction without having that receiving housing authority absorb their voucher. D'Jon was contacted by the VA who advised they have 5 veterans who would like to port to Alameda County and the housing authority has agreed to bill LHA for the vouchers.

The overall occupancy rate increased to 98.80% with 1 move-in. Tenant Accounts Receivables are overall 104.94%. Las Posadas had a lower receivable rate over the last two months due to a tenant in arrears of \$15,000. The tenant made a payment of \$5,000 in the beginning of October and is working with The Emergency Rental Assistance Program (ERAP) for assistance with the remainder.



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Annual reexaminations for HCV and Public Housing are up to date with Interim reexaminations being processed throughout the month. Work orders continue to be addressed and closed timely.

D'Jon advised he reached out to the HUD representative who is reviewing the Section 22 Streamlined Voluntary Conversion application for an update on the status of the application. The rep advised that the application is currently under review by the Office of Fair Housing and Equal Opportunity (FHEO) and once he receives their OK he can complete his review.

There will be revisions done to the Housing Choice Voucher (HCV) Administrative Plan which will go out for public comment within the next month and projected to be effective on January 1, 2022.

D'Jon advised the total amount spent on the Leahy renovations was \$2,400,393.12. An application was submitted to Energy Savings Assistance for Common Area Measurements (ESA CAM) for reimbursement on upgrading lights, windows, thermostats, and appliances which was approved, and a check was received in the amount of \$70,014. Monica worked on an application to our insurer, The HAI Group for a program to provide reimbursement for work completed to increase security with the cameras and lighting installed. The application and reimbursement were approved in the amount of \$46,400.

D'Jon provided an update on the Homekey project and advised there is a meeting scheduled for the following day with the City and the State Representatives who are conducting the application process. The purpose of the meeting is to "pick their brain" and find out what types of applications would be the strongest and if best to submit applications individually or jointly.

6. COMMUNICATIONS

None.

7. REPORTS/ITEMS FROM COMMISSIONERS

None.

8. COMMITTEE REPORTS

None.

9. ADJOURNMENT

The board meeting adjourned at 6:11 p.m.