RESIDENT ADVISORY BOARD

AGENDA

Date October 24, 2018
Time: 3:30 pm
Place of Meeting: Garden Room MHA
Light Refreshments Provided

Call to Order (1 minute)
Introduce New RAB Applicant Section 8
Approve Minutes
Capital Fund Update
Agency Plan Resident Comments Review
RAB Elections;
  - Many of the 3 year terms end January 2019, others will expire 2020 January. We currently have a 3 Section 8 vacant seats, PH seats are full (7 total) but are mostly all up for election. I think we should notice residents of this opportunity to apply with the November rent statements for Public Housing residents and send applications to a percentage of the Section 8 participants. However this is only a suggestion. Once we get the applications I think the board members not up for election should be the voting body and review the applications. The terms and numbers were agreed upon at the January 2015 RAB meeting.
Resident Council Brief Report/Update
Agency Update

Adjourn

Next Meeting December 19, 2018 (no November meeting due to holiday)
October 24, 2018 RAB Minutes

RAB Members: Katherine Dounis, Linda Kranishu, Romi Kanai, Michael Harper, Tanya Rouin, Anne Taylor, Molly Scott, Kevin Gladstone, Royce McLemore

Marin Housing: D’Ion Scott Miller, Kim Barnard, Will Pass

Guest: Patricia Nordin, Margaret Nolan

Meeting called to order 3:30. Minutes approved.

Tanya Rouin was introduced as a new member of the RAB.

The Capital Budget was discussed. The original 2014 budget was passed out. The window for spending the funds in that budget is four years. Margaret asked where the money was stashed before it is spent. The money is still with HUD. There is $500,000 each year for all the complexes. MHA is considering RAD if they need more money than that.

Molly asked when the cement walkways would be done, also the tree stumps and the windows.

Kim has done the 2019 one-year plan and also the five-year, 2019-2023, plan. They need HUD to give MHA an answer. Now they are considering RAD for the revitalization of Golden Gate Village and are still having consultants to advise them on what can be done.

Emergencies do not have to be budgeted for. The mudslide was paid for from the 2014 budget even though it happened in 2016.

Margaret asked: what has been budgeted, what has been done, and what is still to be done realistically. Is the money well spent?

Kim said that in order to do the elevator at Kruger Pines they need to first take care of the drainage, provide for life safety and then do the elevator. The $700,000 for this is coming out of the 2016 budget and part of the 2017 budget.

There are RAB members up for re-election. How are they chosen? Kim said that the RAB come up with a proposal for how elections be done for the next meeting. Royce and Anne will meet to develop guidelines for RAB membership. Royce read the HUD requirements for holding elections. Now the members are elected for a three-year term and the terms will be staggered. Kevin proposed having the Resident Councils at each complex elect their member and have no fixed terms.

Molly – Casa Nova – will be having a Halloween party.

Kathy – Kruger Pines – they have one new resident and they will be having a Thanksgiving dinner.

Meeting adjourned 5:15.
§ 903.13 What is a Resident Advisory Board and what is its role in development of the Annual Plan?

(a) A Resident Advisory Board refers to a board or boards, as provided in paragraph (b) of this section, whose membership consists of individuals who adequately reflect and represent the residents assisted by the PHA.

(1) The role of the Resident Advisory Board (or Resident Advisory Boards) is to assist and make recommendations regarding the development of the PHA plan, and any significant amendment or modification to the PHA plan.

(2) The PHA shall allocate reasonable resources to assure the effective functioning of Resident Advisory Boards. Reasonable resources for the Resident Advisory Boards must provide reasonable means for them to become informed on programs covered by the PHA Plan, to communicate in writing and by telephone with assisted families and hold meetings with those families, and to access information regarding covered programs on the internet, taking into account the size and resources of the PHA.

(b) Each PHA must establish one or more Resident Advisory Boards, as provided in paragraph (b) of this section.

(1) If a jurisdiction-wide resident council exists that complies with the tenant participation regulations in part 964 of this title, the PHA shall appoint the jurisdiction-wide resident council or the council's representatives as the Resident Advisory Board. If the PHA makes such appointment, the members of the jurisdiction-wide resident council or the council's representatives shall be added or another Resident Advisory Board formed to provide for reasonable representation of families receiving tenant-based assistance where such representation is required under paragraph (b)(2) of this section.

(2) If a jurisdiction-wide resident council does not exist but resident councils exist that comply with the tenant participation regulations, the PHA shall appoint such resident councils or their representatives to serve on one or more Resident Advisory Boards. If the PHA makes such appointment, the PHA may require that the resident councils choose a limited number of representatives.

(3) Where the PHA has a tenant-based assistance program of significant size (where tenant-based assistance is 20% or more of assisted households), the PHA shall assure that the Resident Advisory Board (or Boards) has reasonable representation of families receiving tenant-based assistance and that a reasonable process is undertaken to choose this representation.

(4) Where or to the extent that resident councils that comply with the tenant participation regulations do not exist, the PHA shall appoint Resident Advisory Boards or Board members as needed to adequately reflect and represent the interests of residents of such developments; provided that the PHA shall provide reasonable notice to such residents and urge that they form resident councils with the tenant participation regulations.

(c) The PHA must consider the recommendations of the Resident Advisory Board or Boards in preparing the final Annual Plan, and any significant amendment or modification to the Annual Plan, as provided in § 903.21 of this title.

(1) In submitting the final plan to HUD for approval, or any significant amendment or modification to the plan to HUD for approval, the PHA must include a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the PHA addressed these recommendations.
2) Notwithstanding the 75-day limitation on HUD review, in response to a written request from a Resident Advisory Board claiming that the PHA failed to provide adequate notice and opportunity for comment, HUD may make a finding of good cause during the required time period and require the PHA to remedy the failure before final approval of the plan.