**Marin Human Rights Commission –– May Meeting Minutes Draft**

**Tuesday, May 10, 2022 –– 7:00 p.m. – 9:00 p.m.
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**Call to Order at 7:09 pm with quorum.**

**Present: Sean McQuaid (SM), Nancy Johnson (NJ), Curtis Aikens (CA), Jeremy Portje (JP) and Sister Joan Hanna (SJH)**

* 1. Motion to approve the drafted Agenda for May 10, 2022 NJ/JP m/s/p
	2. Motion to approve the drafted Minutes for April 12, 2022 CA/SJH m/s/p

**Regular Business**

*The Commission will hold a discussion on an agenda item, at the end of the discussion, the Chair or Co-Chair will ask for public comment on that particular agenda item. The public will then have up to 2 minutes per speaker to speak on that particular agenda item before any action on the item is taken by the Commission.*

1. Discussion and decision on recording the Marin Human Rights Commission meetings that are hosted on Zoom.
	1. JP: To bring back credibility and transparency.
	2. SJH: To keep a record of the meetings.
	3. CA: concern that a sound bite could be taken out of context.
	4. SM : recordings are available via public records request
	5. JP: read a Brown Act statement on recording.
	6. Public Comments:
		* Bill Hale: Other commissions have begun recording; library, law library. Would ask that if the decision is made to erase after 30 days – the public is made aware.
		* Rodrigo Izquierdo: BOS meetings should be the model that is followed. Details matter and this way BOS can see what HRC is doing.
		* Eva Crysanthe :This is to protect commission as much as anyone else.
	7. Motion to record the Zoom meetings going forward. SM/SJH m/s/p
2. Commissioner Announcements for Items Not on the Agenda
	1. SM: Commissioner Castillo stepped down for personal reasons.
3. Public Comment on Items Not on the Agenda
4. Rodridgo Izquierdo: Marin is the richest county in the state, should be a leader in the standard. Commission should finish items and not bring up brand new items for discussion. Allocate more time to listen to the public and focus on issues like the Racial Equity Plan.
5. Eva Crysanthe : Commission structure is problematic. Commission should reflect the community. Public should have a say in who gets appointed to the commission.
6. Bill Hale : Webinar format should be changed so everyone can be seen.
7. Golden Gate Village (GGV) Presentation by the Marin Housing Authority Staff, Kimberly Carroll and Craig Patterson and Consultant, Naomi Byrne

Introduction and facilitation by SJH

1. Kimberly Carroll has been with MHA for over 20 years.
2. Administer 2800 Section 8 vouchers 2800 and work with 1000 landlord partners
3. GGV has approximately 300 public family housing units and there are an additional 200+ scattered around the county.
4. Provide low income housing with rents being 30% of the occupants income, with the average rent being about $400 a month.
5. NJ: Does the housing authority consider itself to be a property management organization or owners of the complex – or is HUD, the landlords?
	* Craig: MHA is, according to regulations, the property management organization and the landlords. Administer the funds within the terms of the HUD subsidy.
	* Naomi: MHA owner of record.
6. SJH: What are the unique circumstances for GGV?
	* Kimberly Carroll: The combination of GGV being family housing and a historic district.
	* Due to its Historic nature, changes are not easy to do. Cost and time are added due to not being able to change the historic character of the buildings without historic review and planning.
7. JP: Quoted Felicia Gaston in the Marin IJ, discussing the shootings and the need for security cameras. Why can’t GGV get security cameras as well?
	* Kimberly Carroll: MHA is working with a vendor, but it is a challenge due to the historic building limitations and the fact that the whole community does not agree with having cameras.
	* Craig Patterson: Wiring/cabling has to be historic; it can’t be solar.
	* Kimberly Carroll: MHA has filed for a Grant to Feinstein for better lighting.
	* Any proposed work has a lengthy approval process due to a historic review.
	* Not just HUD approval but also historic approval.
8. What is the shared vision plans for revitalization?
	* HUD’s focus is on fixing the “over housing” issue at GGV. Some units used to house a family with 3-4 members in a 3- or 4-bedroom unit, but due to changes in the family, now there are less people living in the unit. HUD is asking for families to move into right size units or no more funding for renovations.
	* Need to move people out of their unit in order to do renovations, house them for several months and them move them back in.
	* MHA is meeting with the resident council, working with a facilitator to make progress.
9. CA: Why can’t we buy more land to make more affordable housing?
	* Kimberly Carroll: They have land at GGV, and they initially wanted to create 150 more housing units, but that is not what the community wanted.
	* The cost of labor and materials to renovate each unit is about $500K but this is always changing due to rising costs of labor and materials.
	* MHA gets about $700 per housing unit and that includes the resident portion.
	* Consider homeless families with children on the waitlist and no units available.
	* Sent letters to 80 units that are over housed. Meeting with each one. Talking about each situation. Offering Section 8 vouchers, offering them on property and off property transfer options. They get one on property transfer options, or two off property transfer options, if they decline, then they are terminated.
	* When admitted into public housing, there is an agreement that if your housing size changes you approve of relocation clause for occupancy size.
	* MHA will be collaborating with the resident working group. Meeting this month with this working group. MHA attend the resident council meetings. 12 people are in the working group.
10. SJH: Why have GGV’s conditions deteriorated in the last few years?
	* Nationwide issue not just here locally.
	* The operating fund and the capital fund has changed and MHA has to manage not only GGV but all of the housing units across the county with the HUD funding.
11. SJH: What do you see as the solutions? What do you see as the three major challenges?
	* GGV is old and needs an uplift. Financing is the biggest issue.
	* MHA hopes to get the Section 18 funding.
	* MHA has applied for tax credit. $ 63 Million is needed for immediate rehab.
	* Dealing with hoarding issues, human issues of moving from a 4 bedroom to a 1 bedroom unit, communicating the steps needed to be taken.
	* Section 8 vouchers has increased
12. NJ: What is definition of a family? People are entitled to a healthy environment, what about mold and rodent problems?
	* Kimberly Carroll: 1 person is considered a family.
	* Procedures and protocol in place for mold that includes air quality being tested and inspections, but often it could be house keeping issues and condensation.
	* Rodent pest control also has procedures, and respond in 48 hours. MHA has spent over $100K in pest control, and found pet policy violations, hoarding issues, garbage issues.
13. Eva Crysanthe: GGV shouldn’t exist in the first place and there is a ridiculous amount of money in Marin, this shouldn’t be an issue, but is due to Rumford Act Prop 14.
14. Rodrigo Izquierdo: HRC is not the housing authority, why the long conversation when the commissioners should just meet with MHA and give a summary.
15. Barbara Bogard: Change since Kimberly became the interim director, but only one perspective heard. HRC needs to hear from the residents.
16. Vice-Chair Position Vote
	1. SJH and CA would like to delay the vote
	2. Need to follow the by-laws.
	3. Table the item for next meeting.

1. AB 1185 Citizen/Resident Sheriff Oversight Update
	1. JP and CA speaking with NACOLE and next month will have more information
	2. The goal is to give a proposal to the BOS regarding AB 1185 that includes public input, Sheriff involvement and NACOLE consultation.

1. *.*Adjournment motion to adjourn 9:09 pm.