

RICHMOND, CALIFORNIA, February 5, 2019

The Regular Meeting of the Richmond Housing Authority was called to order at 6:25 p.m., by Chairperson Thomas K. Butt, who led the Pledge of Allegiance to the Flag.

ROLL CALL

Present: Commissioners Nathaniel Bates, Demnlus Johnson III, Eduardo Martinez, Jael Myrick, Melvin Willis, Vice Chairperson Ben Choi, and Chairperson Thomas K. Butt. **Absent:** Tenant Commissioner Jaycine Scott arrived after the roll was called. Tenant Commissioner Tanise Smith was absent for the entire meeting.

STATEMENT OF CONFLICT OF INTEREST

None.

AGENDA REVIEW

None.

REPORT FROM THE EXECUTIVE DIRECTOR

Community and Economic Development Director Shasa Curl introduced the new Richmond Housing Authority (RHA) Executive Director Nannette Beacham. Ms. Curl and Acting RHA Executive Director Gabino Arredondo presented a Powerpoint that highlighted RHA updates on Nevin Plaza; Section 8 staffing; public housing developments; and the relationship between RHA and the United States Department of Housing and Urban Development.

HOUSING AUTHORITY CONSENT CALENDAR

On motion of Commissioner Martinez, seconded by Commissioner Johnson, the items marked with an (*) were approved by the following vote: **Ayes:** Commissioners Bates, Johnson, Martinez, Myrick, Willis, Vice Chairperson Choi, and Chairperson Butt. **Noes:** None. **Absent:** Tenant Commissioners Scott and Smith. **Abstained:** None.

*G-1. Adopted **Resolution No. 2082** approving a contract amendment with Municipal Resource Group to provide professional and technical assistance to the Richmond Housing Authority, increasing the contract amount by \$50,000, for a total amount not to exceed \$355,264, and maintaining the existing term expiring on June 30, 2019.

*G-2. Approved the minutes of the regular December 4 and special December 18, 2018, Richmond Housing Authority meetings.

HOUSING AUTHORITY AS A WHOLE

H-1. The matter to adopt a resolution approving the Richmond Housing Authority (RHA) revised Fiscal Year (FY) 2018-19 budget was presented by Finance

Director Belinda Warner and Budget Administrator Markisha Guillory. Their Powerpoint presentation highlighted the following: RHA background; current vs. optimal organizational structure; FY 2018-19 amended budget; \$2.1 million settlement funds; capital fund summary; and outstanding debt. Discussion ensued. The Board requested information on how the \$1,153,922 RHA budget deficit would be resolved. On motion of Commissioner Myrick, seconded by Vice Chairperson Choi, adopted **Resolution No. 2083** by the following vote: **Ayes:** Commissioners Johnson, Martinez, Myrick, Willis, Vice Chairperson Choi, Chairperson Butt, and Tenant Commissioner Scott. **Noes:** Commissioner Bates. **Absent:** Tenant Commissioner Smith. **Abstained:** None.

H-2. The matter to adopt a resolution authorizing the transfer of the Richmond Housing Authority's (RHA) Housing Choice Voucher Section 8 Program to the Housing Authority of Contra Costa County was presented by Administrative Chief LaShonda White, Acting RHA Executive Director Gabino Arredondo, and the new RHA Executive Director Nannette Beacham. Their Powerpoint presentation highlighted the following: RHA operations and public housing developments; Section 8 Program; Public Housing Authority Recovery and Sustainability (PHARS) Agreement; presentation schedule; the Board's December 4, 2018, decision to proceed with "Policy Option 1" to (1) transfer Section 8 operations to a well-managed housing authority, and (2) reposition RHA assets and public housing operations; implementation of the Board's direction and proposed resolution; and next steps. Discussion ensued. Antwon Cloird and Andrea Hughes gave comments. A motion was made by Commissioner Myrick, seconded by Commissioner Johnson, to adopt said resolution. Further discussion ensued. The Board requested monthly progress updates on this matter. The motion adopted **Resolution No. 2084** by the following vote: **Ayes:** Commissioners Bates, Johnson, Martinez, Myrick, Willis, Vice Chairperson Choi, Chairperson Butt, and Tenant Commissioner Scott. **Noes:** None. **Absent:** Tenant Commissioner Smith. **Abstained:** None.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:45 p.m.

Clerk of the City of Richmond

(SEAL)

Approved:

Chairperson