

MINUTES FOR THE HOUSING AUTHORITY OF THE CITY OF RICHMOND
HOUSING ADVISORY COMMISSION
MONDAY May 13, 2019

1. Call to Order

The meeting was called to order by Vice-Chair Scott at 3:37 PM.

2. Roll Call

Commissioners Autry, Hegstrom, Lam, Scott, Smith, and Thorpe, and Council Liaison Choi were present. Also present were Richmond Housing Authority Executive Director Nannette Beacham; Gabino Arredondo, Richmond Housing Authority; and Mario Vaz from the City of Richmond.

4. Agenda Review and Adoption

The agenda was adopted.

- 5. Approval of Minutes.** The minutes from the April 8, 2018 meeting were adopted. Vice-Chair Scott made the motion which was seconded by Commissioner Hegstrom. The minutes were approved unanimously.

6. No invited guests.

- 7. Announcements through the Housing Advisory Commission Chair.** Chair Smith announced that she had attended the Coronado Resident Council meeting and will be able to meet with residents from Nystrom Village that attend the meeting.

- 8. Executive Director's Update: Nannette Beacham, Executive Director of the Richmond Housing Authority.** Executive director Beacham gave several updates. **Spring Clean-up.** RHA hosted a spring clean-up at Nevin Plaza, flyers were distributed to all residents. A dumpster was hired and residents were able to get help from staff to discard heavy items. Floors 1 – 4 were last weekend, floors 5 – 7 will be next weekend. In the future a dumpster will be hired for a clean-up at Nystrom Village. **Maintenance:** Thanks to the city council, RHA was able to hire some maintenance workers on short term contracts. **Elevators:** The RFP for the elevators needed to be extended from May 12th to May 23rd, because there were not enough responses. Only 2 companies responded. Extending the RFP will allow them to broaden their outreach. RHA will pick a company that can produce what they need, they will look at experience, price, and their recommendations. RHA is not limited to selecting local companies. The RFP includes ongoing service and maintenance for the elevators. **Repositioning RHA assets:** A report on repositioning Hacienda, Nystrom Village, and Nevin Plaza properties has been created. There is a commitment from Contra Costa County Housing Authority to provide project-based vouchers for the Hacienda development. RHA is asking HUD to approve a land-split. This will allow non-public housing to be constructed on the part of the property that is not occupied by the new Hacienda development. The first step is to assess the value of the property, then to apply to HUD to allow the split, and once approved, they will then figure out what they will do on the rest of the property. Chair Smith asked if former Hacienda residents will be allowed first

right of return. ED Beacham answered yes, and explained that RHA is maintaining a list of former residents. Commissioner Autry asked who is maintaining the list of former Hacienda residents. ED Beacham answered that a 3rd party vendor who helped relocated the original Hacienda residents has copious notes and a spreadsheet. The new Hacienda development will be 100% project-based vouchers. **Section 8 transfer:** There was a discussion about layoffs at RHA due to the Section 8 transfer to Contra Costa County Housing Authority. ED Beacham said there will be some employees let go, but there will still be staff on site at Nevin Plaza.

9. **Housing Advisory Commissioners' Reports:** No commissioner reports.
10. **No presentations.**
11. **Recommendations to the Housing Authority Board of Commissioners or Housing Authority Commission.**
 - a. **Adopt a resolution for a 3 year contract with Convergent Technologies for an amount not to exceed \$100,000.** Extended from the last meeting. A discussion about the security cameras ensued. Mario Vaz answered that there will be 8 cameras per floor. There was a brief discussion.
 - b. **Adopt a resolution entering into a contract with Kray Cabling to install cabling to upgrade the CCTV system at the Nevin Plaza for the amount not to exceed \$65,000 for a one year term.**
 - c. **Adopt a resolution approving a contract with Pacific Site Management for as needed landscape services at public housing properties in an amount of \$75,000 from May 21- 2019 to June 30, 2020 with two optional one-year extensions for a total amount not to exceed \$225,000.**
 - d. **Adopt a resolution approving an emergency contract with Universal Protection Services for security services at Nevin Plaza and Hacienda for an four months, for a total amount not to exceed \$336,000, and an expiration date of August 1, 2019.** There was one public speaker on item d.. Cordell Hindler said that he thinks the current security company is a good company and he asks the commission to approve this resolution. ED Beacham explained that item D is for a temporary contract extension only. RHA has not been successful at getting the top 4 candidates that responded to the security RFP to come in for interviews yet, thus the selection process is taking longer than expected.
 - e. **Adopts a resolution authorizing service contracts with (1) Edrington Schirmer & Murphy LLP (2) Law Office of Charles T. Ramsey, and (3) Law officer of Bill Ford for as needed unlawful detainer legal services in an amount not to exceed \$75,000 per firm.** ED Beacham explained that RHA put out an RFP to get a pool of attorneys, and these were the three firms that responded. Commissioner Thorpe moved that the commission approve all the items, Secretary Hegstrom seconded. The items were approved unanimously.
12. **Open Forum: Cordell Hindler** made several announcements about events in the community. The Council of Industries luncheon is April 17th at Hotel Mac. Cost to non-members is \$45. Crime Prevention will be hosting block captain training Wednesday, May 22nd at 7 PM in the Richmond Room at city hall. He said that he would like to propose a future agenda item be commissioner training, for example, training on the Brown Act.
13. **Old Business:**
 - a. **Elevator Update:** Mario Vaz from the city of Richmond gave a brief update on the elevators, the RFP was extended until May 23rd..
 - b. **Maintenance work orders update.** Mario Vaz said that RHA lost 2 maintenance staff and only 1 will be

returning, so this month work orders were not getting caught up. There was a brief discussion about staffing.

14. **New Business:** **a. Discuss Commissioners Submitting Reports.** **b. Assign Subcommittees for Nevin Plaza and Nystrom Village.** Chair Smith said she will be working at Nystrom Village, and Commissioners Hegstrom and Scott will be assigned to Nevin Plaza. **c. A Tour of Nevin Plaza and Nystrom Village.** The idea of having a tour of RHA properties was discussed. No date was scheduled. **d. Waiting List.** ED Beacham explained that there are not enough people currently on the waiting list for Nevin Plaza. There are 61 names currently active on the list. She said that RHA will be opening the list soon to get more names. She also said that Section 8 recently did a purge to find out how many people on the list are still active. They sent out over 2,500 notices, the list is currently being updated. The target numbers are 5-600 for Section 8 and about 500 for project-based vouchers. She explained that of the active people on the list, they still have to go through eligibility screening and a criminal background check, and for public housing, applicants are also required to go through a suitability screening as well.

15. **Next Meeting**

This Commission meets every 2nd Monday at 3:30 p.m. at 2400 Nevin Avenue in the Community Room. This meeting is being held in a wheelchair accessible location. To request disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact Bruce Soublet, ADA Coordinator, at (510) 620-6509 at least three business days before the meeting date. The next meeting is scheduled for **Monday, June 10, 2019.**

16. **Adjournment.** Chair Smith adjourned the meeting at 5:00 PM.