

RICHMOND HOUSING AUTHORITY (RHA)
Housing Advisory Commission Meeting

DATE: Monday, November 9, 2020

TIME: 3:30 p.m.

Access Meeting by Computer, Tablet or Mobile Device

Please click the link below to join the webinar:

<https://zoom.us/j/96424719051?pwd=Y0h4TjkyK2hSdEdaelYvc3RiejBEQT09>

Passcode: 715763

By Telephone: +1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 301 715 8592 or
+1 312 626 6799 or +1 929 205 6099

Webinar ID: 964 2471 9051

Passcode: 715763

CORONAVIRUS DISEASE (COVID-19) ADVISORY

Due to the coronavirus (COVID-19) pandemic, Contra Costa County and Governor Gavin Newsom have issued multiple orders requiring sheltering in place, social distancing, and reduction of person-to-person contact (See, for example, Contra Costa County Health Order extending the shelter-in-place order and statewide shelter-in-place order). Accordingly, Governor Gavin Newsom has issued executive orders that allow cities to hold public meetings via teleconferencing (Executive Order N-29-20).

Both <https://www.coronavirus.cchealth.org/> and <http://www.ci.richmond.ca.us/3914/Richmond-Coronavirus-Info> provide updated coronavirus information.

DUE TO THE SHELTER IN PLACE ORDERS, attendance at the Housing Advisory Commission Meeting will be limited to Housing Advisory Commission members, essential Richmond Housing Authority (RHA) and City of Richmond staff, and members of the news media. Public comment will be confined to items appearing on the agenda and will be limited to the methods provided below. Consistent with Executive Order N-29-20, this meeting will utilize teleconferencing only. The following provides information on how the public can participate in this meeting.

Public comments may be submitted in multiple ways:

1. Via email to aarredondo@rhaca.org by 2:30 p.m. on November 9, 2020 or during the meeting as set forth below. Email must contain in the subject line public comments – not on the agenda or public comments – agenda item #. Email must contain in the subject line **public comments – not on the agenda or public comments – agenda item #**.

Comments received via email or telephone during the meeting will be handled as follows:

Comments received via email during the meeting and up until the public comment period on the relevant agenda item is closed, will be read into the record and will be limited to a maximum of three minutes, depending on the number of commenters, as more fully described in the City Council meeting procedures below]. For public hearing items, the time will be limited to a maximum of three minutes. The staff will stop reading comments into the record after the allotted time of three minutes for such comments.

Comments received by telephone 510-621-1300, during the public comment period shall not to exceed the allotted time of three minutes – for such comments as provided above.

2. Via mail received by 2:30 p.m. Monday, November 9, 2020 sent to Richmond Housing Authority 330 24th Street, Richmond, CA 94804.

3. Via phone voice message received by 2:30 p.m. Monday, November 9, 2020, phone: 510-621-1300. Please leave your comment on the voicemail or with staff member that answers the phone.

4. Via Telephone. If you would like to give your public comment via telephone, please email your telephone number with area code to aarredondo@rhaca.org during the public comment period. You will be called during the public comment period and you will be given the opportunity to verbally submit public comment (not to exceed the allotted time – three minutes – for such comments as provided below).

The RHA cannot guarantee that its network will be uninterrupted. To ensure that the Housing Advisory receives your comments, you are strongly encouraged to submit your comments in writing in advance of the meeting.

Comments received by 2:30 p.m. November 9, 2020 during the day of the meeting will be handled as follows:

All email, phone, and mail comments received **by 2:30 p.m. on Monday, November 9, 2020**, will be provided to the Commissioners via e-mail or report.

Record of all public comments:

All public comments will be considered a public record, put into the official meeting record, and considered before Commission action. All public comments will be available after the meeting as supplemental materials and will be posted as an attachment to the meeting minutes when the minutes are posted.

Accessibility for Individuals with Disabilities

Upon request, the RHA will provide for written agenda materials in appropriate alternative formats, or disability-related modification or accommodation, including auxiliary aids or services and sign language interpreters, to enable individuals with disabilities to participate in and provide comments at/related to public meetings. Please submit a request, including your name, phone number and/or email address, and a description of the modification, accommodation, auxiliary aid, service or alternative format requested. Requests should be emailed to NBeacham@rhaca.org or submitted by phone at 510-620-1300. Requests can be made by mail to Nannette Beacham 330 24th Street, Richmond, CA 94804. Requests will be granted whenever possible and resolved in favor of accessibility.

Effect of Advisory on In-person public participation

During the pendency of the Executive Order N-29-20, the language in this Advisory portion of the agenda supersedes any language below in the meeting procedures contemplating in-person public comment.

Commissioners

**Carol Hegstrom
Chair**

**Jaycine Scott
Vice-Chair**

**Dena Nelson
Secretary**

Preston Lam

Toni Autry

Y'Anad Burrell

**Ben Choi
Council Liaison**

AGENDA

1. Call to Order and Pledge of Allegiance (1 min.)
2. Roll Call (1 min.)
3. Welcome and Meeting Procedures (1 min.) – Individuals who would like to address the commission on matters not listed on the Agenda may do so under Open Forum. Please file a speaker's card with the note taker prior to the commencement of Open Forum. Individuals, who want to comment on an individual item, please file a speaker's card before the item is called. The standard amount of time for each speaker will be three minutes.
4. Agenda Review and Adoption (4 min.)
The order in which items will be heard may be adjusted at this time. Items may be removed from the Agenda at this time.
5. Approval of Minutes (1 min.)
 - September 14, 2020
6. Introduction of Invited Guests
7. Executive Director's Update
 - Nystrom Village Clean Up
 - Nystrom Village Vacant Unit Break Ins
8. Housing Advisory Commissioners' Reports (3 min.)
9. Housing Advisory Commissioner Appointments
10. Presentations
11. Recommendations to the Housing Authority Board of Commissioners (3 min.).
 - ADOPT a resolution authorizing the Executive Director to apply, accept and if awarded appropriate the U.S. Department of Housing and Urban Development (HUD) Emergency Safety and Security Grants for Nevin Plaza and Nystrom Village and execute all related documents to implement the grant - Richmond Housing Authority (Nannette Beacham 620-1300).
12. Open Forum (Limit to 3 minutes per person)
13. Old Business
 - Asset Repositioning Update
 - Nevin Plaza
 - Hacienda
 - Nystrom
 - Administration Building
 - Richmond Village

At 4:30 p.m., any items remaining on the Agenda that require immediate attention may be moved to this time.

Commissioners

**Carol Hegstrom
Chair**

**Jaycine Scott
Vice-Chair**

**Dena Nelson
Secretary**

Preston Lam

Toni Autry

Y'Anad Burrell

**Ben Choi
Council Liaison**

AGENDA

14. New Business

15. Next Scheduled Meeting

This Commission meets every 2nd Monday at 3:30 p.m. 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, December 14, 2020.**

HOUSING ADVISORY COMMISSION
Monday, September 14, 2020 – 3:30 PM
450 Civic Center Plaza, Richmond, CA 94804
Virtual Meeting held via Zoom
MINUTES

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. ROLL CALL, PLEDGE

The meeting was called to order at 3:32 p.m. by Housing Advisory Commissioner and Chair Carol Hegstrom.

Present: Carol Hegstrom (Chair), Jaycine Scott (Vice Chair), Commissioner Dena Nelson, Commissioner Preston Lam

Absent: Commissioner Y'Anad Burrell, Commissioner Toni Autrey

Staff Members: Nannette Beacham, RHA Executive Director, Gabino Arredondo, City of Richmond

Council Liaison: Ben Choi, Council Liaison – Present

3. WELCOME AND MEETING PROCEDURES

4. AGENDA REVIEW AND ADOPTION – No changes.

5. APPROVAL OF MINUTES

6. INTROUDUCTION OF INVITED GUESTS

-EAH Housing Team = Scott Johnson, Christian Torres; Brian Swartz, Cascade Capital LLC.

7. EXECUTIVE DIRECTOR'S UPDATE

- **Nystrom Village Illegal Dumping**

-There have been a lot of issues with illegal dumping at Nystrom Village. Requested support from City Abatement Team. Dumping cleared yesterday. Regarding the RV that was burned, RHA is coordinating with Police to remove.

- **Staffing Update**

-New resident housing manager hired.

-Commissioner Carol Hegstrom mentioned new housing manager is making a difference.

-Question from Commissioner Dena Nelson: How do residents report illegal dumping and what happens when they do so?

-Answer, it depends. If is in the public street you can call the City Abatement Team and you can use the City of Richmond app for reporting. If it is on a private property they call the Code Enforcement Team and they contact the owner. RHA residents can call the main line where they request work orders. It is a City wide problem.

8. HOUSING ADVISORY COMMISSIONERS' REPORTS

9. HOUSING ADVISORY COMMISSIONER APPOINTMENTS

- **Nominate and Elect Secretary Position**

-Commissioner Carol Hegstrom nominates Commissioner Dena Nelson, motion 2nd by Commissioner Jaycine Scott. Commissioner Dena Nelson accepts the nomination.

-Approved unanimously.

10. PRESENTATIONS – No Presentations.

11. RECOMMENDATIONS TO THE HOUSING AUTHORITY BOARD OF COMMISSIONERS

ADOPT a resolution approving a contract amendment with Intergraded Security Management Group (ISMG) for security services at Nevin Plaza and Hacienda in the amount of \$667,732, for a total amount not to exceed \$1,403,572, with a one-year optional extension - Richmond Housing Authority (Nannette J. Beacham 621-1309).

-ISMG was the security company selected by the last procurement process. Their contract was only for 1 year. Previous years there have been concerns with the security companies. RHA has been satisfied with their performance.

-Comment Commissioner Carol Hegstrom – This has been the best security company since I have been in the building.

-Comment Commissioner Dena Nelson – Was the amount included in the budget?

-Answer, Yes. Even though the item is approved in the budget all items over \$10,000 have to go to the full board for approval.

- ADOPT a resolution authorizing a contract amendment with USA Carpet for as-needed carpet installation services to support unit turn over activities in the amount of \$30,000 for a new contract total amount not to exceed \$40,000 and extending the term to September 30, 2022 - Richmond Housing Authority (Nannette Beacham/Sharrone Taylor 621-1309).

-Unit turnovers at Nevin Plaza have been occurring at Nevin Plaza and a key component is the replacement of carpets. We solicited three vendors for the work. USA Carpet has been responsive and at a lower rate.

- ADOPT a resolution approving a one-year sole-source license agreement addendum with Yardi Computer Systems, Inc. to provide the computer software required to administer the Low-Income Public Housing Program in an amount not to exceed

\$21,000 ending July 1, 2021 - Richmond Housing Authority (Nannette Beacham 621-1309).

-RHA staff uses YARDI for operations such as work orders, re-certifications, and some financials. This has been an expenditure comes up as a renewal that happens every year. However the expense has been less because we no longer manage the Section 8 program.

- ADOPT a resolution authorizing the RHA to submit a Section 18 Disposition Application to HUD for the Nevin Plaza Development (2400 Nevin Avenue) - Richmond Housing Authority (Nannette J. Beacham/Shasa Curl 621-1300).

-EAH and their providers are doing Section 18 application HUD application

-RHA has to submit the application. EAH has been supporting the creation of the application and cost in partnership with RHA.

-Mike Andrews from HUD is supporting and the Richmond City Planning Department.

-The application needs to show obsolescence.

-Application will also include the award of Section 8 Project Based Vouchers (PBV) - Most impactful source of federal funding that accompanies the conveyance of title from RHA to EAH.

-Question from Commissioner Carol Hegstrom: Is there a chance it will not be approved?

-There is always a chance however we have been working closely with HUD support on the application.

-Question from Commissioner Dena Nelson Process: How long does it take after being submitted?

-Expected 90 day turn-around and plan to submit first week of October. We are hoping for approval in January (possibly early February).

-The proposal is over the budget threshold that HUD is looking for, which should help with approval.

-The application also needs to provide evidence of obsolescence to a certain extent.

-The approval authorizes conveyance to third party.

-Question from Commissioner Carol Hegstrom: What does the application make you do?

-The application is a big lift however staff has been very supportive. We need to provide evidence of obsolescence in HUD format. Once that is authorized it allows the conveyance of the property to a third property where in this case would be EAH.

-It will no longer be public housing; RHA will own and lease the land.

-Question from Commissioner Carol Hegstrom: Did you list specific things that are obsolete; can you give us some examples of what was listed? Need for air conditioning is becoming more of a concern.

-New cooling systems for common areas and corridors—maybe on unit by unit basis if budget allows, not currently budgeted; Heating systems; Ventilation; Solar Electrical and solar thermal; Fire safety; Plumbing; Windows; Bathroom and kitchen rehab; New unit appliances; Painting; New flooring and drywall, etc.

-Detailed line item for all improvements.

-Process for application submission.

-Draft will be shared with the city by end of this week, then will be part of Housing Authority Board agenda packet Sept 29th and then will go to HUD.

- Draft can be shared with commissioners.
- Question from Commissioner Preston Lam: Is the Section 18 application for Phase 2?
 - Answer No, it is two separate projects.
 - Phase 2 - construction (separate entitlement track, will need full planning review, separate tax credit application as well, currently assuming no section 8 project based vouchers for this part; works without section 8 but would be great to have them, very welcome, 70 units affordable for seniors and disabled)
 - Public Arts master plan to come that will be involving residents and the community.
- Question from Commissioner Preston Lam: Did you have to do a NEPA Report? Out of curiosity does it help to have higher rehab costs?
 - Answer, Yes. The staff has done great work.
 - Answer, It does. On the rehab costs, higher rehab costs actually help application, overall cost must be over \$21 million in improvements and application is over \$22 million.
- Question from Commissioner Carol Hegstrom: HUD will be source of 22 million?
 - Answer, No. HUD will be source for Section 8 vouchers.
 - Funding sources for \$22 million: Low income housing tax credit (needs to be applied for), and section 8 vouchers that leverage a robust first mortgage, and conventional construction loan.
- Question from Commissioner Preston Lam: Is your tax credit application going in as two projects or just one?
 - Answer, it will be going in as two. Two separate phases.
- Question from Commissioner Dena Nelson: Will the second phase have Section 8 vouchers?
 - Answer, Currently underwriting/modeling as no Section 8 vouchers. If available it would be welcomed.
- Question from Commissioner Carol Hegstrom: Will there be market rate units?
 - Answer, currently that is not being projected.

Motion to Approve all Resolutions by Commissioner Jaycine Scott, 2nd Deena Nelson. Approved Unanimously.

12. OPEN FORUM

-Cordell Hindler, adding young adult with experience with housing for vacancy. Invites commission to Contra Costa County Mayors conference December 3rd.

13. OLD BUSINESS

- **Asset Repositioning Update**

- In negotiation for disposition and development agreement for Nevin Plaza and agreements with Mercy for Hacienda has been going very well.
- Still reviewing financials for Nystrom proposals. Once that is completed the preferred developer would need to be approved by the Board.
- For the Administration Building, HUD asked for a Deed of Trust to be added which has been completed.

-Question from Commissioner Carol Hegstrom: Has the Section 18 application for Hacienda been approved?

-Answer, Yes.

14. NEW BUSINESS

15. NEXT SCHEDULED MEETING

-Monday October 12th 2020 (*Note: Later moved to October 19th due to Columbus Day*)

ADJOURNMENT

-Chair Carol Hegstrom adjourned the meeting at 4:23 p.m.



AGENDA REPORT

HOUSING AUTHORITY

DATE: November 10, 2020

TO: Housing Authority Board of Commissioners

FROM: Nannette J. Beacham, Executive Director, Richmond Housing Authority
Gabino Arredondo, Project Manager

SUBJECT: HUD EMERGENCY SAFETY AND SECURITY GRANT APPLICATION

STATEMENT OF THE ISSUE:

The Richmond Housing Authority (RHA) is seeking authorization to submit an application for the U.S. Department of Housing and Urban Development (HUD) Emergency Safety and Security Grants. These grants will provide funding for capital needs related to safety and security measures necessary to address crime and drug-related activity and for safety emergencies requiring the purchase, repair, replacement, or installation of carbon monoxide detectors. The RHA will be seeking funding for security screen doors at Nevin Plaza, a CCTV system for Nystrom Village, and smoke and carbon monoxide combination detectors for Nystrom Village and Nevin Plaza.

RECOMMENDED ACTION:

ADOPT a resolution authorizing the Executive Director to apply, accept and if awarded appropriate the U.S. Department of Housing and Urban Development (HUD) Emergency Safety and Security Grants for Nevin Plaza and Nystrom Village and execute all related documents to implement the grant – Richmond Housing Authority (Nannette Beacham 620-1300).

FINANCIAL IMPACT OF RECOMMENDATION:

If the RHA is granted the HUD Emergency Safety and Security award, \$225,679.04 can be used for safety and security measures necessary to address crime and drug-related activity and for safety emergencies requiring the purchase, repair, replacement, or installation of carbon monoxide detectors.

DISCUSSION:

Background

Each year, Congress appropriates specific [funding](#) to assist public housing authorities for emergency capital needs for safety and security. This includes measures necessary to address

crime and drug-related activity and as of 2019, the threat of carbon monoxide poisoning. The RHA owns and manages 244 units of rental housing, Nevin Plaza and Nystrom Village. Nevin Plaza is a 142 unit traditional public housing property serving elderly and disabled residents. Built in 1986, the building includes a mix of 0BRD, 1BRD and 2BRD units in a seven story post tension concrete building. Nystrom Village is a 101 unit traditional public housing property for families. Originally built in 1943 the property includes a mix of 0BRD, 1BRD, and 2BRD units in fifty-one wood frame buildings.

Application Requirements

Applications requesting funding for measures necessary to address crime and drug-related activity and measures necessary to address carbon monoxide poisoning will be submitted in two separate applications. Each project application requires the following elements:

- Form HUD-50075.1 Annual Statement (Part I and II)
- Required Application Documentation (description and explanation of how the Housing Authority of the City of Richmond has experienced an increased threat to the health and safety of their public housing residents)
 - For safety and security measures to address crime and drug-related activity, most recent crime data and narrative documentation from the Housing Authority of the City of Richmond officials are required.
 - For safety and security emergencies related to the threat to health posed by Carbon Monoxide, description of presence of fuel-burning devices and their proximity to units, as well as the status of CO detectors in potentially impacted units is required.
- A documented ability to partially finance the proposed project
 - Includes activities that will be undertaken to correct the emergency and the estimated cost
 - Because the proposal is below \$250,000 total for both projects, the Housing Authority of the City of Richmond is not required to include documents indicating other funds available to cover extra costs.
- Form HUD-50071, Certification of Payments to Influence Federal Transactions
- Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plans and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs).
- A statement certifying that the PHA is in compliance with the civil rights threshold requirements set forth at Section 11(b) of the Notice is required.

Note: The RHA has not agreed to make any payment using non-appropriated funds which would be prohibited and if paid for with appropriated funds and therefore the SF-LLL is not required.

RHA Grant Application Summary

Each public housing authority is limited to requesting \$250,000 in funding. The RHA is requesting \$225,679.04 in funding for both measures necessary to address crime and drug-related activity and the purchase, repair, replacement, or installation of carbon monoxide detectors.

The RHA will be requesting HUD Emergency Safety and Security Grant funding for the following measures necessary to address crime and drug-related activity: security screen doors at Nevin Plaza and a CCTV system at Nystrom Village. The budget can be seen below.

Item	Cost
Security Screen Doors (2) and Installation – Nevin Plaza	\$ 4,665.14
CCTV System and Installation - Nystrom Village	\$173,696.45
Total	\$178,361.59

The RHA will be requesting HUD Emergency Safety and Security Grant funding for the replacement and installation of carbon monoxide detectors at Nevin Plaza and Nystrom Village. The budget can be seen below.

Item	Cost
Smoke and CO Combination Detector (386) Replacement and Installation- Nystrom Village	\$19,666.92
Smoke and CO Combination Detector (421) Replacement and Installation - Nevin Plaza	\$27,650.53
Total	\$47,317.45

ATTACHMENTS:

Attachment 1 – Resolution

Attachment 2 – Emergency Safety and Security Grant Application - Crime and Drug Related Activity

Attachment 3 – Emergency Safety and Security Grant Application - Carbon Monoxide Detectors

Attachment 4 – PowerPoint

RESOLUTION NO. XX-20

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RICHMOND CALIFORNIA AUTHORIZING THE EXECUTIVE DIRECTOR TO APPLY, ACCEPT AND IF AWARDED APPROPRIATE THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) EMERGENCY SAFETY AND SECURITY GRANTS FOR NEVIN PLAZA AND NYSTROM VILLAGE AND EXECUTE ALL RELATED DOCUMENTS TO IMPLEMENT THE GRANT

WHEREAS, the Richmond Housing Authority (RHA) owns and manages 244 units of rental housing; and

WHEREAS, the RHA is obligated and committed to performing all HUD required functions, and providing quality service to local program participants; and

WHEREAS, Congress appropriates specific funding to assist public housing authorities for emergency capital needs for safety and security, including measures necessary to address crime and drug-related activity and as of 2019, the threat of carbon monoxide poisoning; and

WHEREAS, Nevin Plaza is a property owned and managed by RHA, with 142 units serving elderly and disable residents built in 1986; and

WHEREAS, Nystrom Village is a property owned and managed by RHA with 101 units serving families built in 1943; and

WHEREAS, RHA is requesting \$225,679.04 in funding for measures necessary to address crime and drug-related activity and the threat of carbon monoxide poisoning at Nevin Plaza and Nystrom Village; and

WHEREAS, RHA will be submitting two HUD Emergency Safety and Security funding applications, one for measures necessary to address crime and drug-related activity and one for the threat of carbon monoxide poisoning; and

WHEREAS, the approval of the HUD Emergency Safety and Security grant, if awarded and accepted, would free up RHA capital funds to renovate vacant units at both Nystrom Village and Nevin Plaza.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RICHMOND, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA THAT the Executive Director is authorized to apply, accept and if awarded, appropriate \$225,679.04 in U.S. Department of Housing and Urban Development (HUD) Emergency Safety and Security Grants for Nevin Plaza and Nystrom Village.

BE IT FURTHER RESOLVED THAT the Executive Director is authorized to negotiate and execute all agreements necessary to obtain the U.S. Department of Housing and Urban Development (HUD) Emergency Safety and Security Grants for Nevin Plaza and Nystrom Village.

(The Clerk's Office will complete the information below)

The foregoing resolution was passed and adopted by the Commissioners of the Housing Authority of the City of Richmond at a special meeting thereof held on September 15, 2020, by the following vote:

AYES: None.

NOES: None.

ABSTENTIONS: None.

ABSENT: None.

THOMAS K. BUTT

Chairperson

[SEAL]

Attest:

PAMELA CHRISTIAN

Secretary

Approved as to form:

RACHEL SOMMOVILLA

Interim City Attorney

State of California }
County of Contra Costa : ss.
City of Richmond }

I certify that the foregoing is a true copy of **Resolution No. XXXX** finally passed and adopted at a Special Housing Authority Meeting held on September 15, 2020.

CLERK OF THE HOUSING AUTHORITY

**Housing Authority of the City of Richmond Emergency Safety and Security Grant
Application Summary:** Measures necessary to address crime and drug-related activity

The Housing Authority of the City of Richmond will be requesting HUD Emergency Safety and Security Grant funding for the following measures necessary to address crime and drug-related activity: security screen doors at Nevin Plaza and a CCTV system at Nystrom Village. The budget can be seen below.

Item	Cost
Security Screen Doors (2) and Installation – Nevin Plaza	\$4,665.14
CCTV System and Installation - Nystrom Village	\$173,696.45
Total	\$178,361.59

Each public housing authority is limited to requesting \$250,000 in funding. The Housing Authority of the City of Richmond is submitting two applications, one for measures necessary to address crime and drug-related activity and one for the replacement and installation of carbon monoxide detectors. The Housing Authority of the City of Richmond is requesting \$225,679.04 in funding total including both applications.

This application includes the following documents:

1. Form HUD-50075.1 Annual Statement (Part I and II)
2. Required Application Documentation
 - a. Most recent crime data of the City of Richmond, CA from the Richmond Police Department, Uniform Crime Reports, California Department of Justice, and Richmond Community Survey
 - b. Narrative documentation from the Housing Authority of the City of Richmond Executive Director
3. A documented ability to partially finance the proposed project
 - a. Describe the activities that will be undertaken to correct the emergency and the estimated cost. Include a statement that the PHA has not previously received safety and security funding for the project or projects for which the PHA is currently requesting safety and security funding.
 - b. If the cost estimate exceeds the \$250,000 maximum grant size, the PHA must include documents indicating other funds, including Capital Funds, that are available to cover the proposal's additional costs. Funds must be from a source that is currently available to the PHA as of the date of application submission.
4. Form HUD-50071, Certification of Payments to Influence Federal Transactions
5. Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plans and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs).
6. A statement certifying that the PHA is in compliance with the civil rights threshold requirements set forth at Section 11(b) of the Notice is required.

Note: The Housing Authority of the City of Richmond has not agreed to make any payment using non-appropriated funds which would be prohibited and if paid for with appropriated funds and therefore the SF-LLL is not required.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0157
 Expires 3/31/2020

"Public reporting burden for this collection of information is estimated to average 2.2 hours. This includes the time for collecting, reviewing, and reporting the data. The information requested is required to obtain a benefit. This form is used to verify allowable and reasonableness of grant expenses. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

PHA Name	Grant Type and Number Capital Fund Program Grant No: _____) Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval: FY20
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(30, /- %1).2

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: _____)
 Performance and Evaluation Report for Period Ending: _____
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	\$178,361.59			
4	1410 Administration (may not exceed 10% of line 21)				
5	1480 General Capital Activity				
6	1492 Moving to Work Demonstration				
7	1501 Collateralization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

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17	Aikpjo kd hgjc 20 RchWocsect. 504, ADA, and Fair Housing Act Activities.			
18	Ai kpj okdhlj c 20 RclWb d Scapnt - SkcbCknon	\$178,361.59		
19	Ai kpj okdhlj c 20 RclWb d Scapnt - Hwb Cknon			
20	Ai kpj okdhlj c 20 RclWb d Ej crnt Ckj ncnWkj McWpnan			
SgejWopmc kd Escapogc DgmEaokm		DWc	Sgej Wpna kdPpYha Hkpnj e Dgnadkm	
			DWc	

* I certify that the information provided on this form and in any accompanying documentation is true and accurate. I acknowledge that making, presenting, or submitting a false, fictitious, or fraudulent statement, representation, or certification may result in criminal, civil, and/or administrative sanctions, including fines, penalties, and imprisonment.

¹ Tk Yc akilheocb dkm ofc PemdkmiWjac Wjb EqWhpWogkj Relkmo.
² Tk Yc akilheocb dkm ofc PemdkmiWjac Wjb EqWhpWogkj Relkmo km W Rcqncb AjjpWh SoWocicjo.
³ PHAN rgof pjbcm 250 pjgon gj iWjWecicjo iWt pne 100% kd CFP GmWjon dkm klcWogkj.

Required Application Documentation

Most recent crime data of the City of Richmond, CA from the Richmond Police Department, Uniform Crime Reports, California Department of Justice, and Richmond Community Survey

The City of Richmond is a charter city located in Contra Costa County, part of the San Francisco Bay Area with a population of 110,040 residents.¹ Although, Richmond as a whole has reduced crime in the last 10 years, violent crime in 2019 has resurged back to 2011 levels.² Property crime rates in Richmond are lower than 10 years ago, however, property crimes have increased to 4,440 since 2016, the lowest point of the decade with 3,785 property crimes.³

The violent crime rate in Richmond in 2019 was 940 per 100,000 residents, with crime statistics reported by the California Department of Justice.⁴ This is 2.6 times greater than the rate of overall Contra Costa County at 359 per 100,000 residents, calculated using the 2019 population estimate from the U.S. Census Bureau.^{5,6} The property crime rate in Richmond in 2019 was 3,805 per 100,000 residents, which is approximately 1.5 times the overall Contra Costa rate of 2,475 per 100,000 residents.^{4,6}

According to the Richmond Community Survey that is undertaken every two years in Richmond, in 2019, only 29% of residents had a good or excellent overall feeling of safety in the City. In addition, in 2019, only 30% of residents had a good or excellent perception of crime prevention in the City. The perception of crime prevention in the City had been increasing steadily since 2007, from 11% to 36% in 2015. However, it recently dipped in 2017 (25%) and 2019 (30%). In 2019, 38% of residents stated that they had reported a crime.

The Richmond Police Department releases a monthly Crime Statistics report. The most recent report was released in August 2020. The Richmond Police Department has three districts, Northern (9.9 sq mi), Central (2.1 sq mi), and Southern (10.4 sq mi). The Housing Authority of the City of Richmond is requesting Emergency Safety and Security grant funding for two properties: Nystrom Village and Nevin Plaza. Nystrom Village is located in the Southern District. Nevin Plaza is located in Richmond's Northern District, but it is just one block outside the Central District, which has the highest crime rate in the City.

In the Southern District, total crimes from Sep 2019 - August 2020 compared to September 2018 to August 2019, decreased by 4%, but commercial burglary increased 42% and firearm assault increased 72%.¹ Shots fired in the Southern District in August 2020 were 189% greater than August 2019, increasing from 18 to 52. In the Central District, total crimes from Sep 2019 -

¹Richmond Police Department. Crime Stat Report Richmond Police Department August 2020. 7 Sept. 2020, www.ci.richmond.ca.us/DocumentCenter/View/55426/08_AUG_2020_CrimeStats_Report_09072020_Version2?bidId=.

² FBI Uniform Crime Reports. "Richmond Police Department." FBI Crime Data Explorer, Uniform Crime Reports, 28 Sept. 2020, crime-data-explorer.fr.cloud.gov/explorer/agency/CA0071000/crime.

³ Ibid.

⁴ California Department of Justice. "Crimes and Clearances - Richmond 2010-2019." Open Justice, openjustice.doj.ca.gov/exploration/crime-statistics/crimes-clearances.

⁵ Ibid.

⁶ U.S. Census Bureau, Population Estimates Program (PEP), updated annually. "Contra Costa County, California." Census Bureau QuickFacts, www.census.gov/quickfacts/contracostacountycalifornia.

⁷ Richmond Community Survey. City of Richmond, www.ci.richmond.ca.us/3906/2019-Community-Survey.

August 2020 compared to September 2018 to August 2019, decreased by 3% overall, but commercial burglary increased 95% and vehicle theft increased 24%. In the Northern District, total crimes from September 2019 to August 2020 compared to September 2018 to August 2019, decreased 16%, but criminal sexual assault increased 17%. The full August 2020 Crime Statistics Report can be found [here](#).

The Richmond Police Department also provides crime mapping data. According to the [crime map](#), there were 91 records of crime within a 1/4th mile radius of Nevin Plaza from June 1 to August 31, 2020, including 22 instances of assault.⁸ The total number of assaults located within a 1/4th mile of Nevin Plaza made up 27% of the total 83 assault cases for June to August 2020 for the Northern and Central Districts.¹ There were 11 reports of robbery and burglary from June through August 2020 within a 1/4th mile radius of Nevin Plaza. In the 1/4th mile radius surrounding Nystrom Village (specifically Maine Ave and Marina Way S), there were 45 reports of crime from June 1 to August 31st 2020. There were 12 assaults in the 1/4th mile radius surrounding Nystrom Village, out of 40 total in the Southern District, thus making up 30% of assaults in the district. There were three records of burglary and robbery from June through August 2020.

Narrative Documentation from the Housing Authority of the City of Richmond Executive Director

Residents' sense of safety is connected not just to the characteristics of the neighborhood where they live, but also to the quality of the building where they live. Richmond has high levels of violent crime. Partially, this can be accounted for by scaling: more densely populated areas are more likely to have disproportionately high crime. Nevertheless, the scaling effect does not deter people from moving to cities. It has not deterred development elsewhere in the region. Perceived levels of crime have adverse impact on people's sense of agency and mental wellbeing, and make residents less likely to access resources in the vicinity.⁹ The current condition of the Housing Authority of the City of Richmond's properties and its ongoing management challenges impact residents' sense of safety. The two properties we are requesting Emergency Safety and Security grant funding for are Nevin Plaza and Nystrom Village.

Nevin Plaza

Nevin Plaza is a 142 unit traditional public housing property serving elderly and disabled residents with occupancy of 85% as of October 2020. Built in 1986, the building includes a mix of 0BRD, 1BRD and 2BRD units in a seven story post tension concrete building.

Four focus groups were held October 17, 18, 23, and 24 of 2018 to gain resident perspective on current concerns, and needs and desires following redevelopment or modernization of the Housing Authority of the City of Richmond properties. Between all four focus groups, 22 residents of Nevin Plaza were in attendance. Maintenance and security were the foremost issues discussed by residents. Residents perceive maintenance work not addressing the deteriorating physical space of the public housing units and community spaces. Security was discussed as an ongoing issue where unauthorized guests are in Nevin Plaza despite private security personnel stationed at the entrance of the building.

⁸ "Crime Mapping - Richmond, CA." www.crimemapping.com/map/agency/310.

⁹ Booth, J., Ayers, S. L., & Marsiglia, F. (2012). Perceived neighborhood safety and psychological distress: Exploring protective factors. *Journal of Sociology and Social Welfare*, 39(4), 137-156.

We are requesting funding for security screen doors at side entrances to the building to protect residents in the building. The security screen doors will help to prevent unauthorized guests from entering the building.

Nystrom Village

Nystrom Village is a 101 unit traditional public housing property for families. Originally built in 1943, the property includes a mix of 0BRD, 1BRD, and 2BRD units in fifty-one wood frame buildings. As of October 2020, it has 69 occupied units, 31 vacant units, and an office unit. Approximately 18 units are secured with VPS caged systems on doors and windows.

In Nystrom Village, because the units were built in 1943, age and construction type are primary factors contributing to significant health and safety concerns within this property. The Housing Authority of the City of Richmond has held units vacant or relocated residents due to health and safety concerns. A study conducted by Dr. Charles Branas in the University of Pennsylvania Department of Biostatistics and Epidemiology found a relationship between increasing levels of vacancy and increased risk of assaultive violence in urban block groups.¹⁰ This study also showed that vacancy showed the greatest effect size over other well-known indicators of disadvantage.¹¹ The Center of Urban Poverty and Community Development at Case Western University also saw strong co-occurrence between areas where vacancy is statistically prevalent and areas where positive EBLL tests, homicide, aggravated assaults, and weapons violations are statistically prevalent.¹² Because Nystrom, a property of 101 units, has 31 vacant units, this shows that the potential for crime is high.

We are requesting funding for a CCTV system for the premises of Nystrom Village to monitor crime at the site. Based on their review of papers, articles, and reports, the University of Tennessee Municipal Technical Advisory Service found that while CCTV is most effective when combined with other crime reducing/detering methods, many residents in study areas felt safer with cameras installed and vehicle crimes have shown to be reduced.¹³

¹⁰ Charles C. Branas, David Rubin, Wensheng Guo, "Vacant Properties and Violence in Neighborhoods", International Scholarly Research Notices, vol. 2012, Article ID 246142, 9 pages, 2012.
<https://doi.org/10.5402/2012/246142>

¹¹ Ibid.

¹² Center on Urban Poverty and Community Development, and Jack, Joseph and Morton Mandel School of Applied Soc. Exploring the Relationship Between Vacant and Distressed Properties and Community Health and Safety . Western Reserve Land Conservancy, 5 June 2017, case.edu/socialwork/sites/case.edu.socialwork/files/2018-10/vacant_distressed_props_comm_health_safety.pdf.

¹³ Adams-O'Brien, Frances. "Is There Empirical Evidence That Surveillance Cameras Reduce Crime?" MTAS, 26 Sept. 2016, www.mtas.tennessee.edu/knowledgebase/there-empirical-evidence-surveillance-cameras-reduce-crime.

A documented ability to partially finance the proposed project

Describe the activities that will be undertaken to correct the emergency and the estimated cost. Include a statement that the PHA has not previously received safety and security funding for the project or projects for which the PHA is currently requesting safety and security funding.

The Housing Authority of the City of Richmond is requesting \$178,361.59 in funding for measures necessary to address crime and drug-related activity. The cost estimate for emergency safety and security grant funding for the Housing Authority of the City of Richmond will not exceed the \$250,000 maximum grant size.

The Housing Authority of the City of Richmond has not previously received safety and security funding for the security screen doors or CCTV System projects for which the Housing Authority of the City of Richmond is currently requesting safety and security funding. The Housing Authority of the City of Richmond has not previously received safety and security funding for measures necessary to reduce crime and drug-related activity.

The Housing Authority of the City of Richmond will be requesting HUD Emergency Safety and Security Grant funding for security screen doors at the side entrances of Nevin Plaza (\$4,665.14) and for a new CCTV system at Nystrom Village (\$173,696.45). The cost estimate itemization can be seen in Table 1 below.

Personnel				
<i>Security Measure</i>	<i>Position</i>	<i>Estimated Hours</i>	<i>Rate per Hour</i>	<i>Estimated Cost</i>
Nevin Plaza Security Screen Doors	Carpenter	10	\$56.64	\$566.40
Nystrom Village CCTV System	Systems integrator	Not available	Not available	\$64,273.85
Total Personnel Costs				\$64,840.25
Equipment				
<i>Security Measure</i>	<i>Item</i>	<i>Units</i>	<i>Unit Cost</i>	<i>Estimated Cost</i>
Nevin Plaza Security Screen Doors	18 GA. HOLLOW METAL DOORS W/ 2 24"X12" LOUVERS EA DOOR	2	\$1,891.00	\$3782.00
Nystrom Village CCTV System	Network Video Recorder			
Nystrom Village CCTV System	DESKTOP RECORDER, 2X PRO IP CAMERA LICENSES (8 MAX), HDMI OUT, UBUNTU LINUX	4	\$ 780.41	\$ 3,121.64
Nystrom Village CCTV System	ENCLOSURE - NEMA	4	\$ 155.05	\$ 620.20

	4/4X/IP66-11 OUTDOOR RATED 9.5"H X 7.32"W X			
Nystrom Village CCTV System	Cameras			
Nystrom Village CCTV System	AXIS P3719- PLE Network Camera	16	\$ 1,554.58	\$ 24,873.28
Nystrom Village CCTV System	AXIS T94N01D Pendant Kit	16	\$ 86.52	\$ 1,384.32
Nystrom Village CCTV System	Outdoor-ready, powder-coated aluminum pole mount with 1.5" NPS thread for fixed dome pendant kits.	16	\$ 92.36	\$ 1,477.76
Nystrom Village CCTV System	Cellular Router and Enclosure			
Nystrom Village CCTV System	4G LTE Cellular Router	4	\$ 610.35	\$ 2,441.40
Nystrom Village CCTV System	NEMA 4X Enclosure for cellular router	4	\$ 317.22	\$ 1,268.88
Nystrom Village CCTV System	strain relief connector with lock nut	4	\$ 25.46	\$ 101.84
Nystrom Village CCTV System	Premium-grade steel backplane for mounting Cradlepoint devices	4	\$ 41.35	\$ 165.40
Nystrom Village CCTV System	Universal 3G/4G/LTE modem Antenna	4	\$ 21.38	\$ 85.52
Nystrom Village CCTV System	COR Power and GPIO cable	4	\$ 18.88	\$ 75.52
Nystrom Village CCTV System	COR Power Adapter	4	\$ 32.38	\$ 129.52
Nystrom Village CCTV System	Wireless Equipment			
Nystrom Village CCTV System	WRLSS HI THRUPT GB ETHER RF MODULE KIT 17DBI	8	\$ 1,394.43	\$ 11,155.44
Nystrom Village CCTV System	INDUSTRIAL DIN RAIL UNMANAGED	8	\$ 422.20	\$ 3,377.60

	5PORT GIGABIT POE			
Nystrom Village CCTV System	ADVANCED 3 STAGE LITHIUM UPS CONTROLLER W/ LITHIUM	8.	\$ 2,759.70	\$ 22,077.60
Nystrom Village CCTV System	12VDC 100AH SEALED LEAD ACID BATTERY	32	\$ 394.43	\$ 12,621.76
Miscellaneous material	N/A	N/A		\$6,500
Total Equipment Costs				\$95,259.68
Taxes				
Nevin Plaza Security Screen Doors				\$316.74
Nystrom Village CCTV System				\$7,860.44
Total Taxes Costs				\$8,177.18
Other				
<i>Security Measure</i>	<i>Item</i>	<i>Units</i>	<i>Unit Cost</i>	<i>Estimated Cost</i>
Nystrom Village CCTV System	Freight/Warranty	Not available	Not available	\$10,084.48
Total Other Costs				\$10,084.48
Total Estimated Costs				\$178,361.59
Total Estimated Costs - Nevin Plaza Security Screen Doors				\$4,665.14
Total Estimated Costs - Nystrom Village CCTV System				\$173,696.45

Table 1: Cost estimate for measures necessary to address crime and drug-related activity

If the cost estimate exceeds the \$250,000 maximum grant size, the PHA must include documents indicating other funds, including Capital Funds, that are available to cover the proposal's additional costs. Funds must be from a source that is currently available to the PHA as of the date of application submission.

The cost estimate for safety and security grant funding for the Housing Authority of the City of Richmond will not exceed the \$250,000 maximum grant size. The Housing Authority of the City of Richmond is submitting two applications, one for measures necessary to address crime and drug-related activity and one for the replacement and installation of carbon monoxide detectors. The Housing Authority of the City of Richmond is requesting \$225,679.04 in funding total including both applications.

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 03/31/2020)

Applicant Name

Housing Authority of the City of Richmond

Program/Activity Receiving Federal Grant Funding

Emergency Safety and Security Grant: Measures necessary to address crime and drug-related activity

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

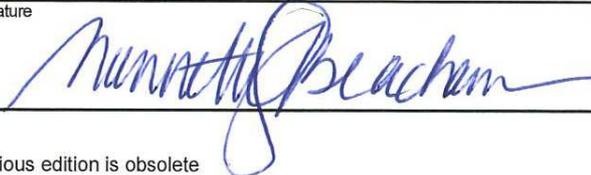
Name of Authorized Official

Nannette J Beacham

Title

Executive Director

Signature



Date (mm/dd/yyyy)

10/29/2020

Previous edition is obsolete

form HUD 50071 (01/14)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ Annual PHA Plan for the PHA fiscal year beginning _____, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Richmond

CA010

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 20

5-Year PHA Plan for Fiscal Years 20 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official

Nannette J. Beacham

Title

Executive Director

Signature

Nannette J. Beacham

Date

10/29/2020

Compliance Statement

The Richmond Housing Authority (RHA) is in compliance with the civil rights threshold requirements set forth at Section 11(b) of the Notice PIH 2020-25 Emergency Safety and Security Notice.

RHA is in compliance with all applicable fair housing and civil rights requirements in 24 CFR 5.105(a), including, but not limited to, the Fair Housing Act; Title VI of the Civil Rights Act of 1964; Section 504 and 508 of the Rehabilitation Act of 1973; Title II and Title III of the Americans with Disabilities Act of 1990, Section 109 of the Housing and Community Development Act of 1974, Age Discrimination Act, Architectural Barriers Act, Title IX of the Civil Rights Act of 1964, Executive Orders 11063, 12892, 12898, and 13166.

**Housing Authority of the City of Richmond Emergency Safety and Security Grant
Application Summary:** Measures necessary to address the threat of Carbon Monoxide poisoning

The Housing Authority of the City of Richmond will be requesting HUD Emergency Safety and Security Grant funding for the replacement and installation of 807 carbon monoxide detectors at Nevin Plaza and Nystrom Village. The budget can be seen below.

Item	Cost
Smoke and CO Combination Detector (386) Replacement and Installation- Nystrom Village	\$19,666.92
Smoke and CO Combination Detector (421) Replacement and Installation - Nevin Plaza	\$27,650.53
Total	\$47,317.45

Each public housing authority is limited to requesting \$250,000 in funding. The Housing Authority of the City of Richmond is submitting two applications, one for measures necessary to address crime and drug-related activity and one for the replacement and installation of carbon monoxide detectors. The Housing Authority of the City of Richmond is requesting \$225,679.04 in funding total including both applications.

This application includes the following documents:

1. Form HUD-50075.1 Annual Statement (Part I and II)
2. Required Application Documentation
 - a. Description of the presence of fuel-burning devices that emit carbon monoxide; including a description of the proximity of the devices to the number of impacted dwelling units
 - b. The status of carbon monoxide detectors in the potentially impacted units, including whether carbon monoxide detectors currently exist and, if so, the need for repair or replacement.
3. A documented ability to partially finance the proposed project
 - a. Describe the activities that will be undertaken to correct the emergency and the estimated cost. Include a statement that the PHA has not previously received safety and security funding for the project or projects for which the PHA is currently requesting safety and security funding.
 - b. If the cost estimate exceeds the \$250,000 maximum grant size, the PHA must include documents indicating other funds, including Capital Funds, that are available to cover the proposal's additional costs. Funds must be from a source that is currently available to the PHA as of the date of application submission.
4. Form HUD-50071, Certification of Payments to Influence Federal Transactions
5. Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plans and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs).
6. A statement certifying that the PHA is in compliance with the civil rights threshold requirements set forth at Section 11(b) of the Notice is required.

Note: The Housing Authority of the City of Richmond has not agreed to make any payment using non-appropriated funds which would be prohibited and if paid for with appropriated funds and therefore the SF-LLL is not required.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0157
 Expires 3/31/2020

"Public reporting burden for this collection of information is estimated to average 2.2 hours. This includes the time for collecting, reviewing, and reporting the data. The information requested is required to obtain a benefit. This form is used to verify allowable and reasonableness of grant expenses. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

PHA Name	Grant Type and Number Capital Fund Program Grant No: _____) Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval:
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(30, /- %1).2

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: _____)
 Performance and Evaluation Report for Period Ending: _____
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1480 General Capital Activity				
6	1492 Moving to Work Demonstration				
7	1501 Collateralization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

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U.S. Del Wio ci okd Hkpnj e Wb UnWY Dcqlkl i cjo
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 OMB Nk. 2577-0157
 Eslgmcn 3/31/2021

PWA: Spi i Wmt			
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<input type="checkbox"/> Ongej Waj j pWiSoWi cjo		<input type="checkbox"/> Rencq dcm DgnWcm/Ei cncj agn	
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		<input type="checkbox"/> Fg Wipcnkni Wjac Wb EqVpWkij Rcl km	
Lg c	Spi i Wb Yt Dcqlkl i ci oAakpi o	TkoWiEnxi Wb Ckno	TkoWiAapWiCkno ¹
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16	Ai kpj okd hg c 20 RclWb d LBP Aaqgogn		
17	Aikpjo kd hgjc 20 RchWocsect. 504, ADA, and Fair Housing Act Activities.		
18	Ai kpj okd hg c 20 RclWb d Scapnt - SkcbCknon		
19	Ai kpj okd hg c 20 RclWb d Scapnt - Hwb Cknon		
20	Ai kpj okd hg c 20 RclWb d Ej crnt Ckj ncnWkij McWpnan		
SgejWopmc kd Escapogc DgmEaokm		DWk	Sgej Wpna kd PpYha Hkpnj e Dgnadkm
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* I certify that the information provided on this form and in any accompanying documentation is true and accurate. I acknowledge that making, presenting, or submitting a false, fictitious, or fraudulent statement, representation, or certification may result in criminal, civil, and/or administrative sanctions, including fines, penalties, and imprisonment.

¹ Tk Yc akilheocb dkm ofc PcmdkmiWjac Wjb EqWhpWogkj Relkmo.
² Tk Yc akilheocb dkm ofc PcmdkmiWjac Wjb EqWhpWogkj Relkmo km W Rcqncb AjjpWh SoWocicjo.
³ PHAN rgof pjbcm 250 pjgon gj iWjWecicjo iWt pne 100% kd CFP GmWjon dkm klcWogkjin.

Required Application Documentation

Description of presence of fuel-burning devices and their proximity to units, as well as the status of CO detectors in potentially impacted units.

Description of presence of fuel-burning devices and proximity to units

Nevin Plaza is a 142 unit traditional public housing property serving elderly and disabled residents with an occupancy rate of 85% as of October 2020. Built in 1986, the building includes a mix of 0BRD, 1BRD and 2BRD units in a seven story post tension concrete building. Nystrom Village is a 101 unit traditional public housing property for families. Originally built in 1943, the property includes a mix of 0BRD, 1BRD, and 2BRD units in fifty-one wood frame buildings.

Carbon monoxide poisoning is emitted through fuel burning devices such as malfunctioning cooking appliances, water heaters, oil, wood, gas, or coal furnaces, and gas clothes dryers.¹ At Nystrom Village, there is a mix of gas and electric appliances. In addition, Nystrom Village has gas-powered water heaters outside buildings. Nevin Plaza has all electric appliances. However, carbon monoxide sources also include auto-exhaust or idling vehicles, fires, and tobacco smoke, all of which may be present at Nevin Plaza or Nystrom Village at any time.

Status of CO detectors in potentially impacted units

Due to the maintenance backlog at Nevin Plaza and Nystrom Village, all carbon monoxide detectors are recommended to be replaced as the specific installation date of each detector is not available. In addition, current carbon monoxide detectors in Nevin Plaza and Nystrom Village have had batteries removed by residents in the past. The newly purchased smoke and carbon monoxide combination detectors are powered by lithium battery and will be sealed, thus reducing the risk of residents removing batteries and endangering their safety. The life of carbon monoxide detectors range from 5 to 10 years^{2,3}. In the case of Kidde, if manufactured before 2013, the devices will only last seven years, while newer models last up to 10 years.⁴ A study published in the American Journal of Public Health by Dr. Timothy Ryan of Ohio University found that, of 30 detectors that had been in active use by the community, detectors more than 10 years old made up 66% of the failed units (8/12), showing a trend towards age related failures.⁵ This shows that older models of carbon monoxide detectors should be replaced when possible in Nevin Plaza and Nystrom Village as original installation date is unavailable. As we are requesting funding for smoke and carbon monoxide combination detectors, having a detector that is guaranteed to last ten years will provide residents safety and protection in their homes from fire risk and carbon monoxide poisoning.

¹ "Carbon Monoxide Poisoning." Johns Hopkins Medicine, www.hopkinsmedicine.org/health/conditions-and-diseases/carbon-monoxide-poisoning.

² Carbon Monoxide FAQ." Carbon Monoxide Alarm & Detector FAQs | FirstAlertStore.com, www.firstalertstore.com/store/categories/carbon_monoxide_alarms_FAQ.htm.

³ Kidde. "End of Life Warnings on Carbon Monoxide Alarms." Kidde, www.kidde.com/home-safety/en/us/support/help-center/browse-articles/articles/what_are_the_end_of_life_warnings_on_a_carbon_monoxide_alarm_.html

⁴ Ibid.

⁵ Ryan, Timothy J, and Katherine J Arnold. "Residential carbon monoxide detector failure rates in the United States." *American journal of public health* vol. 101,10 (2011): e15-7. doi:10.2105/AJPH.2011.300274

A documented ability to partially finance the proposed project

Describe the activities that will be undertaken to correct the emergency and the estimated cost. Include a statement that the PHA has not previously received safety and security funding for the project or projects for which the PHA is currently requesting safety and security funding.

Description of activities and cost estimate for replacement and installation of carbon monoxide detectors

The Housing Authority of the City of Richmond is requesting \$47,317.45 in funding for the replacement and installation of carbon monoxide detectors. The cost estimate for safety and security grant funding for the Housing Authority of the City of Richmond will not exceed the \$250,000 maximum grant size.

The Housing Authority of the City of Richmond has not previously received safety and security funding for the purchase, repair, replacement, or installation of carbon monoxide detectors for which the Housing Authority of the City of Richmond is currently requesting safety and security funding.

The Housing Authority of the City of Richmond will be requesting HUD Emergency Safety and Security Grant funding for the replacement and installation of 807 smoke and carbon monoxide combination detectors at Nevin Plaza and Nystrom Village. Nevin Plaza is a 142 unit traditional public housing property serving elderly and disabled residents built in 1986 and Nystrom Village is a 101 unit traditional public housing property for families built in 1943.

The 2019 California Residential Code requires a carbon monoxide detector to be placed outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements for units with fossil fuel-burning heaters or appliances, fireplaces or attached garages.⁶ Many of Nystrom Village's units have fuel-burning appliances. In Nevin Plaza, while appliances are electric, the Smoke and CO combination detector would protect residents in case of a fire and from auto exhaust, idling vehicles, and tobacco smoke, which are sources of carbon monoxide. Nystrom Village has 2 0BD, 28 1BD, 57 2BD, and 14 3BD units. Nevin Plaza has 12 0BD, 123 1BD, and 7 2BD units. Installing a Smoke and CO combination detector in the kitchen, living room, and outside each bedroom in each unit in Nevin and Nystrom sums up to 807 Smoke and CO Combination Detectors required.

The cost estimate itemization can be seen in Table 1 below.

Personnel				
<i>Security Measure</i>	<i>Position</i>	<i>Estimated Hours</i>	<i>Rate per Hour</i>	<i>Estimated Cost</i>
Smoke and CO Combination Detector	Maintenance Contractor	68	\$47.99	\$3,263.32

⁶ 2019 California Residential Building referenced code section R315.

<https://up.codes/viewer/california/irc-2018/chapter/3/building-planning#R315>

Equipment				
<i>Security Measure</i>	<i>Item</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Estimated Cost</i>
Smoke and CO Combination Detector	Worry-Free Combination Smoke and Carbon Monoxide Alarm with Sealed Lithium Battery Power P3010CU	807	\$49.97	\$40,325.79
Taxes				
<i>Security Measure</i>	<i>Item</i>	<i>Quantity</i>	<i>Taxes per Unit</i>	<i>Estimated Cost</i>
Smoke and CO Combination Detector	Worry-Free Combination Smoke and Carbon Monoxide Alarm with Sealed Lithium Battery Power P3010CU	807	\$4.62	\$3,728.34
Total Estimated Costs				\$47,317.45

Table 1: Cost estimate for replacement and installation of carbon monoxide detectors

If the cost estimate exceeds the \$250,000 maximum grant size, the PHA must include documents indicating other funds, including Capital Funds, that are available to cover the proposal's additional costs. Funds must be from a source that is currently available to the PHA as of the date of application submission.

The cost estimate for safety and security grant funding for the Housing Authority of the City of Richmond will not exceed the \$250,000 maximum grant size. The Housing Authority of the City of Richmond is submitting two applications, one for measures necessary to address crime and drug-related activity and one for the replacement and installation of carbon monoxide detectors. The Housing Authority of the City of Richmond is requesting \$225,679.04 in funding total including both applications.

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 03/31/2020)

Applicant Name

Housing Authority of the City of Richmond

Program/Activity Receiving Federal Grant Funding

Emergency Safety and Security Grant: Measures necessary to address the threat of carbon monoxide poisoning

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Nannette J Beacham

Title

Executive Director

Signature

Nannette J Beacham

Date (mm/dd/yyyy)

10/29/2020

Previous edition is obsolete

form HUD 50071 (01/14)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ Annual PHA Plan for the PHA fiscal year beginning _____, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Richmond

CA010

PHA Name

PHA Number/HA Code

____ Annual PHA Plan for Fiscal Year 20____

____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official

Nannette J Beacham

Title

Executive Director

Signature

Nannette J Beacham

Date

10/29/2020

Compliance Statement

The Richmond Housing Authority (RHA) is in compliance with the civil rights threshold requirements set forth at Section 11(b) of the Notice PIH 2020-25 Emergency Safety and Security Notice.

RHA is in compliance with all applicable fair housing and civil rights requirements in 24 CFR 5.105(a), including, but not limited to, the Fair Housing Act; Title VI of the Civil Rights Act of 1964; Section 504 and 508 of the Rehabilitation Act of 1973; Title II and Title III of the Americans with Disabilities Act of 1990, Section 109 of the Housing and Community Development Act of 1974, Age Discrimination Act, Architectural Barriers Act, Title IX of the Civil Rights Act of 1964, Executive Orders 11063, 12892, 12898, and 13166.

RHA HUD Emergency Safety and Security Grant

RHA Board of Commissioners
November 10, 2020



Recommended Action

ADOPT a resolution authorizing the Executive Director to apply, accept and if awarded appropriate the U.S. Department of Housing and Urban Development (HUD) Emergency Safety and Security Grants for Nevin Plaza and Nystrom Village and execute all related documents to implement the grant – Richmond Housing Authority (Nannette Beacham 620-1300).



Statement of the Issue

- The Housing Authority of the City of Richmond staff members are seeking authorization to submit an application for the U.S. Department of Housing and Urban Development (HUD) Emergency Safety and Security Grants.
- These grants will provide funding for capital needs related to safety and security measures necessary to address crime and drug-related activity and for safety emergencies requiring the purchase, repair, replacement, or installation of carbon monoxide detectors.
- The Housing Authority of the City of Richmond will be seeking funding for security screen doors at Nevin Plaza, a CCTV system for Nystrom Village, and smoke and carbon monoxide combination detectors for Nystrom Village and Nevin Plaza.



Background

- Each year, Congress appropriates specific funding to assist public housing authorities for emergency capital needs for safety and security. This includes measures necessary to address crime and drug-related activity and as of 2019, the threat of carbon monoxide poisoning.
- Each public housing authority is limited to requesting \$250,000 in funding.
- Richmond Housing Authority (RHA) owns and manages 244 units of rental housing. Nevin Plaza and Nystrom Village are two of the properties owned and managed by RHA.

Application Components

- RHA is requesting \$225,679.04 in funding for both measures necessary to address crime and drug-related activity and the purchase, repair, replacement, or installation of carbon monoxide detectors.
- RHA will be requesting HUD Emergency Safety and Security Grant funding for the following measures necessary to address crime and drug-related activity: security side doors at Nevin Plaza and CCTV system installation at Nystrom Village. The budget can be seen below.

Item	Cost
Security Screen Doors (2) and Installation – Nevin Plaza	\$4,665.14
CCTV System and Installation - Nystrom Village	\$173,696.45
Total	\$178,361.59

Application Components cont.

- RHA will be requesting HUD Emergency Safety and Security Grant funding for the replacement and installation of carbon monoxide detectors at Nevin Plaza and Nystrom Village. The budget can be seen below.

Item	Cost
Smoke and CO Combination Detector (386) Replacement and Installation- Nystrom Village	\$19,666.92
Smoke and CO Combination Detector (421) Replacement and Installation - Nevin Plaza	\$27,650.53
Total	\$47,317.45



Recommended Action

ADOPT a resolution authorizing the Executive Director to apply, accept and if awarded appropriate the U.S. Department of Housing and Urban Development (HUD) Emergency Safety and Security Grants for Nevin Plaza and Nystrom Village and execute all related documents to implement the grant – Richmond Housing Authority (Nannette Beacham 620-1300).



Thank You!

RHA Board of Commissioners
November 10, 2020