

**RESOLUTION NO. 2131**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RICHMOND, CALIFORNIA, AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MASTER DEVELOPMENT AGREEMENT AND TO NEGOTIATE AND EXECUTE ANY AND ALL RELATED DOCUMENTS AND AGREEMENTS, INCLUDING THE GROUND LEASE, BETWEEN THE RICHMOND HOUSING AUTHORITY AND EAH HOUSING FOR THE DEVELOPMENT OF THE NEVIN PLAZA PUBLIC HOUSING SITE (2400 NEVIN AVENUE)**

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

**WHEREAS**, RHA entered into a Public Housing Authority Recovery and Sustainability (PHARS) agreement with the U.S. Department of Housing and Urban Development (HUD); and

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

**WHEREAS**, RHA owns the Nevin Plaza development located at 2400 Nevin Avenue, Richmond, CA 94804; and

**WHEREAS**, on December 4, 2018, the RHA Board of Commissioners directed staff to move forward with repositioning RHA's public housing developments and other real estate holdings; and

**WHEREAS**, the 2019 PHARS Agreement and Action Plan with HUD (Tasks 3.1 – 3.5), requires the repositioning of Nevin Plaza as an implementing action to reposition the RHA Public Housing portfolio; and

**WHEREAS**, on February 25, 2020, the RHA Board of Commissioners designated EAH Housing (EAH) as the preferred developer for the redevelopment and operation of Nevin Plaza, and authorized the Executive Director of RHA to negotiate an Exclusive Right to Negotiate (ERN) Agreement; and

**WHEREAS**, on June 30, 2020, the RHA Board of Commissioners adopted a resolution authorizing the Executive Director to execute an ERN agreement with EAH; and

**WHEREAS**, on September 29, 2020, the RHA Board of Commissioners approved the final Section 18 Disposition Application to be submitted to HUD; and

**WHEREAS**, in order for RHA to move forward in repositioning Nevin Plaza, a Master Development Agreement (MDA) or similar agreement needs to be approved; such agreement is required to be included in the California in tax credit financing applications; and

**WHEREAS**, RHA has negotiated the MDA with EAH.

**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 execute the Master Development Agreement and to negotiate and execute any and all related documents and agreements, including the Ground Lease, between the RHA and EAH for the development of the Nevin Plaza public housing site (2400 Nevin Avenue)

**BE IT FURTHER RESOLVED THAT** the Executive Director is hereby authorized to take all actions necessary to implement this resolution.

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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 December 15, 2020, by the following vote:

AYES: Commissioners Choi, Johnson, Martinez, Myrick, Willis, and Chair Butt.  
NOES: None.  
ABSTENTIONS: None.  
ABSENT: Housing Authority Tenant Commissioner Scott and Vice Chair Bates.

THOMAS K. BUTT  
Chairperson

[SEAL]

Attest:

PAMELA CHRISTIAN  
Secretary

Approved as to form:

TERESA STRICKER  
Attorney

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

I certify that the foregoing is a true copy of **Resolution No. 2131** finally passed and adopted at a Special Housing Authority Meeting held on December 15, 2020.

  
CLERK OF THE HOUSING AUTHORITY