

RICHMOND HOUSING AUTHORITY (RHA)
Housing Advisory Commission Meeting

DATE: Monday, February 8, 2021

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/95576042883?pwd=R3IBOE1KN0ZiOFBBNXUyR1dLZ3drdz09>

Passcode: 458970

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: 955 7604 2883

Passcode: 458970

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 February 8, 2021 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, February 8, 2021 sent to Richmond Housing Authority 330 24th Street, Richmond, CA 94804.

3. Via phone voice message received by 2:30 p.m. Monday, February 8, 2021, 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. February 8, 2021 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, February 8, 2021**, will be provided to the Commissioners.

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

**Vacant
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.)
6. Introduction of Invited Guests
7. Executive Director's Update
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.).
12. Open Forum (Limit to 3 minutes per person)
13. Old Business
 - Asset Repositioning Update
 - Nevin Plaza
 - Hacienda
 - Nystrom
 - Administration Building
 - Richmond Village
14. New Business
 - HOLD a public hearing relating to the proposed issuance of revenue bonds by the California Municipal Finance Authority ("CMFA"), in an amount not to exceed \$48,000,000, in connection with the issuance of revenue bonds for Richmond Hacienda, L.P. or a partnership created by Mercy Housing, Inc. The proceeds of the bonds will enable the borrower to finance the acquisition, rehabilitation, improvement and equipping of a 150-unit affordable senior housing facility, located at 1300 Roosevelt Avenue in the City of Richmond; and ADOPT a resolution to approve the proposed financing by the CMFA - Finance Department

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

**Vacant
Council Liaison**

AGENDA

- Nystrom Village Waiting List
- Contra Costa Health Services (CCHS) vaccine distribution site at the Richmond Auditorium

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, March 8, 2021.**



FINANCE DEPARTMENT

AGENDA REPORT

DATE: February 2, 2021

TO: Mayor Butt and Members of the City Council

FROM: Belinda Brown, Finance Director
Delmy Cuellar, Accounting Manager
Gabino Arredondo, Project Manager

SUBJECT: CONDUIT FINANCING BY CMFA FOR THE HACIENDA APARTMENTS
AFFORDABLE HOUSING PROJECT

STATEMENT OF THE ISSUE:

The California Municipal Finance Authority ("CMFA") requests that the City Council hold a public hearing under the Tax Equity and Fiscal Responsibility Act ("TEFRA") in connection with the issuance of revenue bonds for Richmond Hacienda, L.P. (the "Borrower") for the acquisition, rehabilitation, improvement and equipping of a 150-unit affordable senior housing facility, located in the City of Richmond at 1300 Roosevelt Avenue, Richmond, California (the "Project").

RECOMMENDED ACTION:

HOLD a public hearing relating to the proposed issuance of revenue bonds by the California Municipal Finance Authority ("CMFA"), in an amount not to exceed \$48,000,000, in connection with the issuance of revenue bonds for Richmond Hacienda, L.P. or a partnership created by Mercy Housing, Inc. The proceeds of the bonds will enable the borrower to finance the acquisition, rehabilitation, improvement and equipping of a 150-unit affordable senior housing facility, located at 1300 Roosevelt Avenue in the City of Richmond; and ADOPT a resolution to approve the proposed financing by the CMFA – Finance (Belinda Brown/Delmy Cuellar 620-6790).

FINANCIAL IMPACT:

The proposed Bonds to be issued by the CMFA for the Project will be the sole responsibility of the Borrower, and the City will have no financial or legal obligation for the Project or the repayment of the Bonds. All financing documents with respect to the

issuance of the Bonds will contain clear disclaimers that the Bonds are not obligations of the City or the State of California but are to be paid for solely from funds provided by the Borrower.

DISCUSSION:

California Municipal Finance Authority

The CMFA was created on January 1, 2004 pursuant to a joint exercise of powers agreement to promote economic, cultural and community development, through the financing of economic development and charitable activities throughout California. To date, over 320 municipalities, including the City of Richmond, have become members of CMFA.

The CMFA was formed to assist local governments, non-profit organizations and businesses with the issuance of taxable and tax-exempt bonds aimed at improving the standard of living in California. The CMFA's representatives and its Board of Directors have considerable experience in bond financings.

Project to be financed

The Borrower requested that the CMFA serve as the municipal issuer of the Bonds in an aggregate principal amount not to exceed \$48,000,000 of tax-exempt revenue bonds. The proceeds of the Bonds will be used to (1) finance the acquisition, rehabilitation, improvement and equipping of a 150-unit affordable senior housing facility to be owned and operated by the Borrower and located in the City at 1300 Roosevelt Avenue, Richmond, California, and (2) pay certain expenses in connection with the issuance of the Bonds.

TEFRA Hearing

As required by the Tax Equity and Fiscal Responsibility Act of 1982 (as set forth in Section 147 (f) of the Internal Revenue Code of 1986), in order for all or a portion of the Bonds to qualify as tax-exempt bonds, the City must conduct a public hearing (the "TEFRA Hearing") providing the members of the community an opportunity to speak in favor of or against the use of tax-exempt bonds for the financing of the Project. Prior to such TEFRA Hearing, reasonable notice must be provided to the members of the community. Following the close of the TEFRA Hearing, the City Council must, in its discretion, decide whether to provide its approval of the issuance of the Bonds by CMFA for the financing of the Project.

ATTACHMENTS:

ATTACHMENT 1 – Resolution

ATTACHMENT 2 – Notice of Public Hearing

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND
APPROVING THE ISSUANCE OF REVENUE BONDS BY THE CALIFORNIA
MUNICIPAL FINANCE AUTHORITY IN AN AGGREGATE PRINCIPAL AMOUNT
NOT TO EXCEED \$48,000,000 TO FINANCE AN AFFORDABLE SENIOR HOUSING
FACILITY FOR THE BENEFIT OF RICHMOND HACIENDA, L.P., AND CERTAIN
OTHER MATTERS RELATING THERETO**

WHEREAS, Mercy Housing, Inc. (the “Sponsor”), on behalf of Richmond Hacienda, L.P., a California limited partnership (the “Borrower”), has requested that the California Municipal Finance Authority (the “Authority”) issue one or more series of revenue bonds in an aggregate principal amount not to exceed \$48,000,000 (the “Bonds”), including but not limited to revenue bonds issued as part of a plan to (1) finance the acquisition, rehabilitation, improvement and equipping of a 150-unit affordable senior housing facility (the “Project”) to be owned and operated by the Borrower and located at 1300 Roosevelt Avenue within the City of Richmond (the “City”), and (2) pay certain expenses in connection with the issuance of the Bonds; and

WHEREAS, an “applicable elected representative” of a jurisdiction in which the Project is located is required to approve the issuance of the Bonds under Section 147(f) of the Code; and

WHEREAS, the City Council of the City (the “City Council”) is the elected legislative body of the City and is an “applicable elected representative” for purposes of Section 147(f) of the Code; and

WHEREAS, the Authority has requested that the City Council approve the issuance of the Bonds by the Authority in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 4 of the Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority, dated as of January 1, 2004 (the “Agreement”), among certain local agencies, including the City; and

WHEREAS, there has been published, at least seven (7) days prior to the date hereof, in a newspaper of general circulation within the City or on the City’s website a notice that a public hearing regarding the Bonds would be held on a date specified in such notice; and

WHEREAS, such public hearing was conducted on such date, at which time an opportunity was provided to interested parties to present arguments both for and against the issuance of the Bonds; and

WHEREAS, pursuant to Section 147(f) of the Code, the City Council has, following notice duly given, held a public hearing regarding the issuance of the Bonds, and now desires to approve the issuance of the Bonds by the Authority; and

WHEREAS, it is intended that this resolution shall constitute the approval of the issuance of the Bonds required by Section 147(f) of the Code;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Richmond as follows:

Section 1. The foregoing recitals are true and correct.

Section 2. The City Council hereby approves the issuance of the Bonds by the Authority, including but not limited to Bonds issued as part of a plan to finance the facilities described herein. It is the purpose and intent of the City Council that this resolution constitute approval of the issuance of the Bonds by the Authority for the Project, for the purposes of (a) Section 147(f) of the Code by the applicable elected representative of a governmental unit having jurisdiction over the area in which the Project is located, in accordance with said Section 147(f) and (b) Section 4 of the Agreement.

Section 3. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution and the financing transaction approved hereby.

Section 4. The Clerk shall forward a certified copy of this Resolution to the Authority in care of its counsel:

Ronald E. Lee, Esq.
Jones Hall, APLC
475 Sansome Street, Suite 1700
San Francisco, CA 94111

Section 5. This resolution shall take effect immediately upon its adoption.

BE IT FURTHER RESOLVED, that the Council of the City of Richmond

I certify that the foregoing resolution was passed and adopted by the City Council of the City of Richmond at a _____ meeting held on _____ by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Clerk of the City of Richmond

(SEAL)

Approved:

Mayor

Approved as to form:

City Attorney



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Tuesday, February 2, 2021, a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 will be held with respect to the proposed issuance by the California Municipal Finance Authority (the "Authority") of its revenue bonds in one or more series in an amount not to exceed \$48,000,000 (the "Bonds"), including but not limited to revenue bonds issued as part of a plan to: (1) finance the acquisition, rehabilitation, improvement and equipping of a 150-unit affordable senior housing facility located at 1300 Roosevelt Avenue, Richmond, California (the "Project"); and (2) pay certain expenses incurred in connection with the issuance of the Bonds. The facilities are to be owned and operated by Richmond Hacienda, L.P. (the "Borrower"), a California limited partnership.

The Bonds and the obligation to pay principal thereof and interest thereon and any redemption premium with respect thereto do not constitute indebtedness or an obligation of the City of Richmond, the Authority, the State of California or any political subdivision thereof, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them. The Bonds shall be a limited obligation of the Authority, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower.

The hearing will commence at 6:30 p.m. or as soon thereafter as the matter can be heard, and will be held online through Zoom video conference in the Council Chamber, Richmond City Hall, 440 Civic Center Plaza, Richmond, CA 94804. Interested persons wishing to express their views on the issuance of the Bonds or on the nature and location of the facilities proposed to be financed may attend the public hearing online or, prior to the time of the hearing, submit written comments. To participate in the Zoom video conference online meeting and get detailed information how to provide public comment please visit the City of Richmond, City Clerk's Office website, Council Agenda Documents webpage at <http://www.ci.richmond.ca.us/151/Council-Agenda-Documents>. Please refer to the agenda for instructions on how to submit a public comment for an upcoming agenda item. All written public comments received will be published on the city's website for the record with the meeting minutes.

Please click the link below to join the webinar:

<https://zoom.us/j/99312205643?pwd=MDdqNnRmS2k4ZkRTOWhlUldQOUF1Zz09>

Passcode: ccmeeting

Or Telephone: 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free)

Webinar ID: 993 1220 5643

Press *9 when the item is called To Raise you're your Hand to be called

Press *6 once called to be unmuted to speak

Additional information concerning the above matter may be obtained from, and written comments via mail should be received by 1:00 p.m. the day of the meeting to, 450 Civic Center Plaza, 3rd Floor, Office of the Clerk, Richmond, CA 94804.



The Richmond Housing Authority (RHA) will open the **Public Housing** Waiting List for one, two and three bedroom units at:

Nystrom Village, Marina Way South, Richmond CA

(Three blocks of the property are between 13th Street to the West, 16th Street to the East, Florida Avenue to the North, and Maine Avenue to the South; One block of the property is between 13th Street to the West, Marina Way South to the East, Maine Avenue to the North, and Virginia Avenue to the South)

The Waiting List will open for Pre-Applications Tuesday, February 16, 2021 at 9:00 a.m. through February 18, 2021 at 6:00 p.m.

A total of **1,000** applications will be accepted by **lottery**. After the closing of the waiting list, applications will be selected using a computerized lottery by a third party vendor.

How to apply:

Applications will be accepted online via App.RHACA.org

- Once application is completed a confirmation number will be issued to certify your pre-application was received
- Print and retain the confirmation number for your records

Preference will be given to Richmond Residents, Veterans, Foster Child/Adults, and Elderly

Income Limits:

	1	2	3	4	5	6	7	8
Extremely Low	27,450	31,350	35,250	39,150	42,300	45,450	48,550	51,700
Very Low	45,700	52,200	58,750	65,250	70,500	75,700	80,950	86,150

Note: 40 % of extremely low applicants will be admitted to housing per year before very low income applicant families.

Nystrom Village is a property for elderly/disabled, and families. No paper applications will be accepted. Each family may only submit one pre-application, duplicates will not be accepted.

Applicant must be at least 18 years of age at the time of submission of the pre-application or an emancipated minor (must provide verification of emancipation). Eligible households must have at least one family member that has legal citizenship.





CITY OF RICHMOND HOUSING AUTHORITY

ADMINISTRATIVE OFFICE
330-24th Street • Richmond, CA 94804
(510) 621-1300 Voice • (510) 237- 5230 FAX

La Autoridad de Vivienda de la Ciudad de Richmond está abriendo la Lista de Espera de Vivienda Pública para unidades de estudio, de una, dos y tres habitaciones en:

Nystrom Village, Marina Way South, Richmond CA

(Tres cuadras de la propiedad se encuentran entre la calle 13 al oeste, la calle 16 al este, la Avenida Florida al norte y la avenida Maine al sur; Una cuadra de la propiedad está entre la calle 13 al oeste, Marina Way South al este, Maine Avenue al norte y Virginia Avenue al sur)

La lista de espera estará abierta para solicitudes previas desde Martes 16 de febrero de 2021 a las 9:00 a.m. hasta el 18 de febrero de 2021 a las 6:00 p.m.

Un total de 1,000 solicitudes serán aceptadas por sorteo. Después del cierre de la lista de espera, las aplicaciones se seleccionarán mediante una lotería computarizada por un proveedor externo.

Cómo aplicar:

Las solicitudes serán aceptadas en línea a través de App.RHACA.org

- Una vez que se complete la solicitud, se emitirá un número de confirmación para certificar que se recibió su solicitud previa
- Imprima y conserve el número de confirmación para sus registros

Se dará preferencia a los residentes de Richmond, veteranos, niños de crianza temporal/adultos y ancianos.

Límites de ingresos:

	1	2	3	4	5	6	7	8
Extremadamente bajo	27,450	31,350	35,250	39,150	42,300	45,450	48,550	51,700
Muy bajo	45,700	52,200	58,750	65,250	70,500	75,700	80,950	86,150

Nota: el 40% de los solicitantes extremadamente bajos serán admitidos en la vivienda por año antes que las familias solicitantes de muy bajos ingresos.

Nystrom Village es una propiedad para ancianos / discapacitados y familias. No se aceptarán solicitudes en papel. Cada familia solo puede presentar una pre-aplicación, no se aceptarán duplicados.

El solicitante debe tener al menos 18 años de edad en el momento de presentar la pre-aplicación o ser un menor emancipado (debe proporcionar verificación de emancipación). Los hogares elegibles deben tener al menos un miembro de la familia que tenga ciudadanía legal.





COVID-19 Vaccine in Contra Costa



Appointment required

- o Seniors and health workers are now eligible by state guidelines.



Residents 65+ eligible

- o Contra Costa residents who are 65 or older can receive a safe, effective, no-cost vaccine.



Thank you for your patience

- o Residents younger than 65 will have access to vaccine soon.

Details about who can make an appointment, facts about COVID-19 vaccine, and how to ask your healthcare provider for vaccine are available at cchealth.org/coronavirus.

If you are a Contra Costa resident who is 65 or older, call 1-833-829-2626 for an appointment, or make an appointment online at cchealth.org/coronavirus. The appointment line is open 8 a.m. – 8 p.m. daily.



Vacunas Contra el COVID-19 en el Condado de Contra Costa



Se requiere cita previa

- o Las personas de edad avanzada y los trabajadores de salud ahora son elegibles según los lineamientos del estado.



Residentes de 65 años y mayores

- o Los residentes de Contra Costa de 65 años y mayores pueden recibir una vacuna segura, eficaz y gratuita.



Gracias por su paciencia

- o Los residentes menores de 65 años de edad tendrán acceso a las vacunas pronto.

Para obtener información sobre quién puede solicitar una cita, conocer datos sobre la vacuna contra el COVID-19 y averiguar cómo solicitar la vacuna a su proveedor de salud, visite cchealth.org/coronavirus.

Si usted es un residente de Contra Costa de 65 años de edad o mayor, llame al 1-833-829-2626 para programar una cita o visite cchealth.org/coronavirus. El horario de la línea telefónica es de 8 a.m. – 8 p.m. todos los días.