

RESOLUTION NO. 2147

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RICHMOND, CALIFORNIA, DESIGNATING McCORMACK BARON SALAZAR AND RICHMOND NEIGHBORHOOD HOUSING SERVICES AS THE PREFERRED DEVELOPMENT TEAM FOR THE REDEVELOPMENT AND OPERATION OF NYSTROM VILLAGE, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE AN EXCLUSIVE RIGHT TO NEGOTIATE AGREEMENT WITH A TERM NOT TO EXCEED NINETY (90) DAYS, WITH AN OPTION FOR TWO MUTUALLY-APPROVED EXTENSIONS OF NOT MORE THAN THIRTY (30) DAYS EACH

WHEREAS, Richmond Housing Authority (RHA) owns and manages the Nystrom Village development which consists of 100 units of rental public housing located on the nine-acre, four-block area bounded by Florida and Virginia Avenues and South 13th and South 16th Streets; 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) that addresses, among other things, the repositioning and redevelopment of Nystrom Village; and

WHEREAS, RHA remains obligated and committed to performing all HUD-required functions, and providing quality service to local program participants; 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 4.1 – 4.4), requires the repositioning of Nystrom Village as an implementing action to reposition the RHA Public Housing portfolio; and

WHEREAS, on April 14, 2020, RHA issued a Request for Proposals for the redevelopment and operation of Nystrom Village; and

WHEREAS, on July 10, 2020, RHA received proposals from three (3) qualified development teams; and

WHEREAS, an interdepartmental review panel composed of staff members from RHA, the City Planning Department, and the City Manager's office convened to review and evaluate the proposals; and

WHEREAS, RHA's development advisor, David Paul Rosen & Associates (DRA), assisted the review process by analyzing the detailed financial statements provided by each development team, and providing an analysis of the financial feasibility of each proposal and the development capacity of each development team; and

WHEREAS, on August 4, 2020, the review panel sent each development team a set of supplemental questions; and

WHEREAS, based upon review of the original proposals and the supplemental materials, the review panel identified two (2) proposals as the candidates most likely to be able to secure the necessary financing and complete all elements of RHA's preferred development program for the site; and

WHEREAS, on July 18, 2021, the review panel received a presentation by DRA assessing the strengths and potential concerns for each development team, and each member of the panel completed a scoring criteria matrix for all proposals; and

WHEREAS, the review panel unanimously recommended the McCormack Baron Salazar and Richmond Neighborhood Housing Services team.

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 negotiate and execute an Exclusive Right to Negotiate Agreement (ERNA) with McCormack Baron Salazar and Richmond Neighborhood Housing Services with a term not to exceed ninety (90) days, with an option for two mutually-approved extensions of not more than thirty (30) days each.

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

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 21, 2021, by the following vote:

AYES: Commissioners Bates, Jimenez, Martinez, McLaughlin, Willis, Vice Chairperson Johnson III, and Chairperson Butt.
NOES: None.
ABSTENTIONS: None.
ABSENT: Housing Authority Tenant Commissioner Scott.

THOMAS K. BUTT
Chairperson

[SEAL]

Attest:

PAMELA CHRISTIAN
Secretary

Approved as to form:

TERESA STRICKER
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. 2147** finally passed and adopted at a Special Housing Authority Meeting held on September 21, 2021.


CLERK OF THE HOUSING AUTHORITY