

**RESOLUTION NO. 2145**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RICHMOND, CALIFORNIA, AUTHORIZING AN EXTENSION OF NEGOTIATING PERIOD FOR THE RICHMOND HOUSING AUTHORITY (RHA) TO REACH AGREEMENT WITH MCCORMACK BARON SALAZAR (MBS) AND COMMUNITY HOUSING DEVELOPMENT CORPORATION OF NORTH RICHMOND (CHDC) THROUGH SEPTEMBER 30, 2021 WITH UP TO TWO 30-DAY EXTENSIONS AT THE DISCRETION OF THE EXECUTIVE DIRECTOR AND ISSUE A REQUEST FOR PROPOSALS (RFP) TO SOLICIT A NEW OWNER/OPERATOR FOR RICHMOND VILLAGE IN THE EVENT RHA FAILS TO REACH AGREEMENT WITH MBS**

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

**WHEREAS**, RHA in September 2019 RHA entered into the current 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 and McCormack Baron Salazar (MBS) and Community Housing Development Corporation of North Richmond (CHDC), as the Development Partners, redeveloped the former Easter Hill site into Richmond Village I, II, and III using funds from a federal Hope VI Revitalization Grant and Low Income Tax Credit Financing; 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 5.1-5.3 and 6.1-6.3), requires the repositioning of Richmond Village I, II, and III as an implementing action to reposition the RHA Public Housing portfolio; and

**WHEREAS**, Richmond Village is composed of three (3) HUD Asset Management Projects (AMP's) under two ownership phases/structures; Richmond Village I and Richmond Village II & III; and

**WHEREAS**, these two Richmond Village phases produced 238 mixed-incomes one, two, three, and four-bedroom apartments and two-bedroom townhomes: Richmond I with 117 units, Richmond Village II with 85 units, and Richmond Village III 36 Units; and

**WHEREAS**, the two phases of the Richmond Village project are approaching the 15th year of their Low Income Housing Tax Credit financing giving RHA an Option and Right of First Refusal to purchase the property pursuant to the Option Agreement and Right of First Refusal dated November 1, 2004, with RHA; and

**WHEREAS**, based on the tasks and estimated time required for RHA to negotiate an agreement with MBS or to select a new developer, while meeting the asset repositioning tasks target dates set forth in the 2019 PHARS, it is crucial to continue negotiations with MBS and CHDC immediately; and

**WHEREAS**, on December 22, 2020, the RHA Board of Commissioners authorized RHA staff to solicit a proposal and negotiate an agreement with MBS; and

**WHEREAS**, RHA planned to complete substantial negotiations with MBS and CHDC on the plan and financing strategy within 60-days with the option of two 30-day extensions at the discretion of the Executive Director, however additional time to complete the negotiations is necessary; and

**WHEREAS**, RHA, MBS, and CHDC have made substantial progress in their ongoing negotiations in the areas of physical needs assessments, financial pro forma, and appraisal issues, and wish to continue such negotiations.

**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** an extension of the negotiating period for Richmond Housing Authority (RHA) to reach agreement with McCormack Baron Salazar (MBS) and Community Development and Housing Corporation of North Richmond (CHDC) is authorized, until September 30, 2021, with up to two 30-day extensions at the discretion of the Executive Director.

**BE IT FURTHER RESOLVED** that the Executive Director, at his or her discretion, is authorized to issue a Request for Proposals (RFP) to solicit a new owner/operator for Richmond Village in the event RHA fails to reach agreement with MBS.

**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 July 27, 2021, by the following vote:

AYES: Commissioners Jimenez, Martinez, McLaughlin, Willis, Vice Chairperson Johnson III, Chairperson Butt, and Housing Authority Tenant Commissioner Scott.

NOES: None.

ABSTENTIONS: None.

ABSENT: Commissioner Bates.

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. 2145** finally passed and adopted at a Special Housing Authority Meeting held on July 27, 2021.

  
CLERK OF THE HOUSING AUTHORITY