

HOUSING ADVISORY COMMISSION
Monday, January 10, 2022 – 3:30 PM
450 Civic Center Plaza, Richmond, CA 94804
Zoom

MINUTES

1. CALL TO ORDER, ROLL CALL, PLEDGE

The meeting was called to order by Housing Advisory Commissioner and Chair Carol Hegstrom at 3:36pm.

2. Roll Call

Present: Carol Hegstrom (Chair), Dena Nelson (Secretary), Preston Lam, Jaycine Scott (Vice Chair), Y’Anand Burrell, Toni Autry

Absent: Council Liaison Gayle McLaughlin Vacancies: 1

Staff: Nannette Beacham, RHA Executive Director – Present
Jose Urquilla, City of Richmond – Present
Gabino Arredondo, City of Richmond – Present

3. WELCOME AND MEETING PROCEDURES

4. AGENDA REVIEW AND ADOPTION – No change.

5. APPROVAL OF MINUTES

6. EXECUTIVE DIRECTOR’S UPDATE:

- Two new RHA staff members: Nicole Lucero- admin aide; Alton Jefferson-Senior Development project manager
- RHA housing corp and Easter Hill housing corp affiliate meeting will occur in March- Commissioners will be sent info

Jose Urquilla

- 5 major clean-ups at Nystrom; one this week
- Doing extermination of roaches at Nevin for several units; will do more as need arises, including later this week

7. INTRODUCTION OF INVITED GUESTS:

- Welton Jordan, EAH
- Christian Torres, EAH
- Chritoff LaVerne, HKIT architects
- Karen Eichler, Consultant for public art plan

8. HOUSING ADVISORY COMMISSIONERS' REPORTS

- Vice Chair Jaycine Scott: Roaches- for best pest control, everyone's unit should be sprayed, not just those that have already reported seeing the roaches. Otherwise the problem will continue– Vice Chair Scott killed a roach herself in the lobby and her neighbor had two this week.
 - Director Beacham: New vendor; if you have any problems reach out to Nicole or Jose. Or you can put in a work order.
- Chair Hegstrom- concern about resident meeting being in-person given widespread Covid infection currently
 - Director Beacham: Only 7 people have RSVP'd yes for the in-person option

HOUSING ADVISORY COMMISSIONER APPOINTMENTS None

9. PRESENTATIONS

EAH

- Nevin phase 1- renovation of existing building- 140 units
 - interior new finishes
 - enhanced mechanical, plumbing, electrical
 - ground floor–new RHA offices, new EAH offices, staff lunch room, new kitchen, dining room, game room, courtyard, 2 accessible units
 - 90% of units with new accessible showers; most units will be accessible
 - getting rid of bathtubs, which will be safer
- Descriptions of new facades and courtyard landscaping, public art plan including community survey
- Next steps: resident meeting this Thursday; applying for bonds and tax credits; design review board in April, if successful in bond competition in February then will have award for closing in October and construction could start after that. State issues tax exempt bond financing and they come with LIHTCs, EAH and others apply; issued by California tax credit allocation committee. Once bonds and credits awarded by state, then EAH goes to the market to find an investor who will give them money in exchange for the bonds and credits
- Phase 2- more housing- 90 units

Q&A

Commissioner Toni Autry: How have residents been engaged in the design process?

- EAH: We met with residents twice so far; third meeting Thursday; have not received a lot of input to date

Chair Hegstrom: How are concerns about relocation being addressed?

- Emma Neale, relocation consultant:
 - We know there will be concerns
 - phases to allow on-site relocation

- 1-1 tenant meetings, lots of hand-holding, professional moving company

Chair Hegstrom: Will everyone go back to same unit?

- Yes

Vice Chair Scott: Do we need to empty our storage units?

- Yes, they will be renovated as well, they will be replaced with lockers

Chair Hegstrom: you will get input in the smaller group meetings

Emma Neale: those meetings will just be about relocation, not about design, and would be about 30 days before move-out so not until the Fall at the earliest

Chair Hegstrom- if we want to give residents choices, could send to the residents, no idea currently other than the shower what changes would be made to units (for example, bigger oven or stove)

- Brian Swartz- we will start those discussions on Thursday

Commissioner Preston Lam—if you don't get the first round of funding, would you reapply the same year?

- Welton Jordan- yes, will reapply til we get it (3 rounds per year- February, then March/April, then September/October)

Commissioner Preston Lam: Are you planning to use HCD or any other gap financing?

- Welton Jordan: no, just the credits and the Section 8 overhang from the Section 18 process. 80-20 with most going to new construction, not rehab

Commissioner Preston Lam- Can you explain the formal notice process for residents?

- Emma Neale- notice of non-displacement when permits issued (6 months from planned start date), then 90 day notice then 30 day notice

Commissioner Dena Nelson: Is this notice timeline on successful funding or would it proceed regardless?

- Welton- The notice will proceed based on the expectation that the funding will come through. The permit process sometime in May, won't actually pull the permits unless the financing has come through

10. RECOMMENDATIONS TO THE HOUSING AUTHORITY BOARD OF COMMISSIONERS

- RECEIVE an update on implementation of findings from HUD funded CVR Associates report

titled "Richmond Housing Authority Report of Recommendations - Debt Owed Write Off/Repayment" and additional RHA Financial matters.

- APPROVE a three-year contract with Automatic Door Systems, Inc. to complete the Nevin Plaza front door replacement project for \$20,163 and provide bi-annual inspections, as needed repairs and service to automatic doors and ADA operators at Nevin Plaza for \$30,000 in a total contract amount not to exceed \$50,163 for the initial three years, with the option to renew this contract for an additional two years
 - Moved, seconded and approved by the commissioners

11. OPEN FORUM

None

12. OLD BUSINESS

- See Executive Director's update. No big updates other than for Nevin. Hacienda still scheduled for completion in the Fall. Sent one notice to former residents and will send another one soon. Then will open up the waiting list for new applicants

13. NEW BUSINESS

None

14. NEXT SCHEDULED MEETING

Monday February 14, 2022

15. ADJOURNMENT 5:01 pm