

HOUSING ADVISORY COMMISSION
Monday, October 18, 2021 – 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 approximately 3:34pm.

2. Roll Call

Present: Carol Hegstrom (Chair), Jaycine Scott (Vice Chair), Dena Nelson (Secretary),
Preston Lam

Absent: Y'Anand Burrell, Council Liaison Gayle McLaughlin, Toni Autry

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– July and September minutes were approved

6. EXECUTIVE DIRECTOR'S UPDATE:

- Sheba Gage resigned. We had to close the RHA office at Nevin Plaza. City manager's office is helping return phone calls and send items to maintenance staff. Recruiting for maintenance supervisor and administrative aide—finalizing an offer to a candidate, hopefully on board in November. Resident housing manager recruitment out currently. Hoping to get property manager recruitment out in near future.
 - Commissioner Question: Would the position being recruited be permanent?
Director Beacham: Yes, finally permanent
 - Commissioner Question: Will there be problems with rent checks in drop box at Nevin?
Director Beacham: Gabino is helping to pick up checks, but there may be delay in cashing the checks.
 - Commissioner Question: How about the impact on re-examinations?

Director Beacham: They won't be late. Director Beacham can do them herself if needed

- Commissioner Question: I have heard about a deposit being held up for resident who moved out in July. Is the staffing shortage causing the delay?
Director Beacham: In contact with former residents; not due to delay in processing but staffing shortage in finance department with Yardi system
- Nystrom developer partner approved by board/council. In talks with McCormick Baron and Richmond Neighborhood Housing Services.

7. INTRODUCTION OF INVITED GUESTS:

EAH team (See presentations section)

8. HOUSING ADVISORY COMMISSIONERS' REPORTS

- Vice-Chair Jaycine Scott: Concerns about door and gate access. Ongoing pigeon situation
Director Beacham: Regarding the pigeon issue—got quote from vendor- \$13k; Jose tried to negotiate a lower amount; they do see it as a concern. Regarding door issue—also expensive but they are going to work on it.
- Jaycine Scott: No hot water for a few days at Nevin Plaza; but now that its back its only lukewarm
Director Beacham: We did have an issue last week; contractors came in to fix; they should put in a work order
- Jaycine Scott: when they try to put in a work order, they get a message as mailbox is full.
Director Beacham: call 1300 because interns and city managers office will still regularly check those
- Jaycine Scott: fire alarms have gone off twice in the last week. Are these false alarms? Is maintenance able to cut the alarms off? Carol—if there is actual fire or smoke then fire department has to clear it.
Director Beacham: One was false alarm and one was someone cooking and went into hallway.
- Chair Hegstrom: streetlights out on Nevin on side of building
Director Beacham: can you write an email so we can forward to Public Works?
- Chair Hegstrom: notice on doors from EAH. Will raise with them

9. HOUSING ADVISORY COMMISSIONER APPOINTMENTS

None

10. PRESENTATIONS

Nevin Plaza redevelopment update from EAH:

- Eduardo Espinoza: community engagement then starting design; permitting, financing; starting construction 3rd quarter next year
- Phase 1 relocation preview: no rent change; no additional cost but current rent and utilities continue; tenants only out of their unit for 30-60 days; working with RHA to have units available to allow people to stay on-site—but there is a chance that people will be relocated temporarily to nearby hotel; all items will be professionally packed and moved
- Construction concluding beginning of 2024. Working with a professional relocation consultant so there is a personalized plan for each individual.
- Jeff from HKIT: Will consolidate trash chutes- 2 chutes for regular trash and recyclables; will free up space for washers and dryers; public restrooms; there still would be 142 units after renovation. Units will be made accessible according to current standards—handicap access will be much improved
- New construction- 70-85 units of new housing depending on financing; 5 stories of residential above a concrete podium
- First priority is renovations; second phase is new construction
- Programs and services; public art— there is no public plaza at Nevin; so art will be integrated into the architecture; hoping to offer an opportunity for an artist to design mosaic, tile or enamel treatment. Designs still coming out from HKIT but getting close. Also can design art into metal gates. hoping to also commission a nice large art piece for housing office waiting room, need to discuss how internal space will work with RHA
- Open to input, including through community engagement- upcoming meetings- website with ongoing updates and place for input- will follow up with FAQ
- Vice-Chair Jaycine Scott— where are the units currently on the ground floor going to go?
 - EAH- considering there to be the same number but actually converting the ground floor units to staff units or offices
- Chair Carol Hegstrom- need to do better with publicizing meeting— need big type and phone number to call in— need new flyer soon because meeting is on Thursday
 - EAH- we will do that tomorrow!
- Chair Carol Hegstrom- We have brand new elevators that don't need repair, what we do need is new windows and that should be a requirement of the upgrade
 - EAH- yes we are doing windows and we are adding insulation to exterior and will be greatly improving aesthetics

- Commissioner Question: Will we still have our parking lot?
 - EAH: current design is conceptual; most of ground floor is still parking behind offices. Still working on parking count. may include parking lift; still working it out
- Chair Carol Hegstrom: Hope tree doesn't come down; we have resident council for Nevin; EAH should contact them
 - EAH-Lifelong medical involved and will help to make sure communications and meetings are accessible
- Vice-Chair Jaycine Scott: AC and/or ceiling fans?
 - Christoff from EAH— yes planning to add AC; still analyzing mechanical and plumbing systems but that is the intent

11. RECOMMENDATIONS TO THE HOUSING AUTHORITY BOARD OF COMMISSIONERS

- None

12. OLD BUSINESS

Asset Repositioning Update:

- Hoping to get exclusive rights to negotiate within next few months for McCormick Baron and Richmond Neighborhood Housing Services (they are also partners for Richmond Village) to work out development agreement
- final stage of transferring Admin building

13. NEW BUSINESS

None

14. NEXT SCHEDULED MEETING

Monday November 8, 2021

15. ADJOURNMENT Approximately 4:45 pm