

HOUSING ADVISORY COMMISSION
Monday, May 10, 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 at 3:34pm by Housing Advisory Commissioner and Chair Carol Hegstrom.

2. Roll Call

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

Absent: Council Liaison Gayle MchLaughlin

Vacancies: 1

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

3. WELCOME AND MEETING PROCEDURES

4. AGENDA REVIEW AND ADOPTION – No change.

5. APPROVAL OF MINUTES– April minutes approved.

6. INTRODUCTION OF INVITED GUESTS:

None

7. EXECUTIVE DIRECTOR'S UPDATE:

Nanette Beacham:

- Received approval from HUD for Nevin Plaza re-positioning.
- Councilmember Demnlus Johnson and Jael Myrick went on a tour at Nystrom Village and reported back concerns to the council about squatting and non-compliance of residents

Gabino Arredondo:

- Finance training for RHA staff starting this week
- In budget process for next year's budget. Will share draft soon.
- City budget process ongoing

- Budgeting process is transparent and will be concluded by June 30th.

Jose Urquilla, Facilities Superintendent:

- Consolidating trash for abatement pick-up
- Unit on Marina Way S damaged by fire and under repair
- Aiming to turn over 5 units at Nevin
- 3 units ready for turnover at Nystrom

Commissioner discussion on trash rooms and pigeon dropping netting at Nevin.

8. HOUSING ADVISORY COMMISSIONERS' REPORTS

None

9. HOUSING ADVISORY COMMISSIONER APPOINTMENTS

None

10. PRESENTATIONS

11. RECOMMENDATIONS TO THE HOUSING AUTHORITY BOARD OF COMMISSIONERS

- RECEIVE a presentation and ADOPT a joint resolution approving the proposed Fiscal Year 2020-2021 Richmond Housing Authority (RHA) amended budget adjustments with revised estimated revenues of \$5,051,340 and total expenditures of \$5,249,266; and APPROVE an additional RHA subsidy from the City of Richmond General Fund in the amount of \$197,926, which will provide sufficient revenue to match anticipated expenditures
 - Informational item, as this has been already approved
 - Some adjustments such as extra costs for Hacienda because the repositioning won't be effective until the last week of May
 - Had anticipated scaling down security at Nevin but it is still needed 24/7 with 2 guards in each shift
- ADOPT a resolution approving a second contract amendment with David Paul Rosen & Associates to assist the Richmond Housing Authority in asset repositioning efforts of the public housing portfolio in an amount of \$244,140 for a new total not to exceed amount of \$637,740 ending June 30, 2024
 - This item has not yet gone to the board
 - This company has done an excellent job in reviewing proposals from developers
 - They are working with current developers to establish rights to negotiate and help us with negotiations and agreements to transfer properties
 - They have completed this work for Nevin and Hacienda. Next up David Paul Rosen & Associates will be working with us on Nystrom and Richmond Village repositioning
 - This increase would pay the same rate, but for a longer time period, given our experience with Nevin and Hacienda

Moved, seconded, and motion to adopt the recommendation approved unanimously

- AUTHORIZE a sixty (60) day extension of negotiating period for RHA to reach agreement with MBS, 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

- More time needed
- Not yet approved by the board

Moved, seconded, and motion to adopt the recommendation approved unanimously

12. OPEN FORUM

Cordell Hindler- idea for stipends for the commissioners; Hope we can meet in-person soon instead of Zoom; concern that there is an individual lurking outside the Nevin building

Commissioner Dena Nelson- Have reviewed American Rescue Plan funding, which includes funds for municipalities. Richmond initially received a lower allotment as compared to comparable neighboring cities. This is partly due to the fact that Richmond lost the right to administer its own community development block grants due to the mismanagement and non-compliance of the RHA in the past.

- Director Beacham- because of troubled status of the RHA under federal rules, there are lots of grants and other opportunities for which we are not allowed to even apply; this includes some state and local level funding opportunities, not just federal
- We were successfully awarded the security/safety grant; some advocates have helped push for more vouchers and funds for Richmond residents, especially for veterans
- Gabino Arredondo- We don't know whether some funds will ever be available to us after re-positioning. ARP funds should be allotted based on population
- There will be meetings about how to spend ARP funds

13. OLD BUSINESS

Director Beacham:

- Virtual groundbreaking on May 26 for Hacienda
- Received formal letter from HUD saying we are behind on PHARS agreements. Still working to meet milestones as well as possible. Working on financial reporting and audits. We meet with them regularly.

14. NEW BUSINESS

15. NEXT SCHEDULED MEETING

Monday June 14, 2021

16. ADJOURNMENT 4:16 pm