

HOUSING ADVISORY COMMISSION
Monday, March 8, 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, Preston Lam,
Toni Autry

Absent: Y'Anand Burrell

Vacancies: 1

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

Council Liaison: Gayle McLaughlin, Council Liaison – Not Present

3. WELCOME AND MEETING PROCEDURES

4. AGENDA REVIEW AND ADOPTION – No change.

5. APPROVAL OF MINUTES—Postponed to April meeting

6. INTRODUCTION OF INVITED GUESTS:

Michelle Milam, Crime Prevention Manager, RPD:

- We participate in affordable housing roundtable and public information on safety and crime-free housing.
- Looking at equity index to ensure that vulnerable populations including seniors in RHA properties can get vaccinated. Contra Costa County has a goal of getting a million people vaccinated by July 4, 2021.
- Technology can be a barrier, but there is a website that people can use to get vaccine updates and appointments. So we want to make sure that housing community knows how to help people sign up.
- Also working on services for students and truancy issues for students in housing properties. Creating incentives for students who log on every day on time.
- On the police department side, working with beat officers and lieutenants. Major issues right now are catalytic converter theft and vehicle burglaries. Overall property crime has decreased because people are home more.

- Working on reimagining public safety, including mental health and homelessness, and how to work with other service providers. Have not increased police services despite loss of some officers. Emphasizing patrols rather than special investigative units.
- Wants to work closely with RHA on crime prevention at Nevin and other properties. If you see something, call in to dispatch-510-233-1214 and press zero to go into dispatch. We have a box of magnets we could distribute at Nevin.

Director Beacham: How can we get in touch with supportive services for students who may be doing their distance learning at Nevin or other RHA properties? As well as food programs for the students?

MM: Provided contact names and described flyer that Crescent Park sent out to their residents, and information about school lunch program

Chair Hegstrom: What can you share about the Safe Park for vehicle dwellers?

MM: There is meeting with North and East neighborhood tonight with more detail. Safe Park will be in the parking lot where the farmers market usually is (the farmers market will move to the library parking lot). Will have security, intake, screening, services for residents as well as a code of conduct that people have to follow. Will allow 20 or so vehicle dwellers in a safe and organized space that would be fenced in, and have a space to live while transitioning to permanent housing. Want to connect with Nevin residents and service providers to make sure there is still access to parking. Would like to come back and provide more info and get input on that.

7. EXECUTIVE DIRECTOR'S UPDATE:

Director Beacham:

- Second vaccination opportunity at Nevin scheduled for Monday March 15th. People who did not receive the first shot can sign up, but will have to find a different location for the second shot. People need to register by this Friday.
- System failure with hot water last weekend but got it back up and running pretty quickly. Included this in the revision of the Section 18 application pending with HUD. Some updates were made a couple years ago, but were really just patches
- Sector 18 application for Nevin under review by HUD. Had to resubmit some costs to be more realistic—some estimates were rejected for being too high. We need to prove that our estimates are realistic or update—for example to prove that we do need to replace all windows.
- Nystrom waiting list—we left open the waiting list, and reaching out the applicants. Need to fill 31 units
 - *Commissioner Nelson:* Could you reach out to the applicant pool for the Safe Park to let them know about the Nystrom waiting list as well?

- *Director Beacham*: Yes, we can look at that
- Administration building—Good news--received approval to sell the property to the city. That is the first asset transfer of the five.
- Hacienda- meeting weekly with Mercy and CHDC to close on the loans by end of April, then will turn over the property and they can start construction by summer or early fall.

Jose Urquilla, facilities manager:

- Opened up the trash chutes but still having some issues with trash outside
- Created dog dropping signs
- Did another cleanup at Nystrom Village
- Recently occupied several units at Nystrom and Nevin
- Installed new recirculation pump for the hot water issue that was mentioned

Sheba, resident services manager:

- Sent out documents to residents so they know where the office is, when rent is due and what the late fees are, as well as the extensions on rent that people have if their income has been impacted by Covid. Has been doing interviews with residents.

Commissioner Nelson: Do they still need to pay late fee if they have had a drop in income?

- Late fee depends on whether they have no income or still have some
- Whenever there is a change in income you are always supposed to report it. Any changes are effective the first of the next month after reporting.
- One-time stimulus checks don't count. Similar to when you win a Social Security appeal, just counts as assets and interest income. But you need to report any changes.

8. HOUSING ADVISORY COMMISSIONERS' REPORTS

Chair Hegstrom:

- We had vaccinations at Nevin and had great turn-out
- More than 24 hours of no hot water; appreciate the work on fixing it

9. HOUSING ADVISORY COMMISSIONER APPOINTMENTS

None

10. PRESENTATIONS

none

11. RECOMMENDATIONS TO THE HOUSING AUTHORITY BOARD OF COMMISSIONERS

none

12. OPEN FORUM

none

13. OLD BUSINESS

Covered in Director's report

14. NEW BUSINESS

- *Director Beacham*: Starting the annual plan process. Will be working on revisions and will send out to the commissioners before the next meeting. Not sure yet on the extent of revisions, but may at least need some related to Covid and rent flexibilities and pay-back.

15. NEXT SCHEDULED MEETING

Monday April 12, 2021

16. ADJOURNMENT 4:18pm