

HOUSING ADVISORY COMMISSION
Monday, January 11, 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 3:32pm by Housing Advisory Commissioner and Chair Carol Hegstrom.

2. Roll Call

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

Absent: Y'Anand Burrell, Toni Autry

Vacancies: 1

Staff: Nannette Beacham, RHA Executive Director – Present
Gabino Arredondo, 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–None

6. INTRODUCTION OF INVITED GUESTS:

Sheba, property manager for Nevin and Nystrom

7. EXECUTIVE DIRECTOR'S UPDATE:

Director Beacham:

- Trash dumping increased significantly at Nystrom and Nevin
 - Constant calls from security and residents. Resulting in needs to call pest control. It's a real burden.
 - It's not that the trash chutes are filled, its just bad behavior. We welcome your help.
- Also an increase in squatting at Nystrom. Police don't have the resources to come weekly and kick people out
- 1,000 applicants to be selected from the lottery. The link will go into the system through Yardi—it's a pre-application that will be open for 3 days. Whoever is selected (the 1,000 applicants) will be placed on the waiting list for Nystrom Village. We currently have applications for Nevin and for the administration building

- 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. Some continued back and forth expected with HUD over the next 30-60 days.
- Administration building—planning to sell the property; application pending with HUD. Further along than Nevin application and expect response soon.
- Auditors working on audits, sequentially for the past few years that were missing
- Richmond Village I, II, and III—received approval from Board to negotiate with current partner, McCormick, Barron and CHDC. Starting negotiations early with current partner.
- Hacienda- public hearing recently for bonds not to exceed \$48 million, and preferred investor selected by Mercy and CHDC. Hoping to close with the loans by May.
- New city attorney getting up to speed

Jose Urquilla, facilities superintendent:

- How we are dealing with trash dumping at Nevin- Maintenance bringing out to street, and then abatement comes to pick it up
- At Nystrom, we've done major clean-up days. But it really needs to be continuous/periodic; the abatement has been good to help them out
- *Chair Hegstrom*—what about opening the trash room instead of it being locked?
 - Nanette—I don't know that it will help but we could try
 - Jose—why don't we try it a trial basis for a month and see?
 - Nanette—okay, we can try that
 - *Commissioner Jaycine Scott*—we had a problem with people sleeping in there when they used to be unlocked
 - *Nanette*—may be less of a risk now that we have tighter security
- Transfer of Nevin Plaza to EAH—they will be responsible for everything, maintenance, everything. They are working with architect, planning department, working on bids for construction. Getting ready once application is approved. But the transfer to EAH of property will be after rehab is complete
- *Chair Hegstrom*—what happens when there are problems after transfer to EAH?
 - Housing Authority of Contra Costa will hold subsidy if property manager is negligent
 - There will be more money for repairs plus the facilities will be new; That's why housing authorities are getting out of this business

8. HOUSING ADVISORY COMMISSIONERS' REPORTS

- *Jaycine Scott*: Has someone been assigned to Nystrom to give a report?
No, but we could solicit feedback to share at the meeting
- *Follow-up item*: Director Beacham offered to connect commissioners with contacts at Nystrom who would be able to share information on issues there. Commissioner Dena Nelson offered to help.

9. HOUSING ADVISORY COMMISSIONER APPOINTMENTS

None

10. PRESENTATIONS

Jose Urquilla, updates:

- Safety inspection, 75% report completed
- 8 units have been newly occupied
- Another major cleanup, front end loader and abatement team 2 trucks
- Fixed leak at Nevin tv room
- Leak fixed at admin building side entry
- Daily decontamination of building, Using food-grade cleaners also used at hospitals
- 3 electrical panels installed, cooper Hawkins fixing plumbing pumps and heaters

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

- HOLD a public hearing relating to the proposed issuance of revenue bonds by the California Municipal Finance Authority ("CMFA"), in an amount not to exceed \$48,000,000, in connection with the issuance of revenue bonds for Richmond Hacienda, L.P. or a partnership created by Mercy Housing, Inc. The proceeds of the bonds will enable the borrower to finance the acquisition, rehabilitation, improvement and equipping of a 150-unit affordable senior housing facility, located at 1300 Roosevelt Avenue in the City of Richmond; and ADOPT a resolution to approve the proposed financing by the CMFA - Finance Department
 - Approved by City Council
- Nystrom Village Waiting List-- The Waiting List will open for Pre-Applications Tuesday, February 16, 2021 at 9:00 a.m. through February 18, 2021 at 6:00 p.m.
- Contra Costa Health Services (CCHS) vaccine distribution site at the Richmond Auditorium- Seniors and health workers are now eligible by state guidelines.
 - Made request for a mobile clinic day at Nevin

15. NEXT SCHEDULED MEETING

Monday March 8, 2021

16. ADJOURNMENT 4:30pm