

HOUSING ADVISORY COMMISSION
Monday, July 13, 2020 – 3:30 PM
450 Civic Center Plaza, Richmond, CA 94804
Zoom

MINUTES

I. CALL TO ORDER, ROLL CALL, PLEDGE

The meeting was called to order at 3:32 p.m. by Housing Advisory Commissioner Carol Hegstrom.

Present: Jaycine Scott (Vice Chair), Commissioner Y’Anad Burrell, Commissioner Dena Nelson, Commissioner Preston Lam

Absent: Commissioner Toni Autrey

Vacancies: 1

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

Council Liaison: Ben Choi, Council Liaison – Present

II. AGENDA REVIEW AND ADOPTION – No change.

III. INTRODUCTION OF INVITED GUESTS: Lt. Brian Gard (Richmond PD) – Invited by Nannette to participate with housing discussions.

IV. EXECUTIVE DIRECTOR’S UPDATE: Nannette Beacham introduced the Executive Director’s report with speaker Lt. Brian Gard:

A. SAFETY CONCERNS:

Nannette Beacham – Addressed violent and physical incidents at Nystrom and Nevin and the importance of safety and processes for reporting incidents.

Lt. Brian Gard – New security appears to do a better job. There was a recommendation for there to be office space at City Hall for RHA which has been approved. Expressed need for updated vacant unit list. Residents have not been notifying the police. Suggested solution of using e-list, mail system, and emphasizing safety and communicative benefits.

Carol Hegstrom – Noted that they are unable to host resident council meetings.

Nannette Beacham – Residents do not feel comfortable with 24-hr security. Advised those who have issues with security to call dispatch [(510) 576-0464].

Lt. Brian Gard – Suggested for those who have issues with their neighbors to have mediation. Highlighted tenancy issues due to COVID-19 which has put a stay on eviction civil hearings and processes.

B. NEVIN PLAZA – EAH RESIDENT MEETING:

Nannette Beacham – Addressed position being approved by board to enter into negotiating with EAH Housing (EAH) for redevelopment. First kickoff meeting was successful. PowerPoint that EAH presentation can be distributed.

V. HOUSING ADVISORY COMMISSIONERS' REPORTS

Carol Hegstrom, Jaycine Scott, Nannette Beacham, and Gabino Arredondo – Discussed problems with maintenance, cleaning, and illegal dumping related to shortage of staff and resident housing manager positions at Nevin and Nystrom.

VI. NO HOUSING ADVISORY COMMISSIONER APPOINTMENTS

VII. NO PRESENTATIONS

VIII. RECOMMENDATIONS TO THE HOUSING AUTHORITY BOARD OF COMMISSIONERS

- A. ADOPT A RESOLUTION APPROVING THE PROPOSED FISCAL YEAR (FY) 2020-2021 ANNUAL OPERATING BUDGET WITH ESTIMATED REVENUES OF \$3,802,290 AND TOTAL EXPENDITURES OF \$5,008,776 – RICHMOND HOUSING AUTHORITY (NANNETTE J. BEACHAM 621-1300)**

Nannette Beacham – Highlighted the deficit last year was at 2.7. Majority of deficit came from an operating cost not received from the federal government or from tenant rent. Decided to not hire approved staff yet in order to keep deficit at a minimum. Hope that transferring responsibilities of operations at Nevin to take Hacienda off books for next budget year will be about \$500,000 in reduction. Expressed hope to reduce security at other vacant property but cannot due to the liability cost and ensuring a safe environment.

Carol Hegstrom – How is the cost for utility considered half a million dollars?

Nannette Beacham – Answer: Presented that the half a million-dollar costs are actual costs of expenditure based off of last year. Gabino and Erica are searching through vacancy list and making sure that utilities are not under our name. Highlighted that the deficit is paid off by the general fund and the deficit is never included in the general fund.

Gabino Arredondo – Highlighted actions of freezing positions, repositioning financial assets, and the Richmond's historical value of supporting affordable housing.

Dena Nelson – What are examples of the expenditures for cost pool?

Nannette Beacham – Replied that housing authorities have the Section 8 program and Public Housing Program, but we do not.

Gabino Arredondo – Added that every department in the city pays into the cost pool and it changes every year depending on the need.

Dena Nelson – How did they come up with the amounts for Nevin and Nystrom?

Nannette Beacham – Replied that the finance department performs a formula.

Carol Hegstrom – Noted that there is a typo about meeting date on page 2.

Dena Nelson – Expecting Hacienda will be transferred to Mercy housing in 2021, have we decreased the expenses that are listed based on expectation?

Nannette Beacham – Noted preference to overestimate. This is the full year's cost and hoping to cut it in half and transfer it to December 31st.

Gabino Arredondo – Noted that we have revenue under Hacienda for lease for them to use property which has started last year reflected on figures.

Nannette Beacham – Asked for a senior property manager and other resident housing manager. Total of 4 with the current resident housing manager.

Upon motion by C. Hegstrom and seconded by D. Nelson, following vote: **Ayes:** Commissioner Hegstrom, Vice-chair Jaycine Scott, Commissioner Lam, Commissioner Burrell, Commissioner Nelson. **Noes:** None. **Absent:** Commissioner Toni Autrey
Abstained: None.

- B. ADOPT A RESOLUTION APPROVING A CONTRACT AMENDMENT WITH INTERGRADED SECURITY MANAGEMENT GROUP FOR SECURITY SERVICES AT NEVIN PLAZA AND HACIENDA IN THE AMOUNT OF \$735,840, FOR A TOTAL TO NOT EXCEED AMOUNT OF \$1,471,680 AND AN EXPIRATION DATE OF AUGUST 1, 2022 – RICHMOND HOUSING AUTHORITY (NANNETTE J. BEACHAM 621-1309)**

Nannette Beacham – Noted this is the current contractor ISMG that we had beginning of August 2019 and had signed for a year with a possibility of extension. This is to increase the budget for another year till August. This contract gives authority up to the amount and does not mandate to use all of the funds.

Nannette Beacham – When EAH takes over management, they will either provide their own security or negotiate a contract.

Carol Hegstrom – When do we expect that to happen because this goes until August 2022 and I imagine EAH might be on board before then?

Gabino Arredondo – Replied that even though the time is August 2022, the amount will only cover the next year. Unlike the smaller contracts, the big contracts with more money are set to come back annually for monitoring.

Upon motion by J. Scott and seconded by Y. Burrell, following vote: **Ayes:** Commissioner Hegstrom, Vice-chair Jaycine Scott, Commissioner Lam, Commissioner Burrell, Commissioner Nelson. **Noes:** None. **Absent:** Commissioner Toni Autrey **Abstained:** None.

IX. OPEN FORUM

Nannette Beacham – MESSAGE FROM Cordell Hindler

Invited the Housing Advisory Commission to Contra Costa mayor's conference on August 6th hosted by the City of Richmond discussing the COVID-19 scenario. Currently in process of finding a young adult to fill the opening on the HAC.

X. OLD BUSINESS

A. ASSET REPOSITIONING UPDATE

Nannette Beacham – Noted approval from the board to enter into the exclusive rights to negotiate with EAH for Nevin Plaza. July 10th was the final day to submit proposals for Nystrom. There were three successful proposals from architectural and developer firms. An internal team and financial consultant will review them.

Gabino Arredondo – The administrative building was approved for transfer to repositioning. Mike, HUD technical advisor, has submitted an application.

Nannette Beacham – Submitted a portion of the Nevin application pending on the resident meeting. Next steps are to get letters of support. The EAH subcontractors will do testing and prepare application for section 8 vouchers. At Nystrom, there have been environmental tests and architectural designs to assist for master plan development. Final assets of Richmond Village 1, 2, and 3 require document review for purchase options at the end of this year.

Gabino Arredondo – Added that Richmond Village also has public housing units and our goal is to convert those into the section 8 platform.

XI. NEW BUSINESS

A. Nannette Beacham – Expressed hope to have someone here to help in the next month or so.

XII. NEXT SCHEDULED MEETING

Monday September 14th 2020 due to recess in August.

XIII. ADJOURNMENT

Housing Advisory Commissioner Carol Hegstrom adjourned the meeting at 4:38 p.m.