

**RESOLUTION NO. 2168**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RICHMOND, CALIFORNIA, AUTHORIZING THE EXECUTIVE DIRECTOR OF THE RICHMOND HOUSING AUTHORITY (RHA) TO EXECUTE AN EXCLUSIVE RIGHT TO NEGOTIATE AGREEMENT (ERNA) WITH MCCORMACK BARON SALAZAR AND RICHMOND NEIGHBORHOOD HOUSING SERVICES, AND AUTHORIZING THE EXECUTIVE DIRECTOR OF THE RHA TO NEGOTIATE A MASTER DEVELOPMENT AGREEMENT, GROUND LEASES, DISPOSITION AND DEVELOPMENT AGREEMENTS, AND ANY OTHER RELATED DOCUMENTS AND AGREEMENTS NECESSARY FOR THE REDEVELOPMENT AND OPERATION OF NYSTROM VILLAGE**

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**WHEREAS**, Richmond Housing Authority (RHA) owns and manages 244 units of rental housing; and

**WHEREAS**, RHA in September 2019 entered into the current Public Housing Authority Recovery and Sustainability (PHARS) agreement with the U.S. Department of Housing and Urban Development (HUD); and

**WHEREAS**, RHA remains obligated and committed to performing all HUD required functions, and providing quality service to local program participants; and

**WHEREAS**, on December 4, 2018, the RHA Board of Commissioners directed staff to move forward with repositioning RHA's public housing developments and other real estate holdings; and

**WHEREAS**, the 2019 PHARS Agreement and Action Plan with HUD (Tasks 4.1-4.4), requires the repositioning of Nystrom Village as an implementing action to reposition the RHA Public Housing portfolio; and

**WHEREAS**, on April 20, 2020, RHA issued a Request for Proposals (RFP) seeking a qualified housing development team for the redevelopment and operations of Nystrom Village; and

**WHEREAS**, on September 21, 2021, the RHA Board of Commissioners designated McCormack Baron Salazar and Richmond Neighborhood Housing Services as the preferred development team and authorized the RHA executive director to negotiate an ERNA; and

**WHEREAS**, Nystrom Village is a four-block area encompassing 9 acres, with 51 wood frame duplexes, with a mix of one hundred (100) 1-, 2- and 3-bedroom units built in 1941, owned and managed by RHA; and

**WHEREAS**, entering into an ERNA facilitates the repositioning of Nystrom Village by making clear the terms that will be included in the agreements that will govern the disposition and development of the property.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RICHMOND, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA**, that the executive director of the RHA is hereby authorized to execute an ERNA with McCormack Baron Salazar and Richmond Neighborhood Housing Services, and the executive director of the RHA is hereby authorized to negotiate a Master Development Agreement, ground leases, disposition and development agreements, and any other related documents and agreements necessary for the redevelopment and operation of Nystrom Village.

**BE IT FURTHER RESOLVED** that the Executive Director is hereby authorized to take all actions necessary to implement this resolution.

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The foregoing resolution was passed and adopted by the Commissioners of the Housing Authority of the City of Richmond at a regular meeting thereof held on September 13, 2022, by the following vote:

AYES: Commissioners Bates, Jimenez, Johnson III, McLaughlin, Willis, Vice Chairperson Martinez, Chairperson Butt, and Housing Authority Tenant Commissioner Scott.

NOES: None.

ABSTENTIONS: None.

ABSENT: None.

THOMAS K. BUTT  
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 Chairperson

[SEAL]

Attest:

PAMELA CHRISTIAN  
 Secretary

Approved as to form:

DAVE ALESHIRE  
 Interim City Attorney

State of California            }  
 County of Contra Costa       : ss.  
 City of Richmond             }

I certify that the foregoing is a true copy of **Resolution No. 2168** finally passed and adopted at a Regular Housing Authority Meeting held on September 13, 2022.

  
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 CLERK OF THE HOUSING AUTHORITY