

RICHMOND, CALIFORNIA, December 6, 2022

Community Services Building
440 Civic Center Plaza
Richmond, CA 94804

F. SPECIAL JOINT MEETING OF THE RICHMOND HOUSING AUTHORITY/RICHMOND CITY COUNCIL

The Special Joint Meeting of the Richmond Housing Authority/Richmond City Council was called to order at 6:33 p.m. by Chairperson/Mayor Thomas K. Butt via teleconference.

G. ROLL CALL

Present: Commissioners/Councilmembers Demnlus Johnson III, Gayle McLaughlin, Melvin Willis, Vice Chairperson/Vice Mayor Eduardo Martinez, Chairperson/Mayor Thomas K. Butt, and Housing Authority Tenant Commissioner Jaycine Scott. **Absent:** Commissioner/Councilmember Claudia Jimenez was absent for the entire meeting. Commissioner/Councilmember Nathaniel Bates arrived after the roll was called.

H. PUBLIC COMMENT INSTRUCTIONAL VIDEO

The public comment instructional video was shown.

I. STATEMENT OF CONFLICT OF INTEREST

None.

J. REPORT FROM THE EXECUTIVE DIRECTOR

Richmond Housing Authority (RHA) Executive Director Nannette Beacham reported the following updates regarding the Hacienda Heights senior apartments: the Housing Authority of Contra Costa County initiated leasing applications; the building was issued a temporary certificate of occupancy; the RHA commenced inspections in November through December 2022; and residents were scheduled to move in the week of December 5, 2022. Ms. Beacham also reported that EAH Housing and the RHA were in the final stages of closing for the sale of Nevin Plaza Apartments for the rehabilitation of 138 units.

K. AGENDA REVIEW

None.

L. HOUSING AUTHORITY OPEN FORUM

There were no public comments via teleconference.

M. HOUSING AUTHORITY CONSENT CALENDAR

Motion by Commissioner/Councilmember McLaughlin
Seconded by Commissioner/Councilmember Johnson III

To approve all items on the Housing Authority Consent Calendar.

Ayes (6): Commissioners/Councilmembers Bates, Johnson III, McLaughlin, Willis, Vice Chairperson/Vice Mayor Martinez, and Chairperson/Mayor Butt

Absent (2): Commissioner/Councilmember Jimenez and Housing Authority Tenant Commissioner Scott

Passed (6 to 2)

M.1 Third Contract Amendment with David Paul Rosen & Associates

ADOPT a resolution approving a third 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 \$366,000, for a new total not-to-exceed amount of \$1,003,740, with a term ending June 30, 2024 – Richmond Housing Authority (Nannette Beacham 510-621-1300).

Adopted Resolution No. 2172

M.2 Housing Authority Meeting Minutes

APPROVE the minutes of the Richmond Housing Authority November 15, 2022, special meeting - City Clerk's Office (Pamela Christian 510-620-6513).

M.3 Rental Assistance Demonstration (RAD) Program Application for Richmond Village

ADOPT a resolution authorizing the Richmond Housing Authority (RHA) to submit a Rental Assistance Demonstration (RAD) application and any Section 18 Disposition application elements required to support blending RAD and Section 18 Disposition programs to U.S. Department of Housing and Urban Development (HUD) for Richmond Village - Richmond Housing Authority (Nannette J. Beacham 510-621-1300).

Adopted Resolution No. 2173

N. JOINT HOUSING AUTHORITY/RICHMOND CITY COUNCIL NEW BUSINESS

N.1 Residual Receipts Loan to Assist in Financing the Rehabilitation of Nevin Plaza Subject

ADOPT a joint resolution authorizing the use of \$1.75 million of American Rescue Plan Act (ARPA) funds and \$1.75 million of Affordable Housing In Lieu Fee Funds to provide a residual receipts loan to Nevin Plaza I, L.P. to assist in financing the rehabilitation of Nevin Plaza; and AUTHORIZE the city manager or designee and Richmond Housing Authority (RHA) Executive Director to negotiate and execute loan documents – City Manager’s Office/Richmond Housing Authority (Shasa Curl 510-620-6512/Nannette J. Beacham 510-621-1300).

Richmond Housing Authority Executive Director Nannette Beacham presented and PowerPoint that highlighted the following: public benefits; funding gap; capitalized operating reserve; cost savings and proposed scope changes; options to cover the funding gap; and project timeline. Consultant Nora Lake-Brown of David Paul Rosen & Associates provided an update on negotiations and funding. EAH Chief Real Estate Development Officer Welton Jordon provided information concerning air conditioning and interior finishes. Discussion ensued. Mark Wassberg and Wayne Koide gave comments via teleconference. Further discussion ensued.

Motion by Commissioner/Councilmember McLaughlin
Seconded by Commissioner/Councilmember Johnson III

To approve the item and continue the application with the county to offer other amenities or potentially pay the city back from the funds it fronted.

Ayes (5): Commissioners/Councilmembers Johnson III, McLaughlin, Willis, Vice Chairperson/Vice Mayor Martinez, and Housing Authority Tenant Commissioner Scott

Noes (2): Commissioner/Councilmember Bates and Chairperson/Mayor Butt

Absent (1): Commissioner/Councilmember Jimenez

Passed (5 to 3)

**Adopted Housing Authority Resolution No. 2174 and City Council
Resolution No. 169-22**

O. ADJOURNMENT

There being no further business, the meeting adjourned at 7:08 p.m.

Clerk of the City of Richmond

Chairperson/Mayor