

HOUSING ADVISORY COMMISSION
Monday, February 13, 2023 – 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 by Housing Advisory Commissioner and Chair Carol Hegstrom at 3:34pm.

2. Roll Call

Present: Carol Hegstrom (Chair), Dena Nelson (Secretary), Philena Cosby, Jaycine Scott (Vice Chair), Y’Anad Burrell

Absent: Toni Autry, Cesar Zepeda, Council Liaison

Vacancies: 1

Staff: Nannette Beacham, RHA

Gabino Arredondo, RHA Executive Director

Melvin Thomas, RHA

3. WELCOME AND MEETING PROCEDURES

4. AGENDA REVIEW AND ADOPTION – No change.

5. APPROVAL OF MINUTES- January minutes approved and seconded; motion passes unanimously.

6. INTRODUCTION OF INVITED GUESTS:

None

7. EXECUTIVE DIRECTOR’S UPDATE:

- Heat issue at Nevin Plaza– started December 15– both heat and hot water
 - Contractor Cooper Hawkins came on Christmas Day and fixed hot water issue; in January were supposed to work on leak on heat pump that was impacting how heat is distributed. But they still don’t have the seals for the heat pump.
 - Now getting quotes from other vendors. In interim, some residents used space heaters to stay warm– which may have caused PG&E bill

spikes. RHA is collecting information from impacted residents to get them a subsidy from RHA to account for the space heater usage. RHA may be able to cover through their insurance. Some inquiries from the media.

- There may be particular program for those who are disabled- Care program. Could recommend when RHA looks at their bills. Could look at it when people first come to Nevin
- May need multi-level plan because some people have had heating issues for many months and may be threatened with shut-offs and working on payment plans with PG&E
- Note- RHA rental agreements with tenants do account for a set-aside amount for utilities through the subsidy amount
- Some residents' heaters haven't worked in a long time.
- Some people are signing petition about problem. Need to share information and communication
- People need to submit a work order if their heat isn't working. Some may have been submitted a long time ago but not addressed
- RHA should go through the list of the people with space heaters to check on whether their heat is now working and whether they have an issue with their PG&E bills
- Proactive calling residents based on
- Will post general notice in lobby, that says if you have issues with heat or bill, call this number
- Can ask PG&E for a list of residents in non-payment status or at risk for shut-off
- How do we balance the offset in the lease with right now when the bills are much higher? May look at past average bills as compared to recent bills, and may also ask PG&E for advice. For example, could compare with bill from last December
- If someone needs extra help they can call Gabino at 510-387-4359
- Mid-year budget
 - Subsidy from City of Richmond will be discussed at 2/28 council meeting
 - Only change is that Nevin Plaza transfer will mean RHA will no longer be bringing in Nevin rents and operating subsidy– anticipating transfer at end of February; and no operating subsidy from HUD
 - Still owe security invoices– but in the future that will be an expense that is reduced
 - Will need to revisit staffing for the next fiscal year– for now all staff will focus on Nystrom
- RHA needs to update annual plan for HUD, working with HUD consultant and then will share with commission

8. HOUSING ADVISORY COMMISSIONERS' REPORTS

Commissioner Scott: Is there an update on getting the back gate fixed?

RHA staff: We got the quotes but they need to be considered

Commissioner: Is there an update on the pigeon issue?

RHA staff: Entrance is cleaned daily; need to call pest control to get rid of them

Chair Hegstrom: Need to post meeting notices/agendas

Commissioner Cosby: If you want me to post it, we can

9. HOUSING ADVISORY COMMISSIONER APPOINTMENTS

None

10. PRESENTATIONS

11. RECOMMENDATIONS TO THE HOUSING AUTHORITY BOARD OF

COMMISSIONERS 12. OPEN FORUM

Cordell Himler: -Welcome to Lena - agendas need to be posted -it looks like the commission is going to come back in person

- Gabino requested Hybrid; commissioners agreed

13. OLD BUSINESS

- Revised goal to close on Nevin Plaza transfer transaction on March 7
 - Lots of debate related to the appraisal, lots of meetings and documents
 - HUD approval with take an extra week
 - Cleaning out empty units and RHA offices
- Hacienda—great news- occupancy is increasing, have housed some formerly unhoused people, want to do a grand opening in May, will invite everyone
 - 120 units filled, only 30 left to go
- Nystrom- still in an Exclusive Right to Negotiate period with MBS, but deadline is next

week so would need an extension to be considered by the RHA board. RHA is asking MBS what they would do differently in the negotiation that would justify an extension. Next, RHA needs to work on a Master Development Agreement (MDA).

- Richmond Village- transitioning final public housing units – on track to submit application to HUD and meeting with the HUD consultant related to that.

9. NEW BUSINESS

None

10. NEXT SCHEDULED MEETING

Monday March 13, 2023

11. ADJOURNMENT 4:02 pm