

**RESOLUTION NO. 2204**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RICHMOND, CALIFORNIA, ADOPTING A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A LEASE DISPOSITION AND DEVELOPMENT AGREEMENT (LDDA) AND TO NEGOTIATE AND EXECUTE ANY AND ALL RELATED DOCUMENTS AND AGREEMENTS, INCLUDING THE GROUND LEASE AND REGULATORY AGREEMENT BETWEEN THE RICHMOND HOUSING AUTHORITY AND EAH HOUSING FOR THE DEVELOPMENT OF THE NEVIN PLAZA II AFFORDABLE HOUSING PROJECT (APN 515-261-014-2)**

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**WHEREAS**, Richmond Housing Authority (“RHA”) owns and manages 100 units of rental housing; and

**WHEREAS**, RHA entered into a 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**, RHA is the owner of that certain real property located within the City of Richmond, California, known as Contra Costa County Assessors Parcel No. 515-261-014-2, and more particularly described in Exhibit A attached hereto (the “Property”); and

**WHEREAS**, on June 26, 2019, RHA issued a Request for Qualifications/Request for Proposals for the lease and development of the Property as an affordable residential development (the “Project”); and

**WHEREAS**, on April 7, 2020, the RHA Board of Commissioners (“**Commission**”) selected EAH, Inc., a California nonprofit public benefit corporation (“**EAH**”) as the preferred developer, and authorized the negotiation of an Exclusive Right to Negotiate Agreement (“**ERN**”); and

**WHEREAS**, on July 1, 2020, RHA and EAH entered into an ERN addressing development of the Project; and

**WHEREAS**, RHA and EAH entered into a Master Development Agreement dated December 15, 2020, addressing the lease of the Property and development of the Project; and

**WHEREAS**, RHA and EAH have negotiated a Lease Disposition and Development Agreement (the “LDDA”) that will govern the disposition and development of the Property and the Project; and

**WHEREAS**, pursuant to and subject to the terms and conditions set forth in the LDDA, RHA will lease the Property to a partnership affiliated with and controlled by EAH pursuant to a ground lease (the “**Ground Lease**”) that will restrict development of the Property for the construction of an affordable multifamily residential development consisting of approximately seventy-nine (76) units in which all units except the manager’s unit (the “**Restricted Units**”) will be restricted for occupancy by lower income households at affordable rents (the “**Project**”); and

**WHEREAS**, pursuant to the LDDA and the Ground Lease, an Affordable Housing Regulatory Agreement and Declaration of Restrictive Covenants (“**Regulatory Agreement**”) will be recorded against the Property; and

**WHEREAS**, both the Ground Lease and the Regulatory Agreement will require that for a term of ninety-nine (99) years, the Restricted Units must be occupied by, or if vacant, available for occupancy at affordable rents by households whose income does not exceed sixty percent (60%) of Area Median Income (“**AMI**”); and

WHEREAS, upon disposition of the Property, the Regulatory Agreement and a memorandum of the Ground Lease will be recorded against the Property substantially in the form attached as exhibits to the LDDA, and such documents will be binding upon successors in interest to the developer and will be enforceable by RHA.

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 is hereby authorized to enter into a Lease Disposition and Development Agreement (LDDA) and to negotiate and execute any and all related documents and agreements, including the Ground Lease and Regulatory Agreement between the Richmond Housing Authority and EAH Housing for the development of the Nevin Plaza II affordable housing project (APN 515-261-014-2).

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

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I certify that the foregoing resolution was passed and adopted by the Commissioners of the Housing Authority of the City of Richmond at a special meeting of the Richmond Housing Authority thereof held on December 17, 2024, by the following vote:

- AYES: Commissioners Bana, McLaughlin, Robinson, Zepeda, Vice Chairperson Jimenez, Chairperson Martinez, and Housing Authority Tenant Commissioner Scott.
- NOES: None.
- ABSTENTIONS: None.
- ABSENT: Commissioner Willis.

EDUARDO MARTINEZ  
Chairperson

[SEAL]

Attest:

PAMELA CHRISTIAN  
Secretary

Approved as to form:

DAVE ALESHIRE  
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. 2204 finally passed and adopted at a Regular Meeting of the Richmond Housing Authority held on December 17, 2024.

  
CLERK OF THE HOUSING AUTHORITY

Exhibit A

**PROPERTY**

Legal Description: NICH MAC CIV CNTR LOTS 9,10,19,20 BLK 2

County: CONTRA COSTA

Parcel # (APN): 515-261-014-2

Owner Name: RICHMOND HOUSING AUTHORITY

Mailing Address: 450 CIVIC CENTER PLZ 2ND FL RICHMOND CA 94804-1630



Lat: 37.936564° Zoom  
Lon: -122.346711° 19