

RESOLUTION NO. 2205

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RICHMOND, CALIFORNIA, DESIGNATING GORMAN & COMPANY AND NOVIN DEVELOPMENT AS THE PREFERRED DEVELOPMENT TEAM FOR THE REDEVELOPMENT AND OPERATION OF NYSTROM VILLAGE, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE AN EXCLUSIVE RIGHT TO NEGOTIATE AGREEMENT WITH A TERM NOT TO EXCEED NINETY (90) DAYS, WITH AN OPTION FOR ONE MUTUALLY APPROVED EXTENSION OF NOT MORE THAN THIRTY (30) DAYS

WHEREAS, Richmond Housing Authority (RHA) owns and manages the Nystrom Village development which consists of 100 units of rental public housing located on the nine-acre, four-block area bounded by Florida and Virginia Avenues and South 13th and South 16th Streets; 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) that addresses, among other things, the repositioning and redevelopment of Nystrom Village; 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 May 15, 2024, RHA issued a Request for Qualifications for the redevelopment and operation of Nystrom Village; and

WHEREAS, on August 21, 2024, RHA received proposals from three (3) qualified development teams; and

WHEREAS, an interdepartmental review panel composed of staff members and two community residents convened to review and evaluate the proposals; and

WHEREAS, on December 2, 2024, the RHA Board of Commissioners heard presentations from the two top development teams, designated Gorman & Company and Novin Development as the preferred development team, and authorized the RHA executive director to negotiate an Exclusive Right to Negotiate Agreement (ERNA); and

WHEREAS, entering into an ERNA facilitates the repositioning of Nystrom Village by making clear the terms for the redevelopment 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, Gorman & Company and Novin Development is hereby selected as the preferred development team, and the executive director of the RHA is hereby authorized to negotiate and execute an ERNA for the redevelopment and operation of Nystrom Village with Gorman & Company and Novin Development.

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to negotiate and execute the ERNA, negotiate documents pertaining to the redevelopment of the property, including a lease disposition and development agreement, a ground lease, a loan agreement, and related documents, and take all actions necessary to implement this resolution.

