

RESOLUTION NO. 2213

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RICHMOND, CALIFORNIA, ADOPTING A RESOLUTION RESCINDING RESOLUTION NO. 2205, SELECTING EDEN HOUSING & COMMUNITY HOUSING DEVELOPMENT CORPORATION AS THE PREFERRED DEVELOPMENT TEAM, AND DIRECTING STAFF TO NEGOTIATE AND EXECUTE AN EXCLUSIVE RIGHT TO NEGOTIATE AGREEMENT (ERNA) FOR THE REDEVELOPMENT OF NYSTROM VILLAGE 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 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, 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 community residents convened to review and evaluate the proposals; and

WHEREAS, the review panel designated Gorman & Company and Novin Development and Eden Housing and Community Housing Development Corporation as the finalists; and

WHEREAS, Gorman & Company and Novin Development was selected as the preferred developer by the Board of Commissioners; and

WHEREAS, Resolution No. 2205 was adopted on December 17, 2024, and needs to be rescinded to correct a procurement error; and

WHEREAS, an interdepartmental review panel composed of staff members and community residents reconvened to interview the finalists Gorman & Company and Novin Development and Eden Housing and Community Housing Development Corporation; and

WHEREAS, the selection committee designated Eden Housing & Community Housing Development Corporation as the preferred development team, and 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 THAT Resolution No. 2205 is rescinded and that Eden Housing & Community Housing Development Corporation 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 Eden Housing & Community Housing Development Corporation.

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.

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 Joint Meeting of the Richmond Housing Authority/Richmond City Council thereof held on June 17, 2025, by the following vote:

AYES: Commissioners Bana, Brown, Jimenez, Chairperson
Martinez, and Housing Authority Tenant Commissioner
Scott.

NOES: Commissioner Wilson.

ABSTENTIONS: Commissioner Robinson and Vice Chairperson Zepeda.

ABSENT: None.

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. 2213** finally passed and adopted at a Special Joint Meeting of the Richmond Housing Authority/Richmond City Council held on June 17, 2025.


PAMELA CHRISTIAN
CLERK OF THE HOUSING AUTHORITY