

**RICHMOND, CALIFORNIA, August 19, 2025**

Community Services Building  
440 Civic Center Plaza  
Richmond, CA 94804

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**F. SPECIAL MEETING OF THE RICHMOND HOUSING AUTHORITY**

The Special Meeting of the Richmond Housing Authority was called to order at 5:10 p.m. by Chairperson Eduardo Martinez.

**G. PLEDGE OF ALLEGIANCE**

Chairperson Martinez led the Pledge of Allegiance to the Flag.

**H. ROLL CALL**

**Present:** Commissioners Soheila Bana, Jamelia Brown, Claudia Jimenez, Doria Robinson, Sue Wilson, Vice Chairperson Cesar Zepeda, Chairperson Eduardo Martinez, and Tenant Commissioner Jaycine Scott. **Absent:** None.

**I. STATEMENT OF CONFLICT OF INTEREST**

None.

**J. AGENDA REVIEW**

Item L.2 (contract with Brightview Landscape Services, Inc.) was continued to the August 26, 2025, Housing Authority meeting.

**K. HOUSING AUTHORITY OPEN FORUM**

Cordell Hindler urged the council to approve the Consent Calendar as presented.

Jacquelynn Allen and Jacqualine H. reported issues at the rental property located at 2409 Aberdeen Way. They expressed concerns regarding unhoused individuals inside the building, fire safety, security, and other conditions.

**L. HOUSING AUTHORITY CONSENT CALENDAR**

**Motion by** Vice Chairperson Zepeda

**Seconded by** Tenant Commissioner Scott

To approve all items on the Housing Authority Consent Calendar, excluding Item L.2.

Ayes (8): Commissioner Bana, Commissioner Brown, Commissioner Jimenez, Commissioner Robinson, Commissioner Wilson, Vice Chairperson Zepeda, Chairperson Martinez, and Tenant Commissioner Scott.

Passed (8 to 0)

**L.1 Approval of a Sole-Source License Agreement with Yardi Systems, Inc. for Housing Management Software**

ADOPT a resolution approving a three-year sole-source license agreement with Yardi Systems, Inc. to provide the computer software required to administer the Low-Income Housing Program in an amount not to exceed \$60,000 ending June 30, 2028 - Richmond Housing Authority (Antoinette Terrell/Gregory Palomino 510-621-1361).

**Adopted Resolution No. 2217**

**L.2 Contract with Brightview Landscape Services, Inc. for Landscaping Services at Nystrom Village and Hacienda Excess Lot**

ADOPT a resolution approving a contract with Brightview Landscape Services, Inc. in an amount not to exceed \$230,000, with a term beginning August 20, 2025, and ending June 30, 2027, for landscaping services at Nystrom Village and Hacienda Excess Lot - Richmond Housing Authority (Antoinette Terrell 510-620-6784/Gregory Palomino 510-621-1361).

**Continued to the August 26, 2025, Housing Authority meeting.**

**L.3 Meeting Minutes**

APPROVE the minutes of the June 17, 2025, special Joint Housing Authority/City Council meeting, the June 24, 2025, special Housing Authority meeting, and the July 1, 2025, regular Housing Authority meeting - City Clerk's Office (Pamela Christian 510-620-6513).

**L.4 Contract with Macias Gini & O'Connell LLP (MGO) for Tax Preparation Services**

ADOPT a resolution approving a contract with Macias Gini & O'Connell LLP, to provide tax preparation services for the Richmond Housing Authority and its affiliated corporations for an amount not to exceed \$24,000 commencing August 19, 2025, and terminating June 30, 2028 – Richmond Housing Authority (Antoinette Terrell 510-621-1300).

**Adopted Resolution No. 2218**

**M. ADJOURNMENT**

The meeting adjourned at 5:18 p.m.

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Pamela Christian, Clerk of the City of  
Richmond

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Eduardo Martinez, Chairperson