

RESOLUTION NO. 1930(b)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RICHMOND AUTHORIZING THE EXECUTIVE DIRECTOR TO INITIATE NEGOTIATIONS WITH THE HIGHEST RANKING DEVELOPMENT TEAM (RELATED CALIFORNIA, MERCY HOUSING, AND COMMUNITY HOUSING DEVELOPMENT CORPORATION) TO BE THE MASTER DEVELOPER FOR THE NYSTROM VILLAGE NEIGHBORHOOD REVITALIZATION DEVELOPMENT PROJECT

WHEREAS, the Authority seeks to procure a Development Team to refine and implement the plans for the Nystrom Village Neighborhood Revitalization Project; and

WHEREAS, the Authority initiated a Development Opportunity Request for Qualifications (RFQ) process on June 11, 2008; and

WHEREAS, the Authority received five responses to the RFQ; and

WHEREAS, the responses were evaluated by a eight member selection committee in three major phases of competition; and

WHEREAS, the selection committee rated the development team comprised of Related California Community Housing Development Corporation of, and Mercy Housing as the highest ranked respondent in each phase of competition; and

WHEREAS, development team comprised of Related California, Community Housing Development Corporation, and Mercy Housing demonstrates considerable experience in constructing mixed-finance and mixed-income housing projects, including HOPE VI projects, market rate and subsidized rental, home-ownership housing and senior housing, and a firm commitment to complying with the Authority's goal to make employment opportunities available to residents:

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 Authority shall continue to comply with all policies and procedures mandated by the U.S. Department of Housing and Urban Development (HUD) for the Developer procurement activities; and

The Authority will enter into negotiations with the development team comprised of Related California, Community Housing Development Corporation, and Mercy Housing to be the master developer for the Nystrom Village Neighborhood Revitalization Project; and

The Authority reserves the right to reconsider this selection if the Executive Director is unable to negotiate reasonable general terms with the chosen team in 60 days, in which case staff will return to the Board of Commissioners to consider alternatives; and

The Executive Director is hereby authorized to take all actions necessary to implement the foregoing resolution.

The foregoing resolution was passed and adopted by the Commissioners of the Housing Authority of the City of Richmond at a regular meeting thereof held on May 19, 2009, by the following vote:

AYES: Commissioners Bates, Butt, Ritterman, Rogers, Viramontes, Vice Chairperson Lopez, and Chairperson McLaughlin.

NOES: None.

ABSTENTIONS: Housing Tenant Commissioner Thompson.

ABSENT: Housing Tenant Commissioner Hall.

GAYLE MCLAUGHLIN

Chairperson

ATTEST:

DIANE HOLMES

Secretary

Approved as to form:

RANDY RIDDLE

Attorney

State of California }
County of Contra Costa : ss.
City of Richmond }

I certify that the foregoing is a true copy of Resolution No. 1930(b), finally passed and adopted at a Housing Authority Meeting held on May 19, 2009.