

MINUTES FOR THE HOUSING AUTHORITY OF THE CITY OF RICHMOND
HOUSING ADVISORY COMMISSION
MONDAY APRIL 9, 2018

1. Call to Order

The meeting was called to order by Chair Farr at 3:40 PM.

2. Roll Call

All Commissioners were present. Also present were Consultant Tia Ingram and Yvette Woods from the Richmond Housing Authority. Council liaison Ben Choi was absent.

3. Welcome and Meeting Procedures

Secretary Hegstrom gave the welcome and read the meeting procedures.

4. Agenda Review and Adoption

The agenda was adopted.

- 5. Approval of Minutes.** The minutes from the February 20, 2018 special meeting were approved. Vice-chair Scott made the motion which was seconded by Commissioner Smith.

- 6. Introduction of Invited Guests: Captain Al Walle,** Richmond Police Department. Captain Walle introduced himself; he is the Captain of the Northern District. He said he will assign a liaison from the police department to come to the HAC meetings. He asked that someone please send him an email listing all the properties the Richmond Housing Authority oversees. Commissioner Smith pointed out that the HAC also covers Section 8.

7. No Announcements through the Housing Advisory Commission Chair

8. Management's Report.

Commissioner Tia Ingram apologized for not having presented the HAC with the written staff reports that she will be presenting to the City Council on April 17th. She is still working on them. Consultant Ingram then gave a brief description of changes to the Annual Plan, which includes the Admin Plan, the ACOP and Capital Projects. The Admin Plan covers Section 8 while the ACOP covers public housing. The major changes were made to comply with the new Richmond Rent Control and Fair Chance ordinance. Just Cause for evictions (from the Rent Control ordinance) will apply to Section 8 tenants. The Fair Chance ordinance requires that the Housing Authority can only look at felony convictions: (not arrests), and can only look back 2 years. Previously they were able to look back 5 years. In addition, the Housing Authority cannot look at whether a tenant or prospective tenant has participated in a drug or alcohol treatment program. Another significant change is that the Housing Authority will have the ability to allow a current tenant of public housing living in a unit that is in distress and can't be repaired, to move to the top of the Section 8 waiting list and receive a voucher allowing them to move elsewhere but continue to pay 30% of their income in rent. A brief

discussion ensued. Secretary Hegstrom expressed concerns that the new rules would likely let potential criminals move into buildings where there are elderly and disabled residents. Vice-chair Scott moved to accept the changes to the Annual Plan. Commissioner Smith seconded. The motion passed unanimously.

Consultant Ingram then answered questions. She reported that the Hacienda development is moving ahead, Mercy Housing may have gotten approval from the county for tax breaks to allow financing of up to \$100,000. A question from Commissioner Smith asked a question about who will be doing inspections of the public housing units. Consultant Ingram answered that there will be a RFP to hire an architectural firm to do the inspections. Chair Farr asked when the new commissioners would be getting an orientation, and also if it would be possible for all the commissioners to attend the national conference on public housing which will be held locally (in San Francisco) this year.

Consultant Ingram then gave a brief status report. She mentioned that the RHA has 6 months in which to complete the goals listed in the contract with HUD. She said there will be a physical needs assessment, to determine what the needs of each tenant are, and that every current occupant will receive a voucher that is not project-based. Commissioner Smith asked if these vouchers will limit the tenant to live in Richmond, Consultant Ingram answered that the vouchers will not be limited to Richmond, but they will be phased in. Commissioner Smith also asked in the Richmond Housing Authority is absorbing. Consultant Ingram answered that due to the high costs of rents in the area, the RHA is potentially close to a shortfall, so that no, RHA is not currently absorbing.

Consultant Ingram then introduced Ramon Tan Torres, the new head of maintenance. Mr. Tan Torres said he is the lead man at Nevin Plaza; he has 3 men working under him. He said his goal is to reduce reliance on outside contractors, and instead to take care of as much work himself as possible. He said he is starting with locksmith services. Vice-chair Scott reported that she is pleased with the new carpet and interior painting of Nevin Plaza, but that there are still problems with security at Nevin Plaza. Secretary Hegstrom asked about the elevator and the boiler problems. Mr. Tan Torres said that the estimate for the elevator repair is \$200,000, which the housing authority does not have the funds to pay, however, that the problem of overheating may be fixed. Currently they are using a fan, but that they are working with a contractor to fix the problem. They are also working on fixing the problems with the boilers.

9. **Housing Advisory Commissioners' Reports.** Secretary Hegstrom commented that the elections are overdue for the HAC. She also commented that it would be nice if the commissioners could get their reports and materials for the meetings sooner than the Friday before the meeting. At 4:30 Vice-Chair Scott moved to extend the meeting 15 minutes. Commissioner Smith left but the meeting was extended.
10. **No Presentations**
11. **No Recommendations to the Housing Authority Board of Commissioners and/or Housing Authority Commission**
12. **Open Forum.** **Cordell Hindler** stated that there is a new play at Contra Costa Civic Theater called Vanya and Sonia and Masha and Spike, playing April 13 through May.

He also announced that is a Crime Prevention meeting April 18th at the Rec Center, they will discuss home alarms. Finally, Mr. Hindler stated that the Commission on Aging needs 6 commissioners. **Mary Elizabeth Sims** said that she is a resident at Nevin Plaza and has noticed many problems, which she has been writing down. On March 24th there was no guard watching the back door. On April 3rd there was only 1 guard at the front desk and he was asleep. She stated that the security guards are not doing their jobs. **Beverly Hightower** stated that she has serious health problems, and that she was recently in the hospital for 14 days due to breathing problems. She said her doctor wrote a note for the Housing Authority that the mold in her apartment is causing Ms. Hightower to have very serious, life-threatening lung problems. She said she has complained about the mold before and knows of several other residents who have left the building because of the mold problem. A brief discussion ensued. Consultant Ingram said that she would have Ramon Tan Torres inspect Ms. Hightower's apartment tomorrow.

13. No Old Business

14. No New Business

15. Next Scheduled Meeting

This Commission meets every 2nd Monday at 3:30 p.m. at 2400 Nevin Avenue in the Community Room. This meeting is being held in a wheelchair accessible location. To request disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact Bruce Soublet, ADA Coordinator, at (510) 620-6509 at least three business days before the meeting date. The next meeting is scheduled for **Monday, May 14th, 2018.**

16. Adjournment. Chair Farr adjourned the meeting at 4:40 PM.