

MINUTES FOR THE HOUSING AUTHORITY OF THE CITY OF RICHMOND
HOUSING ADVISORY COMMISSION
SPECIAL MEETING
MONDAY JULY 23, 2018

1. Call to Order

The meeting was called to order by Vice-Chair Scott at 3:30 PM.

2. Roll Call

Commissioners Scott, Hegstrom, Smith and Lam were present; Commissioners Farr and Thorpe, and Council Liaison Choi were absent. Also present were Jon Gresley, Yvette Woods, Giulia Colbacchini, and Betty Parker from the Richmond Housing Authority, and Bill Lindsey, City Manager of Richmond.

4. Agenda Review and Adoption

The agenda was adopted.

- 5. Approval of Minutes.** The minutes from the April 9, 2018 meeting were approved. Commissioner Smith made the motion which was seconded by Vice-Chair Scott.

6. No Invited Guests

7. No Announcements through the Housing Advisory Commission Chair

8. Management's Report.

a. Introduction of Jon Gresley, Consultant, CVR Associates

City Manager Bill Lindsey introduced Jon Gresley. He stated that Mr. Gresley will be taking a leadership position as a consultant to the Richmond Housing Authority. Mr. Gresley has extensive experience including working at HUD and as Executive Director at the Oakland Housing Authority. Mr. Lindsey said that Mr. Gresley lives locally and that he can spend time on site. Mr. Lindsey said that Mr. Gresley has already had several outstanding ideas. He can help the RHA with its interactions with HUD. And he will also work closely with City of Richmond Departments of Infrastructure Maintenance, Finance and Human Resources. Mr. Lindsey states that Mr. Gresley will bring stability to the Richmond Housing Authority. Mr. Gresley then introduced himself. He said he will be happy to spend time meeting with individual commissioners or the commission as a whole. He gave a brief description of his career, stating that he worked at HUD from 1972-1978 and was a part of the effort to get Section 8 up and running. He then became director of Housing Management at the Oakland Housing Authority, moving to Deputy Executive Director and in 1999 becoming the Executive Director, until his retirement in 2010. He said he is looking at how to reposition the assets of the Richmond Housing Authority to increase the stability to the RHA. He mentioned that he has served as a faculty member at NAHRO and has been a consultant for two other local Housing Authority agencies. He said he lives on the Richmond – El Sobrante border. He then answered questions from the commissioners. Secretary Hegstrom asked about whether the Nevin Plaza site will undergo Demo-Dispo. He said that is not determined yet. There was a general discussion.

b. Item for the Board of Commissioners Meeting (July 24, 2018)

1. FY17-18 and FY18-19 Budgets

Mr. Lindsey gave a brief presentation on the RHA budget. There was a general discussion. Some Commissioners expressed concern that the budget for FY18-19 includes a projected shortfall of over \$1,300,000, and wondered whether the City Council will pass it. Secretary Hegstrom moved that the item be passed by the commissioners, Vice-Chair Scott seconded, and the item was passed unanimously.

9. **Commissioners Reports.** Vice-Chair Jaycine Scott reported that she is concerned about vandalism to residents cars parked on the street. She suggested that the guards be instructed to patrol the perimeter of the building. Commissioner Smith reported that she and Vice-Chair Scott will be attending the NAHRO conference on July 28th in San Francisco. Secretary Hegstrom reported that the commission should be preparing for elections as they are due this year. She noted that there is a rat infestation in the area surrounding Nevin Plaza. She stated that there are ongoing problems with the security guards. Commissioner Smith suggested that a record be made of all complaints regarding the security guards and the response by Allied Security management to address the problems. She said that she hears complaints about the security guards at every meeting and that Allied Security needs to be held responsible, and fired if they do not improve. Mr. Lindsey said that he will make sure this data is provided to the commission.

At 4:30 Vice-Chair Scott moved that the meeting be extended by 10 minutes. Secretary Hegstrom seconded and the motion was passed unanimously.

10. **No Presentations.**

11. **No Recommendations to the Housing Authority Board of Commissioners or Housing Authority Commission**

12. **Open Forum.** Cordell Hindler stated that there is an upcoming retirement party for City Manager Bill Lindsey Friday July 27 at Memorial Auditorium. He said the dinner costs \$55 but after 9 PM the event is free. It lasts until 10:30 PM. He encouraged the Commissioners to attend. Finally, Mr. Hindler stated that the Commission on Aging needs commissioners.

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 Souplet, ADA Coordinator, at (510) 620-6509 at least three business days before the meeting date. The next meeting is scheduled for **Monday, September 17, 2018.**

16. **Adjournment.** Vice-Chair Scott adjourned the meeting at 4:40 PM.