

HOUSING ADVISORY COMMISSION
Monday, June 12, 2023 – 3:30 PM
450 Civic Center Plaza, Richmond, CA 94804
Zoom

MINUTES

1. Call to order

The meeting was called to order by Housing Advisory Commissioner and Chair Carol Hegstrom at 3:35pm.

2. Roll Call

Present:

Commissioners: Carol Hegstrom (Chair), Dena Nelson (Secretary), Philena Cosby, Jaycine Scott (Vice Chair), Y'Anad Burrell

RHA Staff: Gabino Arredondo (RHA Executive Director), Gregory Palamino

Council Liaison: Cesar Zepeda

Absent: Toni Autry

Vacancies: 1

3. WELCOME AND MEETING PROCEDURES

4. AGENDA REVIEW AND ADOPTION – No change.

5. APPROVAL OF MINUTES- April minutes approved and seconded; motion passes unanimously.

6. INTRODUCTION OF INVITED GUESTS:

None

7. EXECUTIVE DIRECTOR'S UPDATE:

- Richmond Village openings and new applications will be available for Hacienda and Contra Costa Housing Authority waitlist
- Working on annual budget
- Pause on work on the Annual Public Housing Authority Plan due to end of HUD contract for person who was assisting with drafting

8. HOUSING ADVISORY COMMISSIONERS' REPORTS

- Commissioner Burrell: Wants to spread information about the East Bay MUD Customer Assistance Program- going to an analysis at Nystrom on who hadn't signed up (because at Nystrom individual tenants pay for water —currently 67 tenants). Also looking at whether other area housing developments would have interest East Bay MUD does free water quality testing— Commissioner Burrell will start with putting in a request for Nystrom

9. HOUSING ADVISORY COMMISSIONER APPOINTMENTS

None

10. PRESENTATIONS

11. RECOMMENDATIONS TO THE HOUSING AUTHORITY BOARD OF

COMMISSIONERS

- ADOPT a resolution assigning the Vacant Property Security, LLS (VPS) contract to Door and Window Guard Systems, Inc. (DAWGS), for a total contract amount of \$69,525.48, with a term ending on July 1, 2024
 - Transfer of existing contract to new owner of company
 - **Moved, seconded, passed unanimously**
- ADOPT a resolution authorizing a standing purchase order with HD Supply for an amount not to exceed \$180,000, for maintenance, repairs, and unit turnover activities ending June 30, 2025
 - For Nystrom unit turnover (33 vacant units needing turnover) plus replacement items for existing occupied units
 - **Moved, seconded, passed unanimously**
- ADOPT a resolution removing the former City of Richmond Accounting Manager Delmy Cuellar, updating Nannette Beacham's title to Director of Economic Development, and adding Interim Richmond Housing Authority Executive Director Gabino Arredondo, City of Richmond Deputy Director of Finance Mubeen Qader, Accounting Manager Jerry Chak, and Deputy City Manager Nickie Mastay as authorizing signatory on the Mechanics Bank depository and checking accounts
 - **Moved, seconded, passed unanimously**

12. OPEN FORUM

- Councilmember Zepeda:
 - Interested in housing issues and wants to share some information about a new statewide program called CA Dream for All- which can help fund a down payment for first time homeowners
 - And, another program makes it possible to use Section 8 vouchers to make mortgage payments
 - Maybe it would be possible to set aside units at Nystrom for rent-to-own
 - Director Arredondo to connect with Contra Costa County to check whether they support people for new program
 - Director Arredondo noted there are some ownership units at Richmond Village and other programs that help people with homeownership- SparkPoint and RHNS
 - Councilmember Zepeda also described his interest in a program to add charging stations where there is low-income housing

13. OLD BUSINESS

- Hacienda Grand Opening- Thursday June 29th, 11a-1pm
-commissioners invited, HUD region IX plan to attend. And opening waitlist for a few units there
- Nevin Plaza
-RHA is receiving some complaints from residents. Director Arredondo and Economic Development Director Beacham to have a meeting with EAH. Want to improve communication.
-EAH staff want to talk about the second building, but need to talk first about building progress so far. RHA not getting information; EAH was supposed to have resident meetings but maybe aren't happening
-EAH did finish full repair of heaters downstairs and got rid of pigeons
-The first wave of relocations already started
- Nystrom- Still in the process of working toward exclusive rights to negotiate
-Nystrom United ReVitalization Effort (NURVE) neighborhood group met recently, including local community organizations and school
-Could try to get someone from the NURVE group to be a commissioner on the RHAC
-Years ago, Commissioner Scott helped Nystrom Village start a resident council. Not currently functional but RHA staff now all on site and want to support them in starting it

- Richmond Village- pause on transitioning final public housing units due to HUD consultant availability– on track to submit application to HUD and meeting with the HUD consultant related to that. This will just be an administrative/paper transition, no renovation/building planned at this time.

9. NEW BUSINESS

None

10. NEXT SCHEDULED MEETING

Monday July 10, 2023

11. ADJOURNMENT 4:25 pm