

HOUSING ADVISORY COMMISSION
Monday, February 14, 2022 – 3:30 PM
450 Civic Center Plaza, Richmond, CA 94804
Zoom

MINUTES

1. CALL TO ORDER, ROLL CALL, PLEDGE

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

2. Roll Call

Present: Carol Hegstrom (Chair), Dena Nelson (Secretary), Preston Lam, Jaycine Scott (Vice Chair),

Absent: Y'Anand Burrell, Toni Autry, Council Liaison Gayle McLaughlin

Vacancies: 1

Staff: Nannette Beacham, RHA Executive Director – Present

Jose Urquilla, City of Richmond – Present

Gabino Arredondo, City of Richmond – Present

3. WELCOME AND MEETING PROCEDURES

4. AGENDA REVIEW AND ADOPTION – No change.

5. APPROVAL OF MINUTES- Approved and seconded; motion passes unanimously.

6. INTRODUCTION OF INVITED GUESTS:

Brian Swartz, Cascade Consultants

7. EXECUTIVE DIRECTOR'S UPDATE:

- Mid-Year Budget: Approved by the board; there was actually a reduction in the subsidy to be paid by the city; 6.5 approved employees instead of 7 so that created some savings
- Still negotiating with the proposed developers for Nystrom
- Today RHA submitted the operating subsidy to the HUD website. This is the budget for all the asset management portfolios (those currently managed by RHA are just Nevin and Nystrom). This process will dictate how much money RHA will get from HUD.
- Housing Authority Staffing: Introduction of new RHA staff members Alton Jefferson- Senior Development project manager. RHA also hired a new maintenance manager as well.

Jose Urquilla

- Added Melvin Thomas as building supervisor
- Pigeon deterrent installed, seems to be preventing roosting at main entry at Nevin
- major clean-up at Nystrom—took away 8 tons of garbage that was illegally dumped
- Major leaks over the last few weeks at Nevin but they were fixed—contracted with a commercial plumber. Just a few ceiling tiles still need replacing but have been delayed.

8. HOUSING ADVISORY COMMISSIONERS' REPORTS

- Vice Chair Jaycine Scott: Concern about security in the Nevin Plaza building, especially the broken front door and the broken West gate to the parking lot. There also was a gap in evening security guards last month—there is sometimes one person or no one on duty
 - Gabino has created a contract for fixing the door but it is waiting on legal review
 - Nanette said she wasn't aware that the gate was broken and asks whether a work order was submitted
 - Jose installed an alarm on the trash room door to prevent people sneaking in that way
 - In the next few weeks there will be recruitment for an additional resident housing manager located at Nevin Plaza
- Vice Chair Jaycine Scott: Increase in homeless individuals lined up on 23rd st side of Nevin Plaza and in parking lot across the street. Lots of trash and clothing left, and it's attracting pests. Is there anything we can do?
 - Yes, you can call code enforcement
 - City is going to be doing a full clean-up of Nevin St
 - Commissioner Dena Nelson: Do the resources provided to unhoused individuals include information about how to access waiting lists for public housing?
 - City doesn't provide services for unhoused— the County is the lead.
- Maybe we can invite someone from the County to talk about the process for Hacienda.
 - Yes, we will do that. Intend to open the waiting list in October.

9. HOUSING ADVISORY COMMISSIONER APPOINTMENTS

10. PRESENTATIONS

None

11. RECOMMENDATIONS TO THE HOUSING AUTHORITY BOARD OF COMMISSIONERS

None

12. OPEN FORUM

Lena: concern regarding unsanitary living conditions at Nevin Plaza: urine and saliva constantly in elevators.

- Director Beacham: In addition to calling Nicole you can report a work order by email.
- It's very difficult to stay on top of the elevators because residents and their guests bring pets in elevators and common areas

Lena: Is there a possibility of surveillance cameras in the elevators?

- Director Beacham: No funding for that
- Brian Swartz: EAH is planning on increased security as part of the redevelopment. Doesn't address immediate concerns but it is part of EAH's plans

Cordell: Noted the vacancy on the commission; shared an invitation to an upcoming meeting

13. OLD BUSINESS

- See Executive Director's update.
- We are very close to transferring the administration building. Documents are being reviewed by HUD.
- Richmond Village—will be submitting an application for project vouchers at this site (this is the site where Easter Hill used to be).
- Brian Swartz: Please share if you have any questions about Nevin. Design Review Board on February 23rd.

14. NEW BUSINESS

None

15. NEXT SCHEDULED MEETING

Monday March 14, 2022

16. ADJOURNMENT 4:11pm