

RICHMOND, CALIFORNIA, February 6, 2007

The meeting of the Richmond Community Redevelopment Agency was called to order at 8:34 p.m. by Chairperson Gayle McLaughlin who led the Pledge of Allegiance to the Flag.

ROLL CALL

Present: Boardmembers Butt, Lopez, Sandhu, Viramontes, and Chairperson McLaughlin. **Absent:** Councilmembers Bates, Marquez, Rogers and Thurmond.

STATEMENT OF CONFLICT OF INTEREST

None.

AGENCY AS A WHOLE

In the matter to direct Agency staff to pursue waiver(s) from HUD and CalTrans necessary for the development of at least four low-income and up to three unrestricted ownership units, and to negotiate, within 60 days, a Disposition and Development Agreement with RNHS to transfer properties on South 7th and South 8th Streets, known as APNs 550-251-018-2 and 550-252-030-6, consistent with recommended terms for the development and the parameters for HUD and CalTrans. Lisa Hamburger, Redevelopment Director, stated that the amended Richmond Community Redevelopment Agency FY 06-07 Budget approved on January 16, 2006, includes \$872,000 under the infill Richmond Neighborhood Housing Services (RNHS) Sites and CDBG Capital Projects Budget lines for the recommended development program. In 1997, RNHS approached the City about acquiring certain parcels located on South 7th and South 8th Streets just north of the 580 Freeway for the development of four affordable housing units. In 1999, RNHS updated its 1997 proposal, still offering to build four units targeted to buyers with lower income. Subsequently, RNHS submitted an updated development proposal to the Agency dated November 1, 2005, which it further updated on February 9, 2006, for the transfer and development of the property. However, this proposal was inconsistent with the direction of pertinent Council resolutions in that it restricted only two homes to lower-income families, with the remainder of the units affordable to households between 80-120% of AMI. Additionally, the proposal did not assume paying prevailing wage, which is required, due to the below-market sale and the governance of the development by a Disposition and Development Agreement with the Agency. On motion of Boardmember Viramontes, seconded by Boardmember Sandhu, approved Scenario No.1 to build four units restricted to buyers earning up to 80% of AMI and three unrestricted units; require \$860,000 in Agency funds, plus land; meet Agency requirements of paying prevailing wage, apply the City and Agency homebuyer underwriting policy, consistent with California Redevelopment Land, by the unanimous vote of the Board

CONSENT CALENDAR

On motion of Boardmember Viramontes, seconded by Boardmember Lopez, approved the minutes of the Evening Open Session held on January 23, 2007, by the unanimous vote of the Board.

OPEN FORUM FOR PUBLIC COMMENT

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:44 a.m.

Clerk of the Richmond Community
Redevelopment Agency

(SEAL)

Approved:

Chairperson

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