CITY COUNCIL RESOLUTION NO. 20-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND
AUTHORIZING THE CITY TO ACT AS PETITIONER IN PROBATE PROCEEDINGS
FOR THE ESTATES OF DECEASED OWNERS OF BLIGHTED PROPERTIES AND
APPROVING THE TAKING OF ALL NECESSARY ACTIONS IN CONNECTION
THEREWITH

WHEREAS, the City and the Richmond Community Foundation have partnered in the
Richmond Housing Rehabilitation Program, pursuant to which the City has issued revenue
bonds, the proceeds of which are being used by the Foundation to finance the acquisition,
rehabilitation and sale of dilapidated housing units in the City in order to achieve the remediation
of blight, improve the supply of clean, safe and affordable housing and provide opportunities to
time-homebuyers to become property owners in Richmond (the “Program”); and

WHEREAS, many dilapidated houses in the City are in that state because the owners
have died and the estates of those owners have not been probated or otherwise administered (a
list of 28 such properties that are now being managed by Richmond Code Enforcement team is
attached as Exhibit A), so no one is caring for those properties; and

WHEREAS, the City, as a creditor of the estate of the deceased homeowner in each case
because of unpaid code enforcement fines, has standing to petition to administer the estate of the
deceased homeowner; and

WHEREAS, only through such administration of the estate of each deceased homeowner
will it be possible for these dilapidated houses to be sold, rehabilitated and returned to productive
use; and

WHEREAS, the City has full legal right, power and authority under its Municipal Code
and the laws of the State of California to enter into the transactions hereinafter authorized; and

WHEREAS, Richmond Housing Restoration, LLC, the entity that is actually acquiring
and rehabilitating the dilapidated houses under the Richmond Housing Rehabilitation Program,
has agreed to, out of the bond proceeds, advance all filing fees and other costs of such estate
administration on behalf of the City and to indemnify the City against any liabilities or costs that
might arise from such petitions and administration; and

WHEREAS, being fully advised in the matter of the administration of these estates, this
Council wishes to proceed with implementation of said administration.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF RICHMOND, AS FOLLOWS:

Section 1. The foregoing recitals are true and correct and this Council hereby so
finds and determines.

Section 2. The Council hereby authorizes the City Manager to authorize the filing
of petitions to administer the estates of deceased owners of blighted properties who owe unpaid
code enforcement fines to the City.

Section 3. The officers and agents of the City are, and each of them hereby is,
authorized and directed to do any and all things and to execute and deliver any and all documents
which they or any of them deem necessary or advisable in order to facilitate the administration of
the estates of deceased homeowners of dilapidated residential properties in Richmond, and to do
any and all things and take any and all actions which may be necessary or advisable, in their
discretion, to effectuate the actions which the City has approved in this Resolution.
Notwithstanding any provision of this resolution authorizing an officer to take any action or
execute any document to the contrary, in the absence of such officer or in lieu of such officer, the
person designated in writing by such officer, may take such action or execute such document
with like effect as fully as though named in this resolution instead of such officer.

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Section 4. All consents, approvals, notices, orders, requests and other actions permitted or required by any of the documents authorized by this Resolution, whether before or after the filing of a petition to administer an estate, may be given or taken, without further authorization by this City Council, by the Authorized Officers and each such officer is hereby authorized and directed to give any such consent, approval, notice, order or request and to take any such action which such officers may deem necessary or desirable to further the purposes of this Resolution.

Section 5. This Resolution shall take effect from and after its adoption.

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I certify that the foregoing resolution was passed and adopted by the Council of the City of Richmond at a regular meeting thereof held March 1, 2016, by the following vote:

AYES: Councilmembers Bates, Beckles, McLaughlin, Myrick, Pimplé, Vice Mayor Martinez, and Mayor Butt.

NOES: None.

ABSTENTIONS: None.

ABSENT: None.

PAMELA CHRISTIAN
CLERK OF THE CITY OF RICHMOND
(SEAL)

Approved:

TOM BUTT
Mayor

Approved as to form:

BRUCE GOODMILLER
City Attorney

State of California  
County of Contra Costa  
City of Richmond  

I certify that the foregoing is a true copy of Resolution No. 20-16, finally passed and adopted by the City Council of the City of Richmond at a regular meeting held on March 1, 2016.

Pamela Christian, Clerk of the City of Richmond  

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