

COMMISSIONERS' REGULAR BOARD MEETING
March 15, 2017

Resolution(s) Passed:

- (17-04) Resolution of the Richmond Redevelopment and Housing Authority requesting Authorization for Reversion and Disposition of Four Parcels for the Revitalization of Southern Barton Heights
- MOTIONS:** Harrigan/Abbott
VOTE: Aye: Jones, Adams, Olds, Harrigan, Young, Coleman, Abbott, Kessler, Blount
ABSTAIN: None
ABSENT: None
- (17-05) Resolution of the Richmond Redevelopment and Housing Authority Requesting Authorization to Amend Resolution 2016-10, Date February 17, 2016, To Execute Legal Documentation to Provide Additional Financing for the Third Phase of the Rental Assistance Demonstration (RAD) Development, to Correct the Phases For the RAD Fay Towers Project that were Approved in the Original Resolution (Baker)
- MOTIONS:** Adams/Young
VOTE: Aye: Jones, Adams, Olds, Harrigan, Young, Coleman, Abbott, Kessler, Blount
ABSTAIN: None
ABSENT: None
- (17-06) Resolution of the Richmond Redevelopment and Housing Authority Requesting Authorization to Amend Resolution 2016-09, Date February 17, 2016, To Execute Legal Documentation to Provide Additional Financing for the Second Phase of the Rental Assistance Demonstration (RAD) Development, to Correct the Phases For the RAD Fay Towers Project that were Approved in the Original Resolution (Jackson Ward)
- MOTIONS:** Young/Abbott
VOTE: Aye: Jones, Adams, Olds, Harrigan, Young, Coleman, Abbott, Kessler, Blount
ABSTAIN: None
ABSENT: None
- (17-07) Resolution of the Richmond Redevelopment and Housing Authority requesting Authorization to Execute Addendum No.1 to the Master Development Agreement setting forth Infrastructure Development Services to be provided by Developer.
- MOTIONS:** Young/Abbott
VOTE: Aye: Jones, Adams, Olds, Harrigan, Young, Coleman, Abbott, Kessler, Blount
ABSTAIN: None
ABSENT: None

MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS
OF RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD IN THE OFFICES OF RRHA
901 CHAMBERLAYNE PARKWAY, RICHMOND, VIRGINIA
ON WEDNESDAY, MARCH 15, 2017

In Attendance:

Board of Commissioners

Robley S. Jones, Jr., Chairman
Robert J. Adams, Vice Chairman
Elliott M. Harrigan
Marilyn B. Olds
Samuel S. Young, Jr.
Jonathan Coleman
Heidi Abbott
Neil S. Kessler
Veronica G. Blount

RRHA Staff

T.K. Somanath, Chief Executive Officer

The Chairman called the meeting to order at 5:39 p.m. with *Lane Pearson* serving as Legal Counsel. A quorum was established.

Minutes

The Minutes from the *February 15, 2017 Regular Board of Commissioners Meeting* were approved.

1 Motion: (Coleman/Harrigan) Move to adopt the Minutes from the February 15, 2017 Regular Board of Commissioners Meeting.

Motion Carried Unanimously

Citizen Information Period

Deaunta Carter, a public housing resident addressed the Commissioners to express concerns that she is having with the property manager of Fairfield Court. Chairman Jones asked Ms. Carter to continue to work with Carol Jones-Gilbert to resolve this matter.

New Business

Chairman's Comments

Chairman Jones informed the Commissioners that he attended the City Council meeting to speak on behalf of the RRHA Board of Commissioners regarding the proposed term limits for board members. During this meeting he informed the the council members that out of the nine RRHA board members, only two of the board members have served two terms. He stated that this item will be addressed by City Council on March 27, 2017. Since he will be attending the NAHRO conference on March 27, 2017,

he is unable to attend the City Council meeting. He encouraged the other Commissioners to attend the city council meeting to express their opposition to these term limits.

He also thanked CEO Somanath and staff for sharing information about the possible impending HUD budget cuts.

Chief Executive Officer's Comments

Orlando Artze gave an update on the proposed cuts for the FY 2018 HUD budget. These proposed cuts would impact the programs that RRHA and other public housing authorities use and administer. The proposed cuts include a 32% reduction in the public housing capital fund or about \$1.3 billion and a 13% reduction in the public housing operating fund or about \$600 million. He noted that these are the top two sources of funding that RRHA receives from HUD. In addition, the Housing Choice Voucher program as well as vouchers for homeless veterans would be cut by \$300 million to \$19.3 billion. He stated that even if the funding for the Housing Choice Vouchers remain stable, the housing authority would still loose because there is a cost increase every year that takes place. In addition, CDBG, HOME and Choice Neighborhoods funding would be eliminated entirely. He mentioned that these cuts are not new to the HUD budget; they have been going on for the last six to seven years, but this proposed \$6 billion cut is significantly larger than the cuts that have been made over the last five to six years for the various HUD programs.

CEO Somanath stated that the Mayor has proposed the budget for the City. He informed the Commissioners that he will be meeting with the city to discuss funding requests for RRHA initiatives.

Action Item(s):

1. Staff should provide a summary by district to show how the reduction in funds will impact the Housing Choice Voucher program.

Public Safety Update:

Lt. Sayles gave an update on Public Safety. The following key points were mentioned.

- o Violent crimes for the Big 6 communities have decreased during the last three to four weeks.
- o Overall crime for the Big 6 communities is 100 this year compared to 98 last year.

Resolution(s)

The following resolution(s) were presented for consideration:

Agenda Item No. 1 – Resolution of the Richmond Redevelopment and Housing Authority requesting Authorization for Reversion and Disposition of Four Parcels for the Revitalization of Southern Barton Heights

(17-04) WHEREAS, the Board of Commissioners has reviewed the Recommendation Memorandum dated March 15, 2017, requesting Authorization for Reversion and Disposition of four parcels in the Southern Barton Heights Project Area;

THEREFORE, BE IT RESOLVED BY THE RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY THAT THE BOARD OF COMMISSIONERS:

(i) Authorizes the Chief Executive Officer, or his designee, to execute documents necessary for the reversion of the following parcels in the Southern Barton Heights Project Area to RRHA. The parcels are as follows:

- 2 King Street; parcel N0000288001
- 10 King Street; parcel N0000288006
- 20 King Street; parcel N0000288009
- 22 King Street; parcel N0000288012

2 Motion: (Harrigan/Abbott) Move to approve Resolution 1

Motion Carried Unanimously

Agenda Item No. 2 – Resolution of the Richmond Redevelopment and Housing Authority Requesting Authorization to Amend Resolution 2016-10, Date February 17, 2016, To Execute Legal Documentation to Provide Additional Financing for the Third Phase of the Rental Assistance Demonstration (RAD) Development, to Correct the Phases For the RAD Fay Towers Project that were Approved in the Original Resolution

(17-05) WHEREAS, the Board of Commissioners approved Resolution 2016-10, dated February 17, 2016 to Authorize the Execution of Legal Documentation to Provide Additional Financing for the Third Phase of the Rental Assistance Demonstration;

WHEREAS, Richmond Redevelopment and Housing Authority received a letter from U.S. Department of Housing and Urban Development with the amended CHAP Exhibit A, Identification of Units (“Contract Units” (51 Units)) by Size and Applicable Contract Rents, for Phase II of the Fay Towers RAD Project (VA007000501B) (see attached);

WHEREAS, Richmond Redevelopment and Housing Authority staff has reviewed the amended CHAP Exhibit A and determined that the phases for RAD Fay Towers that were approved in the original resolution were reversed. RAD Phase III should have been RAD Phase II, Baker School, 51 units.

THEREFORE, BE IT RESOLVED BY THE RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY THAT, THE BOARD OF COMMISSIONERS:

(i) Authorize the Amendment of Resolution 2016-10 to correct the reversed phases for the RAD Fay Towers that were approved in the original resolution regarding Baker School.

3 Motion: (Harrigan/Abbott) Move to approve Resolution 2

Motion Carried Unanimously

Agenda Item No. 3 - Resolution of the Richmond Redevelopment and Housing Authority Requesting Authorization to Amend Resolution 2016-09, Date February 17, 2016, To Execute Legal Documentation to Provide Additional Financing for the Second Phase of the Rental Assistance Demonstration (RAD) Development, to Correct the Phases For the RAD Fay Towers Project that were Approved in the Original Resolution

(17-06) WHEREAS, the Board of Commissioners approved Resolution 2016-09, dated February 17, 2016 to Authorize the Execution of Legal Documentation to Provide Additional Financing for the Second Phase of the Rental Assistance Demonstration;

WHEREAS, Richmond Redevelopment and Housing Authority received a letter from U.S. Department of Housing and Urban Development with the amended CHAP Exhibit A, Identification of Units ("Contract Units" (72 Units)) by Size and Applicable Contract Rents, for Phase III of the Fay Towers RAD Project (VA007000501C) (see attached);

WHEREAS, Richmond Redevelopment and Housing Authority staff has reviewed the amended CHAP Exhibit A and determined that the phases for RAD Fay Towers that were approved in the original resolution were reversed. RAD Phase II should have been RAD Phase III, Jackson Ward, 72 units.

THEREFORE, BE IT RESOLVED BY THE RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY THAT, THE BOARD OF COMMISSIONERS:

- (i) Authorize the Amendment of Resolution 2016-09 to correct the reversed phases for the RAD Fay Towers that were approved in the original resolution regarding Jackson Ward.

4 Motion: (Harrigan/Abbott) Move to approve Resolution 3

Motion Carried Unanimously

Agenda Item No. 4 - Resolution of the Richmond Redevelopment and Housing Authority requesting Authorization to Execute Addendum No.1 to the Master Development Agreement setting forth Infrastructure Development Services to be provided by Developer.

(17-07) WHEREAS, the Board of Commissioners has reviewed the Recommendation requesting Authorization to execute documents the Addendum to the Master Developer Agreement setting forth Infrastructure Development Services to be provided by The Community Builder, Inc.

THEREFORE, BE IT RESOLVED BY THE RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY THAT, THE BOARD OF COMMISSIONERS:

- (i) Authorizes the Chief Executive Officer, or his designee, to execute the Addendum No. 1 to the Master Developer Agreement setting forth Infrastructure Development Services.

5 Motion: (Harrigan/Abbott) Move to approve Resolution 4

Motion Carried Unanimously

Closed Session

At 6:12 p.m., Commissioner Blount asked to go into closed session and read the following motion:

I move that we go into closed meeting to consult with legal counsel and staff pertaining to actual or probable litigation or other specific legal matters including, a complaint filed by Legal Aid on behalf of Public Housing tenants as permitted by Section 2.2-3711(A)(7) of the Virginia Freedom of Information Act.

6 Motion: (Blount/Young) Move to go into Closed Session.

Motion Carried Unanimously

CERTIFICATION OF CLOSED MEETING

WHEREAS, the Board of Commissioners of the Richmond Redevelopment and Housing Authority (the "Board") convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3711(B) of the Code of Virginia of 1950, as amended, requires a certification by the Board that such closed meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Board.

7 Motion: (Blount/Kessler) Move to accept the certification.

Motion Carried Unanimously

Adjournment

There being no further business, the meeting adjourned at 6:22 p.m.


Chairman


Chief Executive Officer/Secretary