

**COMMISSIONERS' REGULAR BOARD MEETING**  
*April 17, 2017*

**Resolution(s) Passed:**

(17-08) Resolution of the Richmond Redevelopment and Housing Authority  
Resolution of the Richmond Redevelopment and Housing Authority requesting  
Authorization to submit a Demolition and Disposition Application to HUD for the  
property known as Creighton Court

**MOTIONS:** Adams/Blount

**VOTE: Aye:** Jones, Adams, Young, Coleman, Abbott, Kessler,  
Blount

**ABSTAIN:** None

**ABSENT:** Olds, Harrigan

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 MONDAY, APRIL 17, 2017

**In Attendance:**

**Board of Commissioners**

Robley S. Jones, Jr., Chairman  
Robert J. Adams, Vice Chairman  
Samuel S. Young, Jr.  
Jonathan Coleman  
Heidi Abbott  
Neil S. Kessler  
Veronica G. Blount

**Absent**

Elliott M. Harrigan  
Marilyn B. Olds

**RRHA Staff**

T.K. Somanath, Chief Executive Officer

The Chairman called the meeting to order at 5:37 p.m. with *Lane Pearson* serving as Legal Counsel. A quorum was established.

**Minutes**

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

***1 Motion: (Kessler/Coleman) Move to adopt the Minutes from the  
March 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 regarding ongoing maintenance issues with her apartment. She attended the board meeting in March regarding these same issues and stated that they have not been addressed yet.

Chairman Jones informed Ms. Carter that the Commissioners would discuss this item with staff right after the board meeting.

**New Business**

**Chairman's Comments**

Chairman Jones provided the following comments to the Board of Commissioners.

He thanked the Commissioners and staff who attended the 2017 NAHRO Washington Conference on March 26-28, 2017 in Arlington, Virginia.

Regarding the recent murders that allegedly took place in the Mosby Court public housing community, it was determined that those individuals did not actually live in Mosby Court.

T. K. Somanath has committed to continue serving as RRHA's CEO until June 2018.

**Chief Executive Officer's Comments**

CEO Somanath provided the following comments to the Board of Commissioners.

While attending the 2017 NAHRO Washington Conference, some of them had an opportunity to meet with Senator Tim Kaine.

He informed the Commissioners that he will be attending the Chamber's Inter City Visit in Pittsburg, PA on April 18 – 21, 2017.

He briefly discussed the meeting that was held with The Community Foundation, Jenkins Foundation and the Richmond Memorial Health Foundation to discuss funding for Richmond Opportunities, Inc. (ROI). He also stated that The Community Foundation has agreed to loan Elaine Summerfield to serve as the Acting Executive Director for ROI.

**Update from Alfred Durham, Chief of Police:**

Chief Alfred Durham gave an update on the efforts of the Richmond Police Department (RPD) to combat crime in the Mosby Court public housing community. He stated that the RPD is committed to working with RRHA on this issue and has focused all of their resources in Mosby Court.

Chairman Jones stated the the Board of Commisssioners is committed to working with the RPD on this issue as well.

**CliftonLarsonAllen Audit Presentation:**

Greg Bussnick gave the following update on the 2016 Audit Results for RRHA. The following key points were discussed:

- o Significant Changes to the Statement of Net Position.
- o Significant Changes to the Statement of Revenue, Expenses and Changes in Net Position.
- o Historical Admin Revenue vs. Admin Expenses.
- o Historical HAP Revenue vs. HAP Expenses.
- o Significant Disclosures.
- o Single Audit Report.
- o Historical Audit Findings.
- o Management Letter Comments.
- o Auditor Communication.
- o Open Audit Items.

**Strategic Plan Update:**

Carol Jones Gilbert an update on RRHA's Strategic Plan. The update focused on ***Strategic Goal 3.6: Increase Safety for all RRHA Communities and Offices.*** The following key points were discussed:

- Several meetings were held with RRHA staff and Chief Durham to discuss RRHA's support in providing assistance to the RPD with fighting crime in RRHA public housing communities.
- The RPD has dedicated officers from the First and Fourth Precincts that will be placed in the Mosby and Gilpin communities.
- RRHA participated in a demonstration program called *Shotspotter* to determine if this type of technology can be incorporated into RRHA's camera system.
- RRHA staff and Chief Durham attended a crime reduction partnership in Washington, D.C. on March 22, 2017. During this meeting, staff was able to obtain useful information from other housing authorities regarding their strategy for addressing crime and safety in their communities. There was also some discussion on identifying *hot spots* or *focus areas*, determining the *drivers* of crime, and setting up *walk-in school buses* to deal with truancy in those communities.
- Staff met with the Attorney General's Office to discuss ways to combat crime in Mosby.
- Staff met with Lt. Austin and Sgt. Miller to discuss some items that can be implemented quickly to help with safety issues; registration of tenant's vehicles - color coded by community, refreshing RRHA "No Trespassing" signs in the various communities, and discussing RRHA's barment policy with judges.
- Staff is working on a safety strategy for RRHA's public housing communities.
  - Safety audits will be conducted in each RRHA public housing community and priorities will be developed to implement the safety enhancement plan.
  - Additional cameras will be placed in appropriate spots designated by RRHA and RPD.
  - Monthly safety meetings are being held with RRHA and RPD to discuss crime.
  - Monthly safety walks are being conducted in the various public housing communities.

***1 Action Item:*** Staff will provide a documented safety strategy at the next Board of Commissioners meeting.

### **The Nelrod Conference**

Commissioner Blount attended the Nelrod Consortium on March 8-10, 2017. She briefly mentioned several topics that were covered at the consortium:

- Roles of Commissioners.
  - Functions and responsibilities.
  - Basic knowledge about budgets and programs.
  - Type of information present to the Board.

## Capital Fund Grants.

- o She also informed the Commissioners about the CD that contains the class presentations and materials for the 17<sup>th</sup> Annual Nelrod Consortium Conference that is available for their use.

**Resolution(s)**

The following resolution(s) were presented for consideration:

***Agenda Item No. 1*** – Resolution of the Richmond Redevelopment and Housing Authority requesting Authorization to submit a Demolition and Disposition Application to HUD for the property known as Creighton Court

**(17-08)** WHEREAS, pursuant to the Housing Authorities Law, Chapter 1, Title 36 of the Code of Virginia, as amended, and specifically Sections 36-19(1) and (4), RRHA is authorized to make and execute contracts and other instruments necessary or convenient to the exercise of its powers as a housing authority in the Commonwealth of Virginia, and, in connection with any housing project, to sell, lease, exchange, transfer, assign, pledge, or dispose of any real property or any interest therein.

WHEREAS, HUD regulations authorizing demolition and disposition of all or a portion of a public housing project require as part of the application process that RRHA submit a resolution to HUD by RRHA's Board of Commissioners (the "Board") evidencing the Board's approval of the proposed demolition and disposition;

WHEREAS, the Board has received information regarding the proposed demolition and disposition, including the location and condition of the property, the reasons for the demolition and disposition and the proposed use of the proceeds from the disposition;

NOW THEREFORE, BE IT RESOLVED that the Board does hereby approve the submission of the Demolition and Disposition Application to HUD for the property known as Creighton Court, Project Number VA 7-05.

**2 Motion: (Adams/Blount) Move to approve Resolution 1**

**Motion Carried Unanimously**

**Adjournment**

There being no further business, the meeting adjourned at 7:04 p.m.

  
Chairman

  
Chief Executive Officer/Secretary