

COMMISSIONERS' REGULAR BOARD MEETING
May 17, 2017

Resolution(s) Passed:

- (17-09) Resolution of the Richmond Redevelopment and Housing Authority Requesting Authorization to Execute a Grant Agreement with Church Hill North Retail Center, Inc. to provide \$500,000 for the Development of a Grocery Store in the East End area of the City of Richmond
- MOTIONS:** Young/Adams
VOTE: Aye: Jones, Adams, Olds, Harrigan, Young, Coleman, Blount
ABSTAIN: Kessler
- (17-10) Resolution of the Richmond Redevelopment and Housing Authority Requesting Authorization for the Disposition of Nine parcels located in various areas of the City of Richmond
- MOTIONS:** Harrigan/Kessler
VOTE: Aye: Jones, Adams, Olds, Harrigan, Young, Coleman, Blount, Kessler
ABSTAIN: None
- (17-11) Resolution of the Richmond Redevelopment and Housing Authority accepting CliftonLarsonAllen LLP Independent Auditor's Report for the fiscal year ended September 30, 2016
- MOTIONS:** Adams/Kessler
VOTE: Aye: Jones, Adams, Olds, Harrigan, Young, Coleman, Blount, Kessler
ABSTAIN: None
- (17-12) Resolution of the Richmond Redevelopment and Housing Authority ("RRHA") Approving the Disposition of 66 scattered site units located within the Richmond Redevelopment and Housing Authority's Low Income Public Housing inventory
- MOTIONS:** Young/Harrigan
VOTE: Aye: Jones, Adams, Olds, Harrigan, Young, Coleman, Blount, Kessler
ABSTAIN: 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, MAY 17, 2017

In Attendance:

Board of Commissioners

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

Absent

Heidi Abbott

RRHA Staff

T.K. Somanath, Chief Executive Officer

The Chairman called the meeting to order at 5:31 p.m. with *Lane Pearson* serving as Legal Counsel. A quorum was established.

Minutes

The Minutes from the *April 17, 2017 Regular Board of Commissioners Meeting* were approved.

***I Motion: (Young/Kessler) Move to adopt the Minutes from the
April 17, 2017 Regular Board of Commissioners Meeting.***

Motion Carried Unanimously

Citizen Information Period

None at this time.

New Business

Chairman's Comments

Chairman Jones thanked staff for resolving the maintenance issues for Deaunta Carter, one of RRHA's public housing residents. He said "*I am glad that staff is taking proactive measures to work on the pipes and radiators so that this type of problem will not occur in the future*".

Chief Executive Officer's Comments

CEO Somanath provided brief comments on the following meetings and/or initiatives that occurred since the last Board of Commissioners meeting.

- Participated in the Greater Richmond Chamber of Commerce Inter City Visit in Pittsburg to discuss the transformation of public housing communities.

- Met with Catherine Lamberg of HUD to discuss RRHA as well as the current budget/funding cuts.
- Served on the panel for the Affordable Housing Awareness Week to discuss affordable housing with county partners.
- A meeting was held with Councilwoman Robertson to discuss the school for Highland Grove.
- Attended a meeting with J. Sargeant Reynolds to discuss the Culinary Arts Center for the East End Transformation.
- Met with the Kresge Foundation to discuss ways to access national funding for the Creighton project.
- The ROI Board of Director's hired Elaine Summerfield to serve as the Acting Executive Director for ROI. Orlando Artze served as the Interim Executive Director until May 11, 2017. Mr. Artze did an excellent job in transforming the ROI board into an independent 501 (c)(3) organization.
- Met with Mayor Stoney and Selena Cuffee-Glenn to discuss ways for RRHA to engage the city.
- The Real Estate Committee retreat will be held on June 28, 2017 from 9:00 a.m. - 4:00 p.m. All board members are encouraged to attend the retreat.

1 Action Item: It was requested that Commissioner Adams share the "White Paper" with the Board of Commissioners.

RRHA Safety Strategy:

Carol Jones-Gilbert provided an update on the Safety Strategy to address crime in RRHA's public housing communities. The following key points were discussed:

- Conduct a complete security assessment of all RRHA properties and units to determine hot spots.
- Establish minimum security standards for RRHA dwelling units.
- Implement improved lighting project at Mosby Court to install dusk till dawn lighting for increased visibility.
- Install public surveillance systems with the ultimate goal of reducing both poverty and personal crimes.
- Meet with the judges to explain the impact of quick release and lack of enforcement of RRHA barment policy and community crime.
- Advocate for increased funding for Crime Stoppers, Gun 250, and other reward./incentive programs.
- Develop/seek partnership opportunities that support safety enhancements and initiatives in RRHA's communities and surrounding neighborhoods.
- Institute monthly "senior checks" to discourage elder abuse.

- Work with resident councils to establish block watch, apartment watch, home watch, and community watch programs to prevent crime in their neighborhood or community.
- Implement pilot car registration/decal program in Mosby Court.
- Explore the costs/benefit of RRHA resident identification cards as permitted in the lease.
- Work with law enforcement to conduct enforcement activities such as sobriety checkpoints, search warrant-based raids, etc.
- Annually review RRHA ACOP, Admin Plan and Lease to revise applicant/resident screening criteria for use in screening potential and existing residents, policies and practices related to occupancy in RRHA's public housing and Housing Choice Voucher programs.

The safety strategies will be discussed in detail at the June 14th Property Management meeting. The final draft of safety strategies will be presented for Board approval at the July 19th Board of Commissioners meeting.

2 Action Item: Staff should simplify the language in the safety strategy document under Capital/Physical Improvements regarding long term strategy #4: *Develop CPTED plan to aid in capital fund grant allocation and five year planning around the four strategies of natural surveillance, territorial reinforcement, natural access control and target hardening.*

3 Action Item: Staff should provide the Commissioners with information such as phone numbers for maintenance, resident services, the management office, etc. that can be shared with the residents during the community walks.

4 Action Item: Prior to the Board's adoption of the Safety Strategy, staff should (i) outline RRHA's capacity to implement the initiatives in the strategy and (ii) show the impact that these initiatives will have on the budget.

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 Execute a Grant Agreement with Church Hill North Retail Center, Inc. to provide \$500,000 for the Development of a Grocery Store in the East End area of the City of Richmond

(17-09) WHEREAS, the Board of Commissioners approved Resolution 2015-29, dated July 15, 2015 and Resolution 2015-32, dated September 22, 2015 to Authorize the transfer of certain parcels of real property located in the 25th Street and Nine Mile Road Project Area to Church Hill North Retail Center, Inc. for the purpose of developing the site to accommodate a grocery store and other retail amenities to

serve the surrounding community, which has been designated as a low income/low food access food desert in the United States Department of Agriculture;

WHEREAS, Richmond Redevelopment and Housing Authority has received \$500,000 in grant funding from the City of Richmond for the purpose of making a grant to a private developer to assist with the development of the property on the north side of Fairmount Avenue and Nine Mile Road and bisected by North 25th Street as a mixed-use development anchored by a full-service grocery store and including other retail space and residential units;

WHEREAS, it is necessary for the Board of Commissioners of the Richmond Redevelopment and Housing Authority to take appropriate action to authorize the Chief Executive Officer or his designee to negotiate, execute, and deliver a Grant Agreement outlining the terms of the grant of \$500,000 to Church Hill North Retail Center, Inc. in order to facilitate the development of the grocery store located in the 25th Street and Nine Mile Road Project Area.

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

- (i) Authorize the Chief Executive Officer to negotiate and execute a grant agreement with Church Hill North Retail Center, Inc. outlining the terms of a grant of \$500,000 in order to facilitate the development of the grocery store located in the 25th Street and Nine Mile Road Project Area.

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

Motion Carried

Abstained - Kessler

Note: Commissioner Kessler abstained from voting on Agenda Item No. 1 because of a perceived client conflict.

Agenda Item No. 2 – Resolution of the Richmond Redevelopment and Housing Authority Requesting Authorization for the Disposition of Nine parcels located in various areas of the City of Richmond

(17-10) WHEREAS, the Board of Commissioners has reviewed the Recommendation Memorandum dated May 17, 2017, requesting Authorization for Disposition of Parcels at, 1618 Maury Street, 1703 Maury Street, 1715 Maury Street, 1717 Maury Street, 2010 Maury Street, 1804 Stockton Street, 1806 Stockton Street, 208 E. 33rd Street, and 1 W. Clay Street located in various areas of the City of Richmond.

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

- (ii) Authorizes the Chief Executive Officer, or his designee, to execute documents necessary for the disposition of the following parcels.

- 1618 Maury Street; Parcel S000231001
- 1703 Maury Street; Parcel S0000234020
- 1715 Maury Street; Parcel S0000234026
- 1717 Maury Street; Parcel S0000234027
- 2010 Maury Street; Parcel S0000349002
- 1804 Stockton Street; Parcel S0000237006
- 1806 Stockton Street; Parcel S0000237005
- 208 E. 33rd Street; Parcel S0002286008
- 1 W. Clay Street; Parcel N0000077011

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

Motion Carried Unanimously

Agenda Item No. 3 – Resolution of the Richmond Redevelopment and Housing Authority accepting CliftonLarsonAllen LLP Independent Auditor’s Report for the fiscal year ended September 30, 2016

(17-11) WHEREAS, chapter 24 of the Code of Federal Regulations, part 5 subpart H requires public housing authorities to have an independent audit annually; and

WHEREAS, the Richmond Redevelopment and Housing Authority has complied with this federal regulation by procuring CliftonLarsonAllen LLP to conduct the independent audit for the fiscal year-ended September 30, 2016; and

WHEREAS, the independent audit was conducted in compliance with federal regulations issued by the Office of Management and Budget referred to as A-133, and generally accepted government auditing standards established by the U.S. Government Accountability Office; and

WHEREAS, the independent audit for the year-ended September 30, 2016, resulted in a modified audit opinion. This is the result of not fully implementing GASB 68 due to the Virginia Retirement System not providing the required actuarial data through September 30, 2016.

NOW, THEREFORE, BE IT RESOLVED, the Commissioners of RRHA accept the Independent Auditor’s Report for the Richmond Redevelopment and Housing Authority for fiscal year ended September 30, 2016. Any significant modification made to this audit report subsequent to this resolution will require board approval.

4 Motion: (Adams/Kessler) Move to approve Resolution 3

Motion Carried Unanimously

Agenda Item No. 4 – Resolution of the Richmond Redevelopment and Housing Authority (“RRHA”) Approving the Disposition of 66 scattered site units located within the Richmond Redevelopment and Housing Authority’s Low Income Public Housing inventory

(17-12) 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, the Richmond Redevelopment and Housing Authority’s Board of Commissioners approved the application submitted to HUD requesting permission to dispose of the 66 public housing single-family units by Resolution Number 06-47, dated September 22, 2015;

WHEREAS, on April 28, 2017, the United States Department of Housing and Urban Development’s (HUD) Special Application Center approved the Richmond Redevelopment and Housing Authority’s application to dispose of 66 dwelling units and 8.9 acres underlying land at NHI, VA007000016:

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

Authorizes the Chief Executive Officer, or his designee, to execute documents necessary for the disposition of the following units of real property:

1117 S. Lombardy St., 1127 Eggleston St., 1143 S. Lombardy St.,
1106 Eggleston St., 1132 Eggleston St., 1134 Eggleston St.,
1137 S. Lombardy St., 1139 S. Lombardy St., 1145 S. Lombardy St.,
1502 Kansas Ave., 1503 Kansas Ave., 1504 Kansas Ave., 3320 North Ave., 2804
North Ave., 502 Fourquare Lane, 221 W. 34th St., 719 Hill Top Drive to
Richmond Metropolitan Habitat for Humanity;

903 Sumpter St., 1511 Kansas Ave., 1113 S. Randolph St., 1130 S. Randolph St.,
1203 Idlewood Ave., 1404 Colorado Ave., 1506 Kansas Ave., 1615 Winder St.,
1104 Eggleston St., 1115 S. Randolph St., 1117 Meade St., 1121 Meade St.,
1501 New York Ave., 1505 New York Ave., 1507 New York Ave.,
1607 Blair St., 1700 Jacqueline St., 1702 Jacqueline St., 1704 Jacqueline St.,
1801 Texas Ave., 901 Sumpter St. To Project:Homes; and

2501 Second Ave., 2818-A Fourth Ave., 2818-B Fourth Ave.
303 E. Brookland Pk. Blvd., 3310 Utah Place., 514 Hazelhurst Ave.,
1016 Crafton Lane, 2827 Fourth Ave., 3009 Woodcliff Ave., 3210 Detroit Ave.,
3301 Maryland Ave., 903 Burns St., 2316 Second Ave., 3300 Meadowbridge Rd.,
3519 Enslow Ave., 1405 Silver Ave., 1414 Minefee St., 1601 Fairfax Ave.,
2109 Halifax Ave., 2113 Edwards Ave., 1514 Overlook St., 115 E. 32nd St.,
3214 Lawson St., 3518 Moody Ave., 107 W. 33rd St., 3901 Larchmont Lane,
3121-A Barton Ave., 3121- B Barton Ave By Public Auction


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

Motion Carried Unanimously

Adjournment

There being no further business, the meeting adjourned at 6:24 p.m.


Chairman


Chief Executive Officer/Secretary