

COMMISSIONERS' REGULAR BOARD MEETING
July 17, 2017

Resolution(s) Passed:

- (17-14) Resolution of the Richmond Redevelopment and Housing Authority authorizing staff to proceed with initial implementation of plans to facilitate stabilization and redevelopment for the six large public housing communities and to preserve and improve the remainder of the public housing stock as discussed during a June 28, 2017 Real Estate Committee retreat
- MOTIONS:** Harrigan/Kessler
VOTE: Aye: Jones, Adams, Harrigan, Coleman, Abbott, Kessler, Blount
ABSTAIN: None
ABSENT: Olds, Young
- (17-15) Resolution authorizing the Richmond Redevelopment and Housing Authority to enter into a Memorandum of Agreement with the Department of Behavioral Health Services to implement the State Rental Assistance Program for eligible individuals in the Settlement Agreement target population in the City of Richmond
- MOTIONS:** Adams/Harrigan
VOTE: Aye: Jones, Adams, Harrigan, Coleman, Abbott, Kessler, Blount
ABSTAIN: None
ABSENT: Olds, Young
- (17-16) Resolution of the Richmond Redevelopment and Housing Authority requesting authorization for the disposition of two parcels located in the Battery Park area of the City of Richmond
- MOTIONS:** Harrigan/Kessler
VOTE: Aye: Jones, Harrigan, Young, Coleman, Abbott, Kessler, Blount
ABSTAIN: Adams
ABSENT: Olds

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, JULY 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
Heidi Abbott
Neil S. Kessler
Veronica G. Blount

Absent

Marilyn B. Olds

RRHA Staff

T.K. Somanath, Chief Executive Officer

The Chairman called the meeting to order at 5:34 p.m. with *Lane Pearson* serving as Legal Counsel. A quorum was established.

Minutes

The Minutes from the *June 21, 2017 Regular Board of Commissioners Meeting* were approved.

1 Motion: (Abbott/Coleman) Move to adopt the Minutes from the June 17, 2017 Regular Board of Commissioners Meeting.

Motion Carried

Absent: Olds, Young, Blount

Note: Commissioners Young and Blount arrived after the minutes were voted on.

Citizen Information Period

None at this time.

New Business

Chairman's Comments

Chairman Jones provided the following comments and updates:

He thanked staff for the work and new ideas that they presented for consideration at the real estate retreat.

The funding request for the Creighton project will be presented to city council. Chairman Jones asked the board members to arrange a meeting with a representative of city council and the appropriate RRHA staff to discuss the funding for Creighton. In preparation

for these meetings, he asked Marica Davis to provide the commissioners with a few key points that they can use when meeting with representatives of city council.

Chief Executive Officer's Comments

CEO Somanath provided the following comments and updates:

- o A meeting was held with Chief Durham to discuss safety as well as the installation of the Shot Spotter in RRHA communities. The goal is to have the cameras installed within the next 30 – 45 days.
- o He met with Councilwomen Newbille to discuss the Armstrong school site and 3/MBE.
- o He met with the editor of the Richmond Times Dispatch (RTD) to discuss ways in which they can assist RRHA by providing a balanced opinion when reporting information pertaining to RRHA.

1 Action Item: Commissioner Harrigan suggested that staff meet with Mr. Hinkle, the new mayor of Norfolk and representatives of the Norfolk Housing Authority to see how they are planning to implement this platform in their area.

Resolution(s)

The following resolution(s) were presented for consideration:

Agenda Item No. 1 – Resolution of the Richmond Redevelopment and Housing Authority authorizing staff to proceed with initial implementation of plans to facilitate stabilization and redevelopment for the six large public housing communities and to preserve and improve the remainder of the public housing stock as discussed during a June 28, 2017 Real Estate Committee retreat

(17-14) WHEREAS, the Board of Commissioners met during the June 28, 2017 Real Estate Committee retreat and received recommendations to stabilize funding, improve interim conditions and ultimately redevelop the larger six public housing developments and discussed the preservation of the remaining public housing stock using the Rental Assistance Demonstration (RAD) of the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, as an initial step, Richmond Redevelopment and Housing Authority may investigate all steps to be taken to seek approval from HUD for the disposition of six large public housing developments (Gilpin, Mosby Court, Fairfield, Creighton, Hillside, Whitcomb) and the replacement of public housing funding with Section 8 project-based vouchers; and

WHEREAS, over the longer term, the Richmond Redevelopment and Housing Authority intends to consider the full redevelopment of the six large sites in a manner that guarantees housing choices for current residents and ensures housing rental assistance, promotes their advancement, seeks community consensus, draws on governmental and private resources, de-concentrates poverty and dramatically improves the situation from the standpoint of both fulfilling Richmond's affordable housing needs and contributing to a vibrant Richmond community;

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

- (1) Develop for further review a comprehensive overall document including a long-term direction for the six developments, funding gaps and possibilities for addressing them, implementation steps and other related actions; and
- (2) Arrange for appropriate consultants to undertake obsolescence studies for the six developments that would inform and may support any disposition applications to HUD; and
- (3) Commence a public and resident process as needed to amend the PHA Plan and facilitate public participation and take other necessary preliminary steps to facilitate possible disposition applications for all six large developments ; and
- (4) Pursue RAD for the public housing sites other than the six large developments.

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

Motion Carried

Absent: Olds, Young

Note: Commissioner Young arrived after Resolution No. 1 was voted on.

Agenda Item No. 2 – Resolution authorizing the Richmond Redevelopment and Housing Authority to enter into a Memorandum of Agreement with the Department of Behavioral Health Services to implement the State Rental Assistance Program for eligible individuals in the Settlement Agreement target population in the City of Richmond

(17-15) WHEREAS, the Commonwealth of Virginia has developed *Virginia's Plan to Increase Independent Living Options*, dated March 6, 2013 and revised January 11, 2016 (hereinafter referred to as the "Plan") to increase the availability of independent housing options for individuals with intellectual and developmental disabilities. This Plan is intended to meet the requirements of Section III.D.3 of the Settlement Agreement with the United States Department of Justice. A corner stone principle of this Plan is the expansion of tenant-based rental assistance resources for the target population, so more individuals with intellectual and developmental disabilities and their families have greater choices about where to live, with increased access to affordable opportunities so they may live independently; and

WHEREAS, the Virginia General Assembly fully funded the Governor's Fiscal Year 2017 and 2018 biennial budget request for a State Rental Assistance Program for the Settlement Agreement target population; and

WHEREAS, the Richmond Redevelopment and Housing Authority has the knowledge, skills, capacity, and experience to effectively operate tenant-based rental assistance programs for the Settlement Agreement target population;

NOW THEREFORE, the Parties desire to join in this Memorandum of Agreement to implement the State Rental Assistance Program for eligible individuals in the Settlement Agreement target population in the City of Richmond.

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

Motion Carried

Absent: Olds, Young

Note: Commissioner Young arrived after Resolution No. 2 was voted on.

Agenda Item No. 3 – Resolution of the Richmond Redevelopment and Housing Authority requesting authorization for the disposition of two parcels located in the Battery Park area of the City of Richmond

(17-16) WHEREAS, the Board of Commissioners has reviewed the Recommendation Memorandum dated July 17, 2017, requesting Authorization for Disposition of Parcels at 211 W. Home Street and 2011 Greenwood Avenue, located in the Battery Park area of the City of Richmond.

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 disposition of the following parcels.
 - 211 W. Home Street; Parcel N0000369001
 - 2011 Greenwood Avenue; Parcel N0000403009

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

Motion Carried

Abstained: Adams

Absent: Olds

Note: Due to a possible financial interest, Commissioner Robert Adams abstained from voting on this resolution. In addition, Lawrence Pearson, RRHA's General Counsel serves as a volunteer for The Maggie Walker Community Trust Land; therefore he will not represent either organization for this transaction.

Adjournment

There being no further business, the meeting adjourned at 6:04 p.m.


Chairman


Chief Executive Officer/Secretary