



Richmond **Redevelopment**  
& **Housing** Authority  
*BUILDING VIBRANT COMMUNITIES*



2015 Annual Report

**CELEBRATING 75 YEARS OF COMMUNITY DEVELOPMENT**



## A message from our Chairman and CEO

On behalf of the Richmond Redevelopment and Housing Authority and the Board of Commissioners, it is our pleasure to present the 2015 Annual Report. This year's report commemorates our 75th year of serving families throughout the city of Richmond. It serves as a snapshot of our current efforts, a reflection of our past, and our plans for the future.

Since 1940, RRHA has touched the lives of thousands of residents, and we remain committed to our original goal, which is to provide quality, affordable housing to those in need. Over the years, we have expanded our focus to include the development of sustainable, mixed-income communities with modern facilities, and to provide resources that help move families toward self-sufficiency.

Moving forward, our goal is to transform and revitalize neighborhoods into safe, affordable places to live, thereby contributing to the economic growth of our city, enriching the lives of all our citizens.

We could not accomplish these goals without the dedication of our staff, our Board of Commissioners and the support of our community partners and resident leaders, whose vision and commitment allows us to continue our work toward building vibrant, resilient communities of choice.

Ultimately, our goal has always been to help our most vulnerable citizens make the most of their futures. Therefore, we have chosen to highlight personal stories in this year's report to offer insight into just a few of the many lives that have been changed by the dedication and hard work of our agency and our partners.

We are proud of our long, successful history, and we are grateful for the support we have received over the years. It will require the continued cooperation and teamwork from all our partners to move forward into a new era of transforming our large public housing stock into mixed income communities and revitalizing older neighborhoods. Please join us in celebrating 75 years of service and in renewing our commitment to bettering the lives of those we serve.

Thank you for your continued support of RRHA.



T.K. Somanath



Robley S. Jones

A handwritten signature in black ink, appearing to read "T.K. Somanath".

T.K. Somanath, Chief Executive Officer  
Richmond Redevelopment & Housing Authority

A handwritten signature in black ink, appearing to read "Robley S. Jones".

Robley S. Jones, Chairman  
RRHA Board of Commissioners

# Our Journey

RRHA began its journey in 1940, when the agency was established by the city council and charged with the mission of building Richmond's future. Today, 75 years later, we are the largest housing authority in Virginia, serving nearly 20,000 residents. We manage over 4,000 subsidized apartments in the city and administer the housing voucher program to nearly 3,000 very low-income families.

Over the years, we have successfully implemented redevelopment initiatives in thirty-one neighborhoods throughout Richmond. We have seen the positive results of our efforts through these revitalized communities and countless lives that have been changed for the better.

As an agency we remain dedicated to the mission that was first entrusted to us 75 years ago. We will continue to build vibrant communities in our city, to help families realize the dream of home-ownership, and to provide affordable rental housing to those in need.

We will proudly continue our work of building Richmond's future.

# What we do





## Strength in numbers

Frances Jones, who celebrates her 94th birthday this year, was the first resident to move into Creighton Court in 1952.

Orphaned at a young age and raised in foster homes, her early life wasn't easy. As the sole supporter of her six children, Mrs. Jones worked hard for many years as a cook, a laundress and a seamstress to support her family and keep them together. She has suffered through heartache, losing two of her adult children to a terminal illness, but has also shared in many of her family's successes, as several of her children and grandchildren have gone on to higher education, military service, and careers of their own.

"I always took pride in my home. I'm thankful for my home. I'm happy, and I hope everybody else is, too," Mrs. Jones says, looking back over her life. She participates regularly in RRHA programs at the Senior Center, where she plays bingo with friends on Thursdays and occasionally takes trips to Maymont and other local attractions. She takes pride in her neighborhood as well, and is always there on Community Day, helping to pick up trash and do whatever is needed. "The Lord has blessed me," says Mrs. Jones. "I do everything for myself as much as I can. There is very little I can't do and I am thankful for that."

**"I always took pride in my home. I'm thankful for my home. I'm happy, and I hope everybody else is, too."**





## Pride and joy

Today, James Rhem and his wife are proud homeowners living in a new home in Fulton. But only a few years ago they were living in Whitcomb Court with no prospects of owning a home. That's when they learned about the HOPE VI program through an RRHA brochure.

HOPE VI (which stands for Housing Opportunities for People Everywhere) is a federal program designed to provide public housing residents with home-ownership opportunities. The program also provides comprehensive self-sufficiency services to improve their quality of life and support employment goals.

"I didn't think we would ever be able to own a home. But once we decided to apply, RRHA guided us and helped us with everything," says Mr. Rhem. "They showed us how to get our credit scores up, how to manage money, how to pay bills on time, even how to cut the grass. They drove us around the different neighborhoods available and we chose Fulton." Five years later, Mr. Rhem, who is retired, and his wife, a home health care worker, both love their home and their quiet neighborhood.

"I still remember the day we got the letter saying we were approved for the loan and I couldn't believe it," says Mr. Rhem with a smile.

**"I didn't think we would ever be able to own a home. But once we decided to apply, RRHA guided us and helped us with everything."**



## Finding her path

Jessie Hicks, a former resident of Gilpin Court, found her path to success through a unique combination of athletic skills, academic prowess, and an overall determination to succeed in life.

As a student at Thomas Jefferson High School, she was All-Academic each year, and received numerous basketball awards, including the Virginia High School League (VHSL) State Player of the Year when she was a senior. She also served as a community camp counselor through RRHA during high school.

**"Faith plus  
determination  
equals success."**

Jessie received the Tomorrow's Promise scholarship from RRHA as well as a four-year scholarship to the University of Maryland, where she led her team for three years in scoring and rebounding. She was named to the first All-ACC team her junior and senior years, and led Maryland to a number one ranking her junior year.

Jessie graduated with a Bachelor of Science degree in behavioral and social sciences, and went on to earn her master's degree in guidance and counseling from Bowie State University. She coached at the collegiate level for several years, was drafted by the WNBA and played professionally both in the U.S. and overseas. In 2013, Jessie was honored as an ACC legend at the ACC Tournament in Greensboro.

Today, in her 10th year as an elementary school counselor with the Henrico County Public Schools, Jessie exemplifies her personal motto, "Faith plus determination equals success."





## Tomorrow's promise

Virshon Carrington moved to Whitcomb Court as a young child with his mother and brother. "My mother was working hard to ensure that my brother and I were taken care of and got good grades in school," says Virshon. "Her goal was to become a homeowner through RRHA's Self Sufficiency Program."

The move required Virshon to change schools, a challenging adjustment for a shy child who didn't know anyone in his new neighborhood and had difficulty making friends. But Virshon persevered, and by the time he graduated from Thomas Jefferson High School, he had built an impressive resume not only as a scholar but as an active community volunteer as well.

In recognition of his hard work, Virshon was awarded RRHA's Tomorrow's Promise Scholarship as well as the VAHCD (Virginia Association of Housing and Community Development Officials) Scholarship.

"Looking back on my life now, I can truly say it has changed for the better," says Virshon. "I had a village that helped support and guide me. Through RRHA I was introduced to Mr. Ralph Stuckey who got to know me and helped me apply for scholarships. I'm thrilled to be able to share my story, but I know that many of those opportunities were because of not only Mr. Stuckey but RRHA as a whole."

Today, Virshon is a student at Randolph Macon College, where he is studying Psychology and Spanish while also working to help his family, who now live in a house in a quiet West End neighborhood.

**"I had a village that helped support and guide me."**

# 75 Years of Service in our community

**1940** The Richmond City Council establishes RRHA as the official agency for low-income housing for the City of Richmond.

**1942** Gilpin Court, comprising 297 units of housing for low-income families, is completed.

**1952** The first residents move into Hillside Court and Creighton Court.

**1961** The Carver Redevelopment Area is completed, the first redevelopment program in Virginia.

**1968** RRHA institutes citizen participation by establishing Project Area Committees (PACs) in the redevelopment and conservation areas and Tenant Councils in the public housing developments.

**1970** Richmond City Council approves redevelopment and conservation plans for Fulton and Washington Park.

**1971** The Calhoun Community Center is completed in Gilpin Court. Friends Family Center is built to provide day care for the children of working mothers.

**1972** RRHA launches its Used House Program, rehabilitating vacant, substandard housing for lease to low-income families. The George Mason Redevelopment Area and the Jefferson Park Conservation Area are designated by City Council.

**1974** The 17th Street Redevelopment Project is completed with new industrial, commercial, and residential uses. HUD and the City of Richmond approve the Randolph Redevelopment and Conservation Plan.

**1976** New modular-style single-family homes are completed in South Richmond. RRHA is one of the public partners joining with private enterprise in Project One, designed to revitalize the downtown area.

**1977** RRHA begins the Section 8 Existing Housing Program involving private landlords.

**1982** RRHA begins the Urban Homesteading Housing Recycling Project. The Garfield F. Childs Memorial Fund, a unique benefit-sharing program for public housing residents, is founded by RRHA.



**1983** The Randolph Redevelopment and Conservation Area wins a national award from *Progressive Architecture Magazine*.

**1984** Construction is completed for a grand opening of the Marriott Hotel in the Project One area.

**1985** Shockoe Hill Apartments, formerly the Historic Almshouse, is renovated and occupied by low-income elderly residents. The former Randolph School is renovated into Randolph Place Apartments for the elderly and handicapped.



**1986** Construction is completed on Stovall Place (Family Housing) and Fox Manor (Elderly Housing) in South Richmond. RRHA implements the Richmond Rental Rehabilitation Program in tandem with Section 8 certificates and housing vouchers.

**1987** A redevelopment and conservation plan is approved for rehabilitation efforts in the historic Tobacco Row District.

**1989** The Carver Conservation Plan is approved.

**1990** RRHA celebrates 50 years of service.

**1995** The Tomorrow's Promise Scholarship Fund is established.

**1997** RRHA and the City of Richmond are awarded the HOPE VI grant for Blackwell revitalization.

**1998** The first phase of the Old Manchester redevelopment begins in South Richmond.







**1999** The first phase of the Fulton Urban Renewal Plan is launched with the construction of 12 single-family, market-rate homes.

**2000** Construction begins on Blackwell's new multi-family townhouses under RRHA's HOPE VI Revitalization plan.

**2001** As part of the Neighborhoods in Bloom initiative, RRHA rehabilitates structures for homeownership in Carver/Newtowne West, Church Hill Central, Blackwell, Southern Barton Heights, Highland Park, and Jackson Ward.

**2002** RRHA's "Hope for Healthcare" certified nursing aide (CNA) training program receives the Award of Excellence from the National Association of Housing and Redevelopment Officials.

**2003** The Richmond City Council approves RRHA's 25th Street/Nine Mile Road Redevelopment and Conservation Plan.

**2004** The Townes at River South Phase II construction of 62 apartment homes is completed.

**2005** Renovations of the Tucker Cottage House, one of the oldest buildings in the city, completed.

**2006** RRHA and partners complete the award-winning redevelopment project, The Lofts at Cary Place.

**2007** Revitalization is completed in Newtowne-West with the occupation of six new single-family homes.

**2008** RRHA launches revitalization of the Dove Street area.

**2009** In partnership with the City of Richmond, RRHA builds a new community health center in Fairfield Court.



**2010** The East End Transformation Project is launched.

**2011** In partnership with the Richmond City Health District and the VCU School of Nursing, RRHA opens a new resource center in the Mosby community.

**2013** Highland Grove opens, a new, mixed-income community replacing the former Dove Court public housing development. RRHA receives a HUD grant to redevelop the Frederic A. Fay Towers senior housing building in North Jackson Ward.

**2014** RRHA opens the first of three solar homes at The Villas at Rocketts Landing, the final phase of the Fulton Redevelopment Project. Groundbreaking for Blackwell Terrace Senior Cottages, the first non-smoking designated development in the city.

**2015** RRHA celebrates 75 years of service.



**1.** *Creighton Court ribbon cutting, 1953. Courtesy Library of Virginia.*

**2.** *1985, Randolph Neighborhood Revitalization launched.*

**3.** *Blackwell redevelopment groundbreaking, August, 2000.*

**4.** *Revitalization of the former Dove Court public housing complex in the historic Highland Park neighborhood.*

**5.** *"Project One" Downtown revitalization with the City of Richmond.*

**6.** *Recipients of the 2016 "Tomorrow's Promise" scholarship fund.*

**7.** *Transformation continues in Jackson Ward with a proposal for future development of a mixed-income community.*





## Giving it her all

Calandra Trotter moved to Gilpin Court with her family the summer before she started high school. After her parents divorced, Calandra's mother made the decision to move to the development, which came at a crucial time in Calandra's young life.

"I knew I had to take advantage of every opportunity that came my way in order to make a life of my own," says Calandra.

And she did just that. During high school she participated in every extracurricular activity she could think of, excelled in her studies, and graduated in the top 10 of her senior class. With the help of a scholarship from RRHA, she went on to graduate from the University of Virginia and would later receive her master's degree from Virginia State University.

After finishing her studies, Calandra contacted RRHA, asking to be considered for an internship, and she was accepted. She has been with the agency since 1994 and has made a career of helping others.

"Living and working in public housing, I feel it's important to serve others. Looking back, my life in public housing prepared me for the 'real world.' You have to work hard to get what you want out of life. I continually preach to my children the importance of education, helping others and being appreciative of the things people do for you. Don't expect anyone to give you anything, but there will be people you meet along the way that will help you along your journey."

**"I feel it's important to serve others. Looking back, my life in public housing prepared me for the 'real world.'"**





## Making a difference

The Richmond Tenant's Organization (RTO) is a collection of individuals who serve as the official liaison between public housing residents and RRHA in an effort to ensure that every resident's voice is heard.

Through open elections, public housing residents choose Tenant Council Presidents from each housing development to serve on the RTO board, which elects its own president and advocates on behalf of tenants.

RTO members work to address issues of common concern to all residents, and to collaborate on community problems and solutions, providing resident input into RRHA's policy making. Among their goals is to promote the health and safety of all residents, to facilitate resident connection with services and resources, and to provide a democratic forum for the communication of concerns. They also provide recommendations on the policies and procedures of RRHA, and promote resident participation in civic and community affairs.

RRHA applauds the efforts and contributions of all RTO members who work tirelessly to effect positive changes in our communities.

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# Creating choices

## 1 People

Matching support for families moving from public housing to mixed-income neighborhoods.



## 2 Neighborhood investment

Targeting funds and resources into housing rehabilitation, early childhood education facilities, full-service grocery store, and recreation and wellness facilities.



## 3 Housing strategy

Redevelopment of Creighton Court into a mixed-income neighborhood.





#### 4 Public/private partnerships

RRHA efforts in Jackson Ward have led to the proposed development of 182 mixed-income apartments at Jackson and 1st Street, creating residential housing, senior housing, retail space and a full-service hotel and market-rate apartments.

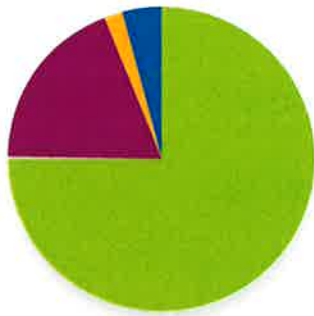


**“Our community redevelopment efforts help beautify the city and contribute to the area’s economic growth.”** T.K. Somanath, RRHA CEO



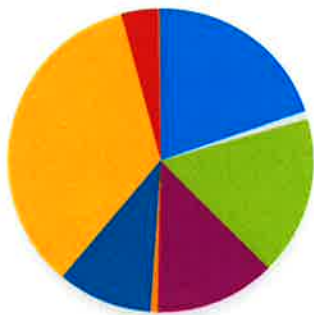
# Statement of Revenues, Expenditures & Other Outlays

## For the fiscal year ended September 30, 2015



### REVENUES

Federal Government	\$ 42,972,752
City of Richmond	194,597
Rental Income	10,617,497
Home Sales	1,001,601
Other Revenue	2,019,646
<b>TOTAL</b>	<b>\$ 56,806,093</b>



### EXPENSES

Administrative Costs	\$ 12,356,541
Tenant Services	505,083
Utilities	10,711,052
Maintenance	8,219,464
Protective Services	546,168
General Expenses	5,942,432
Housing Assistance Payments	21,752,108
Cost of Property Sold	2,348,445
Other Costs	49,531
<b>TOTAL</b>	<b>\$ 62,430,824</b>

Expenses do not include depreciation, but do include other non-cash transactions such as the cost of property sold.

### ASSETS

Cash & Cash Equivalents	\$ 10,470,473
Accounts Receivable	2,557,553
Mortgage Loans and Notes Receivable	21,747,210
Prepays, Inventories and Assets Held for Resale	9,431,880
Fixed Assets	77,175,159
Other Assets	1,013,698
<b>Total Assets</b>	<b>\$ 122,395,973</b>
Deferred Outflows of Resources	1,252,632
<b>Total Assets and Deferred Outflows</b>	<b>\$ 123,648,605</b>

### LIABILITIES

Accounts Payable	\$ 1,378,821
Notes Payable	1,173,474
Due to Other Governments	4,183,800
Accrued Liabilities	1,198,218
Unearned Revenue	3,664,955
Other Liabilities	3,517,869
Accrued Pension and OPEB Liability	9,056,822
<b>Total Liabilities</b>	<b>\$ 24,734,959</b>
Deferred Inflows of Resources	3,620,000
Net Position	\$ 95,293,646
<b>Total Liabilities, Deferred Inflows, and Net Position</b>	<b>\$ 123,648,605</b>

To obtain the full 2015 Audited Financials, contact the Finance Department at (804) 780-4022.



# RRHA Communities

## Family Housing

Afton Avenue  
Bainbridge  
Creighton Court  
Fairfield Court  
Fulton  
Gilpin Court  
Hillside Court  
Mosby Court  
Oscar E. Stovall Place  
Overlook & Mimosa  
Randolph  
Whitcomb Court



## Senior Housing

Frederic A. Fay Towers  
Melvin C. Fox Manor  
1200 Decatur Street  
1611 Fourth Avenue  
Stonewall Place  
3900 Old Brook Circle  
700 S. Lombardy Street





Top row from left to right: Neil Kessler, Marilyn Olds, Samuel Young, Jr., Elliott Harrigan and Jonathan Coleman  
Bottom row from left to right: Robert J. Adams, Heidi Abbott, Robley S. Jones and Veronica Blount

## RRHA Board of Commissioners

Robley S. Jones, *Chairman*

Samuel S. Young, Jr., *Vice-Chair*

Elliott M. Harrigan

Marilyn B. Olds

Jonathan Coleman

Robert J. Adams

Heidi Abbott

Neil S. Kessler

Veronica G. Blount



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