



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



WORKING TOGETHER

2016 Annual Report

A message from our Chairman and CEO

Reflecting on the past year, we feel a great pride in our agency's accomplishments, the hard work of our staff and our continuing commitment to carry out our strategic plan. Transformation and redevelopment of our aging public housing stock is a priority that has guided much of our work.

Replacing the aging 200-unit senior apartment building at Fay Towers is underway at three locations – Brookland Park School, Jackson Ward mixed income/mixed use site and Baker School. Also, plans are underway to redevelop the Armstrong School site into a mixed income community which will serve as a relocation resource for 79 Creighton Court public housing families. Our first 10 smoke-free senior cottages at East 15th Street are now completed.

A holistic approach to affordable housing that combines services to our residents is a priority. This is only possible with the help of our long-standing strategic partnerships with public and private organizations. We are pleased to highlight the work of a few of our partners in this report.

RRHA works with a number of valued partners: STEP, VCU-MCV Health, Anna Julia Cooper School, Friends Association for Children, Southside Community Development Corporation, Housing Opportunities Made Equal, Office of Community Wealth Building, Richmond City Health District, YMCA, Richmond Police Department, and Richmond Public Schools.

We are grateful to our Board of Commissioners for their ongoing guidance and support as we continue our efforts to revitalize our older neighborhoods and provide affordable housing for 20,000 people in Richmond, Virginia.

We recognize and thank all of our associates and partners for their hard work and commitment to fulfill the mission of RRHA.

Our work in the coming years is critical to provide choices for working, low-income families to live in safe, decent housing during this challenging federal budgetary climate.

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



T.K. Somanath



Robley S. Jones

Robley S. Jones, Chairman
RRHA Board of Commissioners

A handwritten signature in black ink that reads "TK Somanath".

A handwritten signature in black ink that reads "Robley S. Jones".

What we do

RRHA began its journey in 1940, when the agency was established by the Richmond City Council and charged with the mission of building Richmond's future. Today, 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.





Partners in Health and Well-Being

In collaboration and partnership with RRHA, the Richmond City Health District (RCHD) provides services and programs to support better health and well-being for public housing residents. Since 2009, RCHD has managed six Resource Centers, or “mini-clinics,” in RRHA communities. These centers, located in Gilpin, Hillside, Fairfield, Whitcomb, Creighton, and Mosby Courts, provide access to the healthcare system for residents who often face barriers to health resources.

Clinical services are provided one day a week in each location, and are staffed by a nurse practitioner, a public health nurse, and an administrative assistant. Among the services offered are chronic disease screening, reproductive health services, communicable disease screening and treatment, immunizations, connection to primary care and community resources and health education.

Additionally, the Centers are staffed by full-time Community Health Workers who often live in the communities themselves, and serve as a bridge between residents and the healthcare system.

“By employing public housing residents as Community Health Workers, RCHD has really become a part of these communities,” says Amy Popovich, Director of Community Engagement for RCHD. “We not only provide on-site prevention-based services, but we also support residents in navigating community resources and work with them as they take steps toward self-sufficiency.”

In addition to Resource Centers, RCHD’s Resource Mothers, Healthy Homes, and Family and Fatherhood Initiative programs also work closely with families in RRHA communities.



Education: The Foundation for the Future

RRHA's educational partners provide learning opportunities and support for children from low-income families, a critical mission which has the power to change lives.

FRIENDS Association for Children has served underprivileged children since 1871. With a focus on early childhood education, FRIENDS currently operates two centers in Jackson Ward and Church Hill, serving over 400 children and their families. FRIENDS Preschool Program prepares students for kindergarten by fostering literacy, social/emotional and cognitive development. These types of programs have been shown to produce a lasting positive impact on future attendance, performance, and graduation rates.

STEP Richmond, a Christian non-profit serving residents in the Gilpin Court area, offers several programs which focus on education. Victory Reading is an after-school program for elementary school-aged children designed to improve their reading skills, an essential foundation for educational success. In the summer, Victory Reading transitions to the Summer Enrichment Program, which is offered to children through the 9th grade, and combines reading skills development with activities such as field trips, chess instruction, woodworking and dance.

The Anna Julia Cooper Episcopal School (AJCES) provides full-tuition scholarships to 4th through 8th grade low-income students, the majority of them from RRHA families. With support and commitment from staff, parents, and community organizations, AJCES empowers students to change the trajectory of their lives through the development of academic skills, strength of character, self-confidence, and the vision of a hope-filled future.

RRHA HIGHLIGHTS



Richmond Opportunities, Inc. (ROI) is an independent, nonprofit organization that focuses on supporting residents in public housing. ROI partners with RRHA through the Tomorrow's Promise Scholarship program, which awards four-year scholarships to graduating seniors who are pursuing higher education. RRHA staff identify and encourage qualified students to apply for the scholarships, and ROI provides the financial backing. Successful applicants demonstrate academic achievement as well as leadership in their communities. "Each year we are excited to learn about the inspiring students," says Elaine Summerfield, Acting Executive Director of ROI. "We always look forward to them coming back and sharing their successes with us."



Community leaders and RRHA celebrate the grand opening of the Highland Park Senior Apartments. The programs and services at Highland Park are geared toward older adults, and focus on promoting active, healthy lifestyles, and supporting resident engagement and independent living.

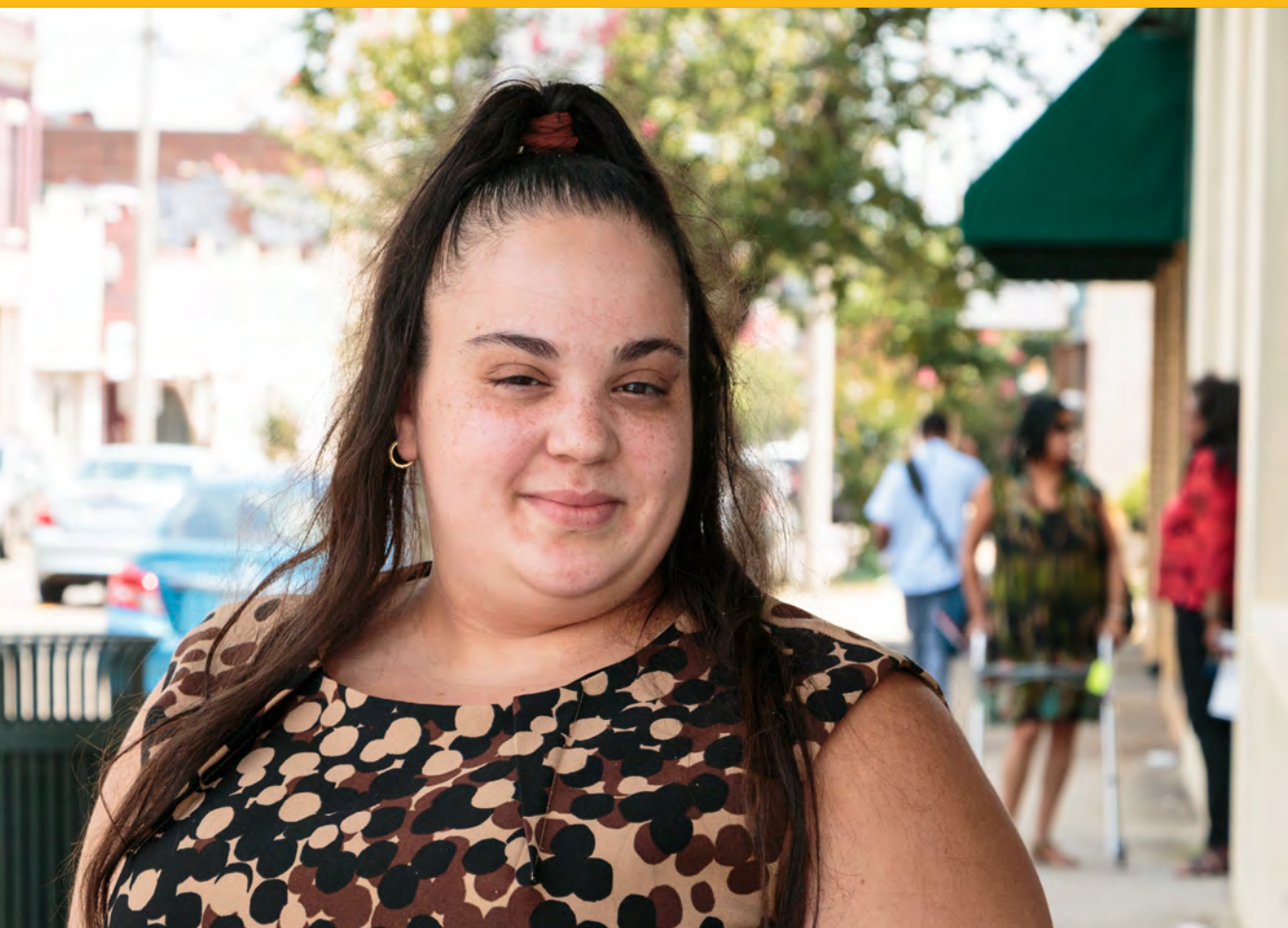


RRHA along with a development partner plans to build 150 mixed-income single-family homeownership units in Highland Grove in the northside of Richmond. Families who live in the new community will benefit from a vision of housing concepts that mimic the surrounding community, a walkable development that connects to other neighborhoods, and enhanced facilities and amenities that include parks and open green spaces throughout the development.

The Armstrong School site redevelopment is a comprehensive, mixed-income neighborhood transformation initiative by the Richmond Redevelopment and Housing Authority, the City of Richmond and The Community Builders. With input from residents, this will eventually transform the existing Creighton Court public housing complex and surrounding area. Building completion is anticipated by the Spring of 2019.



With the education partners in our community, RRHA children from pre-school through high school will gain academic skills, strength of character, self-confidence which has a lasting positive impact for the future.



A BLISS Success Story

Jessica Ortiz, a resident of Fairfield Court, has made great strides since she enrolled in the BLISS program in March of 2015.

BLISS (Building Lives of Independence and Self-Sufficiency), run by Richmond’s Office of Community Wealth Building, is a comprehensive program that offers a range of services to support lower-income households and bring them into the workforce.

Jessica learned about BLISS through a social worker, and with the program’s support, she found employment with a local community development and housing corporation. She has recently been promoted to Program Coordinator/Spanish Translator, and is now in charge of coordinating housing workshops, marketing, and community events.

In addition, Jessica has enrolled at J. Sargeant Reynolds Community College, where she is on track to graduate in the spring of 2018.

“The BLISS program helped put me in touch with the right people to allow me to handle things on my own, and in the time frames that worked best for me,” says Jessica.

The BLISS program helps participants identify and overcome barriers to self-sufficiency beyond employment, such as transportation, childcare, education, and health care. The program currently assists about 70 people in 18 households in the seven public housing communities managed by RRHA.



Building Thriving Communities

In partnership with RRHA, the Community Preservation and Development Corporation (CPDC) recently completed the redevelopment of Highland Park Senior Apartments, a significant reinvestment in the Six Points neighborhood of downtown Richmond.

CPDC, a non-profit real estate developer, is dedicated to providing safe, affordable housing and support services to low-income individuals and families. With a new focus on community development, CPDC has expanded its mission to become an active, involved participant in neighborhood planning, and to build the foundations for stronger local communities.

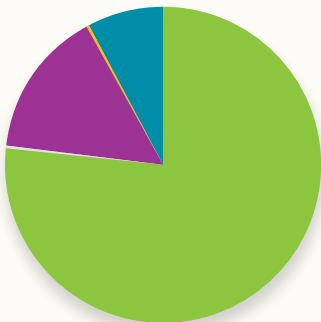
The redevelopment of Highland Park is the first of a three-phase project in collaboration with RRHA. Originally constructed as a high school in 1909 and later converted to senior housing, the property was in need of substantial repairs when work began.

Improvements included replacing kitchen cabinets, appliances, bathroom vanities and toilets, as well as upgrading building systems and disabled access. In addition, the former school's auditorium was converted into a multi-use community facility with a cyber lounge, fitness space, office, and general-purpose area.

In addition to redevelopment projects, CPDC provides residents with critical resources to help improve quality of life. The programs and services at Highland Park are geared toward older adults, and focus on promoting active, healthy lifestyles, celebrating and preserving traditions and cultures, and supporting resident engagement and independent living.

Statement of Revenues, Expenditures & Other Outlays

For the fiscal year ended September 30, 2016



REVENUES

Federal Government	\$ 55,140,736
City of Richmond	287,452
Rental Income	10,770,899
Home Sales	147,638
Other Revenues	5,388,636
TOTAL	\$ 71,735,361

Other revenues include non-cash transactions.



EXPENSES

Administrative Costs	\$ 11,095,422
Tenant Services	680,516
Utilities	10,956,807
Maintenance	8,340,140
Protective Services	326,251
General Expenses	4,828,010
Housing Assistance Payments	24,408,346
Cost of Property Sold	1,987,231
Loss on sale of Property	7,448,583
Other Costs	27,051
TOTAL	\$ 70,098,357

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

ASSETS

Cash & Cash Equivalents	\$ 11,618,928
Accounts Receivable	4,100,363
Mortgage Loans and Notes Receivable	21,560,163
Prepays, Inventories and Assets Held for Resale	9,068,882
Fixed Assets	72,089,954
Other Assets	1,091,424
Total Assets	\$119,529,714
Deferred Outflows of Resources	2,286,102
Total Assets and Deferred Outflows	\$ 121,815,816

LIABILITIES

Accounts Payable	\$ 1,375,462
Notes Payable	1,093,610
Due to Other Governments	3,520,877
Accrued Liabilities	2,698,123
Unearned Revenue	4,151,564
Other Liabilities	3,051,970
Accrued Pension and OPEB Liability	9,800,916
Total Liabilities	\$ 25,692,522
Deferred Inflows of Resources	2,968,154
Net Position	\$ 93,155,140
Total Liabilities, Deferred Inflows, and Net Position	\$ 121,815,816

To obtain the full 2016 Audited Financials, contact the Finance Department at (804) 780-4022, or submit to info@rrha.com.



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*

Robert J. Adams, *Vice-Chair*

Samuel S. Young, Jr.

Elliott M. Harrigan

Marilyn B. Olds

Jonathan Coleman

Heidi Abbott

Neil S. Kessler

Veronica G. Blount



Richmond **Redevelopment
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BUILDING VIBRANT COMMUNITIES

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