

COMMISSIONERS' REGULAR BOARD MEETING
January 16, 2019

Resolution(s) Passed:

19-01 Resolution of the Richmond Redevelopment and Housing Authority
Adopting Guiding Principles for Rehabilitation and Redevelopment

MOTIONS: Abbott/Kessler

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

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 WEDNESDAY, JANUARY 16, 2019

In Attendance:

Board of Commissioners

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

Absent

Marilyn Olds

RRHA Staff

Orlando Artze, Interim Chief Executive Officer

The Chairman called the meeting to order at 6:26 p.m. with Cory Wolfe serving as Legal Counsel. A quorum was established.

Minutes

The Minutes from the *December 19, 2018 Regular Board of Commissioners Meeting* were approved.

***1 Motion: (Jones/Blount) Move to adopt the Minutes from the
December 19, 2018 Regular Board of Commissioners Meeting***

Motion Carried

Absent: Olds, Harrigan

Note: Commissioner Harrigan arrived at 6:34 p.m. after the minutes were voted on.

Citizen Information Period

No citizens were scheduled to speak.

Chairman's Comments - Chairman Adams provided the following comments and/or updates:

- The public meeting for RRHA's 5 Year Action Plan was held this evening. He thanked the staff, community members and fellow Commissioners for attending the meeting.
- Staff continues to address heat related issues within RRHA's communities. He acknowledged staff for their diligence and hard work in dealing with the ongoing heating issues.
- The shutdown of the federal government was briefly discussed. He stated that the Board will need to do some careful planning to ensure that the residents

are protected in the event that this unprecedented government shutdown continues for a longer period of time.

- Staff continues to work on the various Request for Proposals such as the RAD conversion which marks the beginning of the revitalization of public housing.

Interim CEO Comments - Interim CEO Artze provided the following comments and/or updates:

- Ongoing issues with the heat continues. On a weekly basis, staff provides a report on two types of heating issues: (1) apartments that are completely without heat and (2) apartments in which one or more radiators are not operating. Staff continues to assess the situation and ensures that residents are provided with electric space heaters temporarily until the problem can be resolved. RRHA's goal is to find a permanent solution to fix the problem.
- Ongoing work continues on the Requests For Proposals for various development aspects that RRHA is involved in, such as the redevelopment of public housing and the sale of lots for homes to be made available to low income families.
- Staff has assessed the potential risks for RRHA due to the government shutdown. RRHA has been assured that funding for the Housing Choice Voucher Program (HCVP) and for the Operating Fund Program are available through February. Funding for the Capital Fund Program is uncertain at this time. A press release regarding the current situation of RRHA due to the government shutdown will be sent to the residents and elected officials. Staff is looking at contingencies in the event that the government shutdown extends beyond February. RRHA is committed to moving forward with operating public housing as well as the HCVP program during this temporary shutdown.

Committee Reports

Controller Stacey Daniels-Fayson reported that the *Administration and Finance Committee* met on January 16, 2019. The following items were reviewed and discussed:

- ADP conversion from Ceridian.
- Federal Government Shutdown.
- Agency Vacancies.
- November Financial Statements.

Charles Williams reported that the *Property Management Committee* met on January 9, 2019. The following items were reviewed and discussed:

- Eviction Process.
- Heating Update.
- SEMAP Indicators.

- Presentation on Legal Process.

I Action Item: Cory Wolfe will provide the board with an update on the status of the eviction bills that were recently introduced.

Acting Chief Real Estate Officer Desi Wynter stated that the *Real Estate Committee* met on January 9, 2019. The following items were reviewed and discussed:

- RFPs.
- Land Inventory Report.
- Presentation on the New York Housing Authority and how they addressed public housing in the community.

CEO Search Committee

Commissioner Samuel Young is the Chairman of the *Governance Committee*. He provided the following update:

- The Board is very close on selecting the CEO candidate; it is anticipated that an announcement will be made within the next couple of weeks.

Presentation on the Church Hill North Grocery Store - The Market @ 25th

Norm Gold is the Operator for The Market @ 25th. He provided the following update on the project:

- In addition to hiring RRHA residents and other individuals from the east end, the opening of The Market @ 25th will also assist with the food desert issue in that community.
- Meetings were held with community stakeholders to ensure that The Market will truly become a community store. Those meetings have provided valuable input to assist in designing the store, identifying the types of businesses that should partner with the store, and determining the types of items that the store will sell.
- A vendor fair was held to encourage local minority vendors to work with The Market.
- With assistance from Caritas, a curriculum was created to provide professional training for employees of The Market.
- Staff from RRHA and the Office of Community Wealth Building set up several job fairs to assist with recruiting candidates for employment at The Market.

Communications

Brian Robertson with Marion Marketing Global gave an update on RRHA's communications efforts. The three targets areas that he will focus on are residents, employees and stakeholders. His firm will be using social media as one of the main tools to inform our residents about RRHA activities.

Resolutions

Agenda Item No. 1 - Resolution of the Richmond Redevelopment and Housing Authority Adopting Guiding Principles for Rehabilitation and Redevelopment

(19-01) WHEREAS, Richmond Redevelopment and Housing Authority ("RRHA") is currently engaged in a comprehensive, agency-wide process to rehabilitate and redevelop its public housing communities and other real estate assets; and

WHEREAS, the Board of Commissioners of the Richmond Redevelopment and Housing Authority (the "Board") wishes to formally lay out RRHA's goals with respect to such rehabilitation and redevelopment; and

WHEREAS, the Board further wishes, with respect to such rehabilitation and redevelopment, to formally make certain commitments to RRHA's residents and employees, to other low-income residents of Richmond, to RRHA's government, business, and philanthropic partners, and to the public at large;

NOW, THEREFORE, BE IT RESOLVED by the Board that the Guiding Principles for Rehabilitation and Redevelopment, attached hereto as "Attachment A" and incorporated by reference as if fully laid out herein (the "Guiding Principles"), shall be RRHA's official statement of its goals and priorities as RRHA rehabilitates and redevelops its public housing communities and other real estate assets;

AND BE IT FURTHER RESOLVED that RRHA, through its Board and its Chief Executive Officer, shall look to and consult such Guiding Principles when rehabilitating and redeveloping RRHA's assets, and make decisions which comport as wholly as possible with the goals and priorities therein stated;

AND BE IT FINALLY RESOLVED by the Commissioners of RRHA that the Guiding Principles are approved as laid out herein, and shall be adopted.

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

Motion Carried

Absent: Olds, Harrigan

2 Action Item: Marion Marketing Global and RRHA staff should develop the goals of the Guiding Principles into a format similar to a mission statement that can be used on RRHA correspondence and press releases.

Adjournment

There being no further business, the meeting adjourned at 7:34 p.m.



Chairman



Interim Chief Executive Officer/Secretary