

COMMISSIONERS' REGULAR BOARD MEETING
January 15, 2020

Resolution(s) Passed:

20-01 Resolution of the Richmond Redevelopment and Housing Authority
Authorization for the Demolition and Disposition proposed in the Application for
the property known as Creighton Court

MOTIONS: Young/Jones

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

ABSTAIN:

ABSENT: Olds, Harrigan

20-02 Resolution Approving Certain Development Agreements for the construction,
marketing and sale of eight (8) single-family houses on vacant lots located in the
Jackson Ward and Randolph neighborhoods, and Authorizing the CEO to Execute
and Deliver the Same

MOTIONS: Jones/Kessler

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

ABSTAIN:

ABSENT: Olds, Harrigan

20-03 Resolution in Support of House Bills 6 and 357, which Add Discrimination on the
Basis of a Person's Source of Income to the List of Unlawful Discriminatory
Housing Practices

MOTIONS: Jones/Adams

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

ABSTAIN:

ABSENT: Olds, Harrigan

Resolution(s) Tabled:

Resolution of the Richmond Redevelopment and Housing Authority Authorizing
Changes to the Board and Committee Meeting Schedules *was tabled in the
Administration and Finance Committee meeting.*

MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS
OF RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD AT THE CALHOUN CENTER
436 CALHOUN STREET, RICHMOND, VIRGINIA
ON WEDNESDAY, JANUARY 15, 2020

In Attendance:

Board of Commissioners

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

Absent

Marilyn Olds
Elliott Harrigan

RRHA Staff

Damon E. Duncan, Chief Executive Officer

Chairman Blount called the meeting to order at 5:36 p.m. with Cory Wolfe serving as Legal Counsel. A quorum was established.

Minutes

The Minutes from the *November 18th Regular Board of Commissioners Meeting* were approved.

**1 Motion: (Kessler/Young) Move to adopt the Minutes from the
November 18, 2019 Regular Meeting of the Board of Commissioners**

Motion Carried

Absent: Olds, Harrigan

The Minutes from the *December 16th Special Board of Commissioners Meeting* were approved.

**2 Motion: (Kessler/Jones) Move to adopt the Minutes from the
December 16, 2019 Regular Board of Commissioners Meeting**

Motion Carried

Absent: Olds, Harrigan

Chairman/CEO Reports

Chairman's Comments – Chairman Blount provided the following comments and/or updates:

- She stated that a lot of good things have been happening. She said "*I am really excited about the way things are going with the new development in Creighton Court. We have been working with the committee and other agencies to help residents with evictions and that process. I like the fact that*

we are working together with other agencies in the community for our residents”.

Chief Executive Officer’s comments – CEO Damon Duncan provided comments and a fact sheet regarding the Creighton Court revitalization effort.

FACTS CONCERNING CREIGHTON COURT COMMUNITY’S REVITALIZATION

The Richmond Redevelopment and Housing Authority is committed to providing quality, affordable housing to the residents we serve. The work that we do is designed with the singular focus of improving or replacing inadequate housing and providing a range of housing choices for the families we serve.

Concerning the revitalization of the Creighton Court Community, here are the facts:

- FACT:** RRHA’s Board of Commissioners will vote to move forward with Section 18 Application to the Department of Housing and Urban Development Special Application Center to revitalize Creighton Court. While RRHA has had many informal discussions with HUD about redeveloping Creighton Court, Board approval of this resolution authorizes the CEO to formally consider the application to begin the revitalization process. The application does not propose a timeframe for redevelopment, which RRHA intends to develop over the coming months with input from residents and the general public. Approval of the application by the Board of Commissioners allows us to address the funding gap between the capital needs of Creighton Court that has outpaced Federal funding.
- FACT:** The Creighton revitalization process is being implemented consistent with the US Department of Housing and Urban Development (HUD) and Fair Housing and Equal Opportunity (FHEO) requirements. HUD’s Office of FHEO will guide RRHA through every step of the redevelopment process to ensure the particular needs of our residents are met.
- FACT:** Revitalizing Creighton Court has been an RRHA priority since 2011 when the Richmond community came together to create the East End Transformation Plan. HUD and Public Housing Authority’s under HUD’s direction have prioritized the comprehensive redevelopment /revitalization of obsolete housing stock. Creighton Court is amongst the HUD-funded housing stock in need of transformative initiatives.
- FACT:** Revitalization efforts are anticipated to begin in Creighton Court in 2020 with new construction activities in 2021 and 2022.
- FACT:** RRHA will offer a range of housing options accessible and affordable to each Creighton resident affected by redevelopment. RRHA will ensure that residents have multiple options, to include staying in the community and moving to another location with the assistance of a project based or tenant based vouchers.
- FACT:** One of the revitalization goals of RRHA for the redevelopment of the Creighton Court community is to increase density (i.e. build MORE units than what is currently there now). Subject to resident and community input, the number of units that will be built on or adjacent to the current Creighton Community will increase substantially (a minimum of 50 percent).
- FACT:** RRHA is utilizing a “build-first” approach to redevelopment, which will address concerns about a lack of housing affordable to tenant-based voucher-

holders. This approach protects our existing families by providing units they can move into BEFORE their occupancy on the existing site ends. We then will not forcibly displace them throughout the transformation process.

- FACT:** Attrition in the Creighton community began in 2019. RRHA is warehousing units in order to offer swing space while we are building new units. The sole purpose of this policy is to minimize disruption for existing residents later in the development process.
- FACT:** RRHA will also prioritize the use of project-based vouchers, to ensure the availability of housing affordable to our residents in order to minimize the need for voucher-holders to extensively search for unsubsidized homes on the private market.
- FACT:** Residents of Creighton will move automatically to the top of the waitlist for all replacement units that RRHA builds. To date, 28 (13 into 1B, 15 will move to 1A) Creighton families have moved to Armstrong Renaissance.
- FACT:** Several meetings have been held with the Creighton community:
- January 14, 2019
 - May 6, 2019
 - May 7, 2019 (2)
 - May 9, 2019
 - September 5, 2019
 - January 14, 2020 – Woodville Elementary School
- At these meetings, RRHA provides a detailed explanation to residents about project updates in the Creighton Court community and the options that Creighton Court families have.
- FACT:** There have been a significant amount of resources invested in the revitalization strategies for Creighton Court and the East End Community. In 2016, RRHA applied for a Choice Neighborhoods Implementation Grant. Although we were not funded, many of the planning activities received directly from the resident input is being implemented today.

Citizen Information Period

Charles Peters and Omari Al-Qadafi addressed the Board of Commissioners to discuss the delay of demolition for Creighton Court.

Daryl Hayott addressed the Board of Commissioners to discuss House Bills 6 and 357 regarding Virginia Fair Housing Law.

Allan Charles Chipman addressed the Board of Commissioners to discuss the vacant apartments in Creighton Court.

Committee Updates

Controller, *Stacey Daniels-Fayson* reported that the *Administration and Finance Committee* met on January 15, 2020. The following items were reviewed and discussed:

- The resolution to change the board and committee meeting schedules was tabled for further discussion.
- House Bills 6 and 357.

- Heat Update.
- IT Update.
- Procurement Update.
- Financial Update.

The Property Management Committee did not meet during the month of January 2020.

Acting Chief Real Estate Officer, *Desi Wynter* stated that the *Real Estate Committee* met on January 13, 2020. The following items were reviewed and discussed:

- Fay Towers project.
- Resolution for the Creighton Court demolition/disposition application to continue RRHA's revitalization process for Creighton.
- Center Creek Development discussed their homeownership initiative that they will do in Jackson Ward and on Idlewood Avenue.

Resolution(s)

Agenda Item No. 1 – Resolution of the Richmond Redevelopment and Housing Authority Authorization for the Demolition and Disposition proposed in the Application for the property known as Creighton Court

(20-01) 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; and

WHEREAS, HUD regulation authorizing demolition and disposition of all or a portion of a public housing project require as part of the application process that RRHA submit a resolution to HUD by RRHA's Board of Commissioners (the "Board") evidencing the Board's approval of the proposed demolition and disposition; and

WHEREAS, RRHA intends to demolish and dispose one of its public housing communities, specifically that community commonly referred to as Creighton Court HUD Project No. VA 7-05 (hereafter, "Creighton"), for the purpose of providing new options for safe, decent, and sanitary affordable housing to existing Creighton residents and to other low-income residents of the City; and

WHEREAS, the Board has received information regarding such proposed demolition and disposition, including the location and condition of the property, the reasons for the demolition and disposition and the proposed use of the proceeds from the disposition; and

WHEREAS, RRHA intends to seek HUD's approval to demolish and dispose of Creighton in one or more phases; and

WHEREAS, RRHA intends to apply for HUD's approval to demolish and dispose of Creighton in multiple phases, the first of which shall request HUD's

approval to demolish 192 units within Creighton Court (hereafter, the "First Application"); and

WHEREAS, each phase of demolition or disposition subsequent to the First Application may require RRHA to make one or more separate applications for HUD (each of which hereafter referred as a "Subsequent Application").

NOW THEREFORE, BE IT RESOLVED that the Board does hereby approve the demolition and disposition proposed in the First Application for Creighton.

AND BE IT FURTHER RESOLVED that the Board does likewise approve of the further demolition and disposition of the remaining units and properties in Creighton not concerned in the First Application, and that further approval by this Board of any Subsequent Application shall not be required.

BE IT FINALLY RESOLVED THAT, the Chief Executive Officer, or his designee, is hereby authorized on behalf of RRHA to execute and deliver any and all documents necessary to carry out the intent of this Resolution, including materials for the First Application and any Subsequent Application, provided such documents are in a form acceptable to the Chief Executive Officer.

3 Motion: (Young/Jones) Move to adopt Resolution 1

Motion Carried

Absent: Olds, Harrigan

Agenda Item No. 2 – Resolution Approving Certain Development Agreements for the construction, marketing and sale of eight (8) single-family houses on vacant lots located in the Jackson Ward and Randolph neighborhoods, and Authorizing the CEO to Execute and Deliver the Same

(20-02) WHEREAS, on August 21, 2019, the Richmond Redevelopment and Housing Authority ("RRHA"), upon the direction of its Board of Commissioners (the "Board"), issued Request for Proposal 2019-38 from experienced single-family builders/developers, for the construction, marketing and sale of eight (8) single-family houses on vacant lots located in the Jackson Ward and Randolph neighborhoods (hereafter, the "RFQ"); and

WHEREAS, of all respondents evaluated, RRHA determined that Center Creek Homes ("Center Creek") and Project Homes were the most qualified respondent whose proposal offered the most favorable terms to RRHA, its participant families, and the Richmond community at large; and

WHEREAS, RRHA has negotiated Development Agreements with Center Creek and Project Homes, attached hereto as Exhibits A and B, which memorialize the parties' agreement to the fundamental business terms concerned; and

WHEREAS, in order to effect the RAD conversion, the Chief Executive Officer and his designees have negotiated Developer Agreements (the "MDAs") with Center Creek and Project Homes which implement each and every term enumerated in each of the Developer Agreements; and

WHEREAS, it is the desire of the Board that RRHA, through its CEO, to effect the construction, marketing and sale of eight (8) single-family houses and execute and administer the Development Agreements.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of RRHA:

- 1) That Center Creek and Project Homes shall be selected as RRHA's developer-partners for the work described in the RFP, which selection shall be memorialized by the Development Agreements; and
- 2) That the Board ratifies and approves of each of the terms provided for in the Development Agreements, attached hereto as Exhibits A and B; and
- 3) That the Board ratifies and approves the negotiation of the Development Agreements consistent with the terms of the Development Agreements, along with such other conditions and agreements as may be necessary or incidental to implementing such Developer Agreements or to otherwise allow at the reasonable discretion of the Chief Executive Officer and his designees; and
- 4) That the Chief Executive Officer of RRHA is hereby authorized to execute the Developer Agreements without further action by this Board, and to deliver the same to Center Creek and Project Homes; and
- 5) That the Chief Executive Officer of RRHA is authorized to negotiate, execute, and deliver any such further or additional instruments as may be necessary or required to effect and to consummate the transactions contemplated in the Developer Agreements.

4 Motion: (Jones/Kessler) Move to adopt Resolution 2

Motion Carried

Absent: Olds, Harrigan

Agenda Item No. 3 – Resolution of the Richmond Redevelopment and Housing Authority Authorizing Changes to the Board and Committee Meeting Schedules

WHEREAS, the Chair has discretion to set the schedule of regular meetings of the Board of Commissioners and its standing committees; and

WHEREAS, the Board desires to increase access to its meetings;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of RRHA:

1. The Board and Committees will generally observe the following schedule for regular meetings, to wit:
 - a. The Property Management Committee will meet at 5:30 p.m. on the first Wednesday of each month.
 - b. The Real Estate Committee will meet at 7:00 p.m. on the first Wednesday of each month.
 - c. The Admin & Finance Committee will meet at 5:30 p.m. on the third Wednesday of each month.
 - d. The full Board of Commissioners will meet at 7:00 p.m. on the third Wednesday of each month.
2. The Board may alter or modify this schedule at any time, provided there is proper and sufficient notice of any such changes.

Note: Resolution #3 was tabled in the Administration and Finance Committee meeting.

5 Motion: (Jones/Young) Move to amend the January 15, 2020 Board of Commissioners meeting agenda to add Resolution 4 to the agenda

Motion Carried

Absent: Olds, Harrigan

Agenda Item No. 4 – Resolution in Support of House Bills 6 and 357, which Add Discrimination on the Basis of a Person's Source of Income to the List of Unlawful Discriminatory Housing Practices.

(20-03) WHEREAS, the Richmond Redevelopment and Housing Authority administers the federal Housing Choice Voucher Program (HCVP) to provide rental assistance to low-income individuals within the City of Richmond and select metro areas; and

WHEREAS, HCVP participants are often rejected by landlords solely because of their participation in this program; and

WHEREAS, these rejections limit opportunities for safe housing, strong education, sufficient employment, and healthy surroundings and contributes to segregated housing patterns and intergenerational poverty.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of RRHA:

3. The Board of Commissioners of RRHA hereby states its support of House Bills 6 and 357 and urges Virginia's General Assembly and Governor to enact the same into law.
4. The Chief Executive Officer of RRHA, or his designee(s), is encouraged to publicly advocate in support of House Bills 6 and 357.

6 Motion: (Jones/Adams) Move to adopt Resolution 4

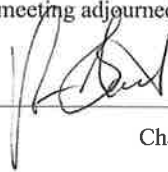
Motion Carried

Absent: Olds, Harrigan

1 Action Item: Staff should draft a letter of support from RRHA to support House Bills 6 and 357.

Adjournment

There being no further business, the meeting adjourned at 6:14 p.m.



Chairman



Chief Executive Officer/Secretary