

MINUTES OF THE BOARD/REAL ESTATE RETREAT
OF THE COMMISSIONERS OF
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD IN THE OFFICES OF RRHA
901 CHAMBERLAYNE PARKWAY, RICHMOND, VIRGINIA
ON TUESDAY, SEPTEMBER 21, 2021

Board of Commissioners

Veronica Blount
Barrett Hardiman
W. R. "Bill" Johnson, Jr.
Robley Jones
Neil Kessler, Acting Chairman

Absent

Patrice Shelton

In Attendance via GoToMeeting:

Jonathan Coleman
Basil Gooden
Charlene Pitchford

RRHA Staff

Stacey Daniels-Fayson, Interim Chief Executive Officer

Acting Chairman Neil Kessler called the meeting to order at 5:35 p.m. with Ben Titter serving as General Counsel. A quorum was established.

General Counsel Comments

This meeting is being conducted in accordance with the Virginia Freedom of Information Act. A quorum of the Board is physically assembled at the Richmond Redevelopment and Housing Authority in the city of Richmond. Due to the COVID-19 pandemic, which has made it unsafe for persons to gather in a single indoor location, this meeting is also available via GoTo Meeting in accordance with Va. Code § 2.2-3708.2(E).

Notice of this meeting was published on RRHA's website on **Wednesday, September 15, 2021**. That updated Notice identified that this meeting is available through GoToMeeting, and that members of the public could observe and participate. Specific instructions to access the meeting by Internet and by phone were disclosed in the Notice, which also directed members of the public to a link where they could register to deliver public comments. All requests to speak are delivered to Priscilla Jackson, Executive Administrative Assistant.

Members of the public must register in advance in accordance with the Board's Bylaws in order to make public comments during the meeting. To register, members of the public must access an online link by which they can provide the registration information required by the Board's Bylaws. Public comments must be made at electronic meetings of this Board in real time through the GoToMeeting application, either by Internet or by phone. Written comments will not be accepted and will not be included in the minutes of this meeting.

In accordance with the Bylaws, no member of the public may address the Board unless they have registered to speak or have otherwise been called upon by the Chair to speak. Accordingly, all members of the public are instructed to disable any audio or video broadcasts until and unless the Board has called upon such individual to deliver comments. If a member of the public refuses to disable an audio or video broadcast after having been warned to do so by the Chair, then the individual may be permanently banned from the remainder of the meeting.

Please disable your audio and video broadcasts now.

The members who are participating in this meeting include: (1) Commissioner Veronica Blount, (2) Commissioner Jonathan Coleman**, (3) Commissioner Basil Gooden**, (4)

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Commissioner Barrett Hardiman, (5) Commissioner Bill Johnson, (6) Commissioner Robley Jones (7) Commissioner Neil Kessler, Acting Chair and (8) Commissioner Charlene Pitchford

[** denotes Commissioners who participated in the meeting electronically via GoTo Meeting]

Members are reminded that all voting during this meeting will be conducted by roll call vote. When a motion is on the floor, I will call each member by name, in alphabetical order, to state their vote individually, until all members are polled.

I have no further comments.

Citizen Information Period

No citizens were signed up to speak

Purpose of the Board/Real Estate Retreat

- Inform the Real Estate Committee and Board of Commissioners regarding proposed real estate activities.
- Discuss opportunities and barriers.
- Collaboration and Alignment with City of Richmond 300 Plan & Mayor's Equitable Affordable Housing Plan.

Future Projects

2022 – Starting Projects:

- Launch the Home Center.
 - The Home Center will integrate all RRHA homeownership projects and programs to serve as a centralized unit to deliver homeownership services to RRHA residents and the public.
- Homeownership Scattered Sites.
 - Develop 5 Scattered Sites for homeownership.
 - Completion: 2024.
- Blackwell 41 lots.
 - Homeownership development of 41 remaining lots in Blackwell.
 - Completion: 2024.
- Jackson Place Lots.
 - Development subject to a community engagement process.
 - RFP for development partners will be released in 2022.
 - Completion: 2024.
- Jackson Ward Lots.
 - Acquisition of 6 vacant lots in the North Jackson Ward Community.
 - Completion: 2024.
- Fay Towers.
 - Strategy – self-development.
 - Completion: 2024.
- 400 East Grace Street.
 - Eleven story building with 52 units.
 - Owner is selling the property.

- RRHA has a financial interest in this property.
- Completion: 2024.
- o Senior Cottages.
 - Construction of 2-buildings for a total of 4 new units.
 - Creating more housing opportunities for seniors.
 - Completion: 2023.
- o Nine Mile Corridor.
 - Extensive community engagement.
 - Re-zoning with the City Planning Department.
 - RFP for Development.
 - Completion: 2026.

Action Item(s):

1. Staff will provide the Board members with information on the area median income for the Scattered Sites Homeownership program.
2. Staff should add a bullet point to the Real Estate and Community Development Retreat powerpoint presentation to state that deed restrictions will be applied to require that the properties are used for affordable housing for a number of years.

The Big 6 Transformation.

- o Transform RRHA public housing properties into well-designed, walkable, mixed-use, mixed-income, transit-adjacent communities.
- o Phase I: Creighton Court, Mosby Court and Gilpin Court/Fay Towers.
- o Phase II: Hillside Court, Whitcomb Court, Fairfield Court.

2016 Physical Needs Assessment.

- o The Big 6 qualifies as Functional Obsolescence: “a reduction in the property’s value due to outdated features based upon a multitude of factors.”
- o Mosby Court qualifies for Cost Ineffectiveness: “financial analysis of the rehabilitation costs to correct deficiencies and aged systems of the property.”

Mosby Court.

- o Term sheet with TRG.
- o Phasing.
 - Mosby South: 400 Units.
 - Mosby Central: 350 Units.
 - Mosby North: 110 Units.
 - Total: 860*.
- o Community Engagement.

Gilpin Court.

- o Partner with the City of Richmond on the Choice Planning Grant.
- o Phasing.
 - Phase 1: 198 Units.
 - Phase 2: 287 Units.
 - Phase 3: 340 Units.

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- Fay Towers: 130 Units.
- Total: 955 Units*.
- o Community Engagement.
- o Build First Strategy.

Phasing Study for Hillside Court, Whitcomb Court and Fairfield Court.

- o Hillside Court: 402 units*.
- o Whitcomb Court: 630 units*.
- o Fairfield Court: 685 units*.

**To be determined based on community planning & engagement.*

Action Item(s):

1. Staff should schedule a meeting with the local HUD office to discuss RRHA repositioning options.
2. Staff should provide the Board with an update on what RRHA's role will be in affordable housing.
3. Staff should check to see if it is possible to re-zone several of RRHA properties as part of our redevelopment strategy.
4. Staff should develop a community engagement plan that can be shared with RRHA partners.

Closed Session

At 8:18 p.m., Commissioner Jones asked to go into Closed Session and read the following motion:

I move that we go into closed meeting to consult with Legal Counsel and staff regarding the discussion and consideration of the acquisition of real property for a public purpose, specifically 901 Semmes Avenue because discussion in an open meeting would adversely affect RRHA's bargaining or negotiating strategy, as permitted by Section 2.2-3711(A)(1) of the Virginia Freedom of Information Act.

Motion: (Jones/Blount) Move to go into Closed Session.

Motion Carried Unanimously

Absent: Coleman, Shelton

At 10:00 p.m., Commissioner Jones asked to come out of Closed Session.

CERTIFICATION OF CLOSED MEETING

WHEREAS, the Board of Commissioners of the Richmond Redevelopment and Housing Authority (the "Board") convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3711(B) of the Code of Virginia of 1950, as amended, requires a certification by the Board that such closed meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Board.

Motion: (Jones/Hardiman) Move to come out of Closed Session

Motion Carried Unanimously

Absent: Blount, Coleman, Shelton

Adjournment

There being no further business, the meeting adjourned at approximately 10:01 p.m.


Chairman


Interim Chief Executive Officer/Secretary