

COMMISSIONERS' REGULAR ELECTRONIC MEETING  
*December 16, 2020*

**Resolution(s) Passed:**

20-24 Resolution of the Richmond Redevelopment and Housing Authority Authorizing an Application for Demolition and Disposition of the Public Housing Community Known as Creighton Court

**MOTIONS:** Kessler/Jones

**VOTE: Aye:** Blount, Coleman, Gooden, Hardiman, Johnson, Jones,  
Kessler, Pitchford, Shelton

**ABSTAIN:** None

**ABSENT:** None

MINUTES OF THE REGULAR ELECTRONIC MEETING  
OF THE COMMISSIONERS OF  
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY  
HELD VIA GOTOMEETING  
IN RICHMOND, VIRGINIA  
ON WEDNESDAY, DECEMBER 16, 2020

**In Attendance via GoToMeeting:**

**Board of Commissioners**

Veronica Blount, Chairman  
Neil Kessler, Vice Chairman  
Jonathan Coleman  
Robley Jones  
Basil Gooden  
Barrett Hardiman  
W. R. "Bill" Johnson, Jr.  
Charlene Pitchford  
Patrice Shelton

**RRHA Staff**

Stacey Daniels-Fayson, Interim Chief Executive Officer

Chairman Blount called the meeting to order at 5:32 p.m. with Cory Wolfe serving as Legal Counsel. A quorum was established.

**General Counsel Comments**

This meeting is an electronic meeting called and conducted in accordance with City of Richmond Ordinance No. 2020-093 (the "Ordinance"), which was ordained under the authority conferred unto the City by Va. Code § 15.2-1413. The Board is meeting by entirely remote means and a quorum of the Board is not physically assembled. The Board is conducting an electronic meeting due to the COVID-19 pandemic, which has made it unsafe for a quorum of Board members to physically assemble in a single location. This Board is a "public body" within the meaning of the Virginia Freedom of Information Act (Va. Code § 2.2-3700 *et seq.*), as well as Section 1(B)(5) of the Ordinance, in that the members of this Board are appointed to office by the City Council.

Notice of this electronic meeting was published on RRHA's website on **Thursday, December 10, 2020**. That Notice identified that this meeting will be an "electronic meeting" within the meaning of the Ordinance, that the meeting will be conducted through GoToMeeting, and that members of the public could observe and participate in the meeting. Specific instructions to access the meeting by Internet and by phone were disclosed in the Notice. The Notice also directed members of the public to a link at which they could register to deliver public comments in real time in accordance with the Citizens' Comment provisions of the Board's Bylaws. All such 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.

All members of this body in attendance at this meeting are participating electronically. The members who are participating in this meeting include: (1) Ms. Veronica Blount, Chair, (2) Mr. Jonathan Coleman, (3) Dr. Basil Gooden, (4) Mr. Barrett Hardiman, (5) Mr. W.R. "Bill" Johnson, Jr., (6) Mr. Robley Jones, (7) Mr. Neil Kessler, Vice Chair, (8) Ms. Charlene Pitchford, and (9) Ms. Patrice Shelton.

Members are reminded that all voting during this electronic meeting must 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.

### Minutes

The Minutes from the *November 18, 2020 Regular Electronic Board of Commissioners Meeting* were approved.

***1 Motion: (Gooden/Kessler) Move to adopt the Minutes from the November 18, 2020 Regular Electronic Board of Commissioners Meeting***

**Motion Carried Unanimously**

### Citizen Information Period

*Omari Al-Qaddafi* addressed the Board of Commissioners to discuss policy changes, the lack of commitment to transparency and compliance within RRHA.

### Comments from Marilyn Olds, President of RTO and Creighton Court Tenant Council

Marilyn Olds provided the following comments on the Creighton Court development project. She said *"I come with some good news about the Creighton Court redevelopment. I'm excited for where we are at this point with what's going on. We are waiting to hear where we are with the financing for Creighton Court. I am the President of Creighton Court. Those persons who really want to know and be involved with what's going on in our community know what is about to take place.*

*My hope and prayer is that we get the financing because it is very heartbreaking to see the Creighton community the way it is today and the spirit of the people because of the situation that we are in. It's time for new growth, new development, and change of some structures so that people can have a change of heart and mind.*

*The Armstrong site was a part of what we were trying to do in the next phase. I truly believe that it's going to happen. The residents that live in Creighton at this time are waiting on the new movement of Creighton Court because we are in a position where we have no other option but to better that community. We are in an isolated state in*

*Creighton Court; there are vacant apartments and a loss of spirit in the community. This is not due to RRHA; it's due to the changes in time. You may hear that people do not know, but they do know. Some do not want to accept the reality of what's going on, but the facts are out there. I speak for the residents as well as for myself. We are waiting to see what's going to happen when The Community Builders (TCB), RRHA and the residents come together to make this happen. The residents are waiting for the new change. We are standing firm in believing that this is going to happen; trusting you to do the right thing by the residents and us".* She thanked the Board members for standing strong and firm and encouraged TCB and others involved in this development to keep on doing what they are doing to.

**Presentation by The Community Builders (TCB)**

Juan Powell, Vice President of Real Estate Development with The Community Builders (TCB) provided a presentation on Armstrong Renaissance and the Redevelopment of Creighton Court. He provided the following comments and/or updates.

- Creighton Court was to be developed into a new community. Armstrong Renaissance was planned as the first offsite phase of the Creighton Court development.
- Armstrong Renaissance consists of four phases.
  - Phase 1A consists of 60 family units, construction is complete; the units are fully occupied.
  - Phase 1B consists of 45 senior units, construction is complete.
  - Phase 2A consists of 70 family units, construction is complete, and the units are 50% occupied. Thirty-five units were filled by Creighton Court residents at initial occupancy.
  - Phase 2B consists of 45 senior units; financing is committed, closing will take place in March 2021.
  - Infrastructure construction is nearly complete; remaining items to be constructed with the Phase 2B vertical construction.
  - The homeownership component has been subcontracted to Better Housing Coalition; it will consist of 36 homeownership units; construction will begin in 2021.
- Creighton Court Development Guidelines.
  - Creighton Court Bill of Rights established.
  - Resident engagement.
  - No forced displacement of residents.
  - Communicating with residents in an open and transparent manner.
  - Build consensus with community stakeholders.
  - Partnership with City of Richmond and City Council President Cynthia Newbille.
- Creighton Court Development Objectives.

- Provide housing options to current residents.
- Prepare residents to take advantage of options.
- Create a true mixed-income community.
- Implement a sustainable model of public housing transformation.
- o Creighton Court Community Engagement Process.
- o Creighton Court Conceptual Redevelopment Plan.
  - Project will include up to 700 units.
  - Project to have 10 phases.
  - There will be 16 units for homeownership.

**Interim CEO/Chairman Reports**

**Interim Chief Executive Officer's comments** – Interim CEO Stacey Daniels-Fayson provided the following comments and/or updates.

- o Staff is continually monitoring the impact of COVID-19 on our organization.
- o The Re-Imagining Committee continues to work on a variety of processes to move the agency forward virtually.
- o In terms of the Eviction Moratorium and Lease Enforcement, over 1,000 families have signed up for repayment agreements. A significant portion of those repayment agreements are past due. We have not conducted any evictions because of past due rents. We've had discussions regarding the Eviction Moratorium to determine what our strategy needs to be going forward.
- o We have reached out to Housing Opportunities Made Equal (HOME) and the Office of Community Wealth Building to request assistance to help our families with their rents. The request from these organizations totals approximately \$900,000 that will be used to assist 600 families. We have requested approximately \$600,000 from the Office of Community Wealth Building and have received \$377,000 of that request. We plan to send additional requests to the Office of Community Wealth Building. We requested \$331,000 from HOME; we are waiting on confirmation to see how much we will receive from them.
- o Staff is still moving forward with applying for the HOME Mobility Demonstration Grant. The deadline to apply for this grant has been extended to February 2021.
- o An agency meeting with held with RRHA staff on December 11, 2020.
- o Meetings were held with ROI, Richmond Police Chief, NAHRO, city representatives, Mayor Stoney, council representatives, RPS, Motorola, various partners, organizations and interested stakeholders throughout the month to discuss various initiatives, collaborative efforts and partnership opportunities with RRHA.

**1 Action Item:** Staff should contact Sharon Ebert and invite her to attend a real estate committee meeting or a board meeting to provide the Commissioners with an update on the City's Equitable Affordable Housing program.

**Chairman's Comments** – Chairman Blount provided the following comments and/or updates. She stated that she was happy to join the meeting with RRHA staff on December 11, 2020 to let them know that the Board appreciates them and all the things that they've done in these unprecedented times of a nationwide health emergency. She said “*We are doing so many great things in this Authority. We are able to still stand in the midst of a pandemic because of you as the staff showing up and doing the work and doing it in a new way. I just want to let you all know that I'm really, really appreciative of the work that you do*”.

She spoke briefly about the Violence Against Women Act (VAWA) and stated that one of the things that has come up during this pandemic is the rise in domestic violence situations. She is planning to appoint a VAWA subcommittee in the very near future. The subcommittee will consist of individuals who will be given confidential information about individuals that have been victimized. She concluded by stating that we will be addressing the VAWA Act in a more intentional way because of this rise in this sort of crime.

**Committee Updates**

Interim Controller, *Tianna Wooldridge* stated that the *Administration and Finance Committee* met on December 14, 2020. The following items were reviewed and discussed:

- FY20 Audit.
- Public Safety Update.
- Heating Update.
- Section 3.
- IT Update.
- Procurement Update.
- September Financials.

Deputy Chief Real Estate Officer, *Desi Wynter* stated that the *Real Estate and Community Development Committee* met on December 14, 2020. The following items were reviewed and discussed:

- TCB's presentation at the board meeting on the Armstrong and Creighton Court Development projects.
- Project Updates.
- Homeownership activities.
  - o Neighborhood Homeownership Initiative project.
  - o HOPE VI and Jackson Ward homeownership projects.
- RAD Fay Towers project.

**Resolution(s)**

**Agenda Item No. 1** - Resolution of the Richmond Redevelopment and Housing Authority Authorizing an Application for Demolition and Disposition of the Public Housing Community Known as Creighton Court

(20-24) 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) thereof, 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 the demolition and disposition of all or a portion of a public housing project requires, 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 of 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, pursuant to that Resolution of this Board dated January 15, 2020, RRHA submitted an application for HUD's approval to demolish and dispose of the first phase of Creighton, which application sought to demolish and dispose of 192 Creighton housing units (the "First Application");

WHEREAS, by that Resolution aforementioned, this Board also approved and authorized RRHA to submit one or more additional applications (each a "Subsequent Application") to HUD's approval to demolish and dispose of those units not concerned in the First Application; and

WHEREAS, RRHA and this Board, having conducted all necessary consultation with the Mayor of the City of Richmond, the Richmond Tenants' Organization, the Creighton Court Tenant Council, and the families residing in Creighton Court, is prepared to submit a Subsequent Application for all housing units in Creighton not included in the First Application.

NOW THEREFORE, BE IT RESOLVED that the Board does hereby affirm and ratify its approval of a Subsequent Application for demolition and disposition of the public housing units in Creighton Court, as first expressed in its Resolution dated January 15, 2020;

AND BE IT FURTHER RESOLVED that the Board does specifically approve and authorize RRHA to submit a Subsequent Application to HUD for the disposition and demolition of each of the 312 Creighton Court public housing units not included in the First Application; and

BE IT FINALLY RESOLVED THAT, the Chief Executive Officer, or her 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 any Subsequent Application and its supporting materials, provided such documents are in a form acceptable to the Chief Executive Officer.

**2 Motion: (Kessler/Jones) Move to adopt Resolutions #1**

**Motion Carried Unanimously**

**Adjournment**

There being no further business, the meeting adjourned at 7:02 p.m.

  
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Chairman

  
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Interim Chief Executive Officer/Secretary