

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

PROPOSED RESOLUTION

Meeting Date: February 18, 2026

Resolution No. 2026-07

TITLE: RESOLUTION AUTHORIZING THE RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY TO SELL THE IMPROVED REAL PROPERTY LOCATED AT 2124 N. 29TH STREET TO ANNA JULIA COOPER EPISCOPAL SCHOOL AND AUTHORIZING THE CHIEF EXECUTIVE OFFICER, OR HIS DESIGNEE, TO EXECUTE AND DELIVER ANY AND ALL DOCUMENTATION REQUIRED TO CONSUMMATE SUCH SALE ON BEHALF OF THE RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

RESOLUTION:

WHEREAS, Richmond Redevelopment and Housing Authority ("RRHA") owns that certain improved real property located at 2124 N. 29th Street (the "Property") and leases the Property to Anna Julia Cooper Episcopal School ("AJCES") for operation of a school; and

WHEREAS, AJCES has approached RRHA about purchasing the Property from RRHA for a purchase price of \$150,000.00; and

WHEREAS, RRHA has determined that the sale of the Property to AJCES will not adversely affect its ability to carry out its housing and redevelopment programs, and that the Property is not needed for any current or foreseeable operational purpose of RRHA; and

WHEREAS, AJCES's continued operation of a school on the Property will provide a significant benefit to the community, including the expansion of educational opportunities for public housing children and youth; and

WHEREAS, it is necessary for the Board of Commissioners of RRHA (the "Board") to take appropriate official action to approve the sale of the Property by RRHA to AJCES and to authorize the Chief Executive Officer, or his designee, to execute and deliver any and all documentation required to consummate such sale on behalf of RRHA;

NOW, THEREFORE, BE IT RESOLVED, by the Board as follows:

1. That the sale of the Property by RRHA to AJCES for a purchase price of \$150,000.00, on such terms and conditions as are agreed upon AJCES and acceptable to the Chief Executive Officer, is hereby approved; and
2. That the Chief Executive Officer, or his designee, is hereby authorized and directed to execute and deliver any and all documentation required to consummate such sale on behalf of RRHA, including, without limitation, a Purchase and Sale Agreement, provided such documentation is in a form acceptable to the Chief Executive Officer.

Recommended by: Sherrill Hampton
Senior Vice President of RECD

Date: February 9, 2026

Approved by: Steven B. Nesmith
Chief Executive Officer

Date: February 9, 2026

COMMISSIONERS' ACTION

RESOLUTION #: 2026-07

Approved _____
Date

Disapproved _____
Date

Tabled _____
Date

Withdrawn _____
Date

SIGNED:

Eddie L. Jackson, Jr., Chair
RRHA Board of Commissioners

Votes Recorded				
Commissioner	Aye	Nay	Abstain	Absent
Eddie L. Jackson, Jr.				
Charlene Pitchford				
Dyanne Broidy				
Kyle R. Elliott				
Barrett Hardiman				
W.R. "Bill" Johnson, Jr.				
Gregory Lewis				
Marika McCray				
Harold Parker, Jr.				

Anna Julia Cooper School (AJC) opened in August of 2009 in a house on 22nd Street in the Church Hill neighborhood of Richmond with 25 middle school students, two teachers, and a Head of School. This undertaking focused on serving low-income students and families, primarily residents from the four neighboring Richmond Redevelopment and Housing Authority (RRHA) communities in Richmond's East End. The mission was, and remains, to love, educate, and uplift its students so that they may realize their God-given gifts. From the beginning, and up until today, AJC provides full-tuition scholarships to all students.

In 2011, the School relocated to a former childcare and pre-school facility on N. 29th Street owned by RRHA where the current lower school is now located. There were 51 students in three grades, 6th, 7th, and 8th, four teachers, and added administrative and other support.

The end of the third year of the School, June of 2012, saw the first graduating class from AJC, and the beginning of the Graduate Support Program, an essential part of the School which has extended the same mission beyond the walls of the School to its growing number of graduates. In 2014, after several years with a 6th through 8th grade middle school, the Board made the decision to open a 5th grade. The thinking was simple: the younger the students, the less ground to make up and the greater the impact on their academic, social and emotional lives. Two years after that, in 2016, a 4th grade was opened. That same year, the School fulfilled an expressed desire since its opening, becoming an accredited member of the Virginia Association of Independent Schools (VAIS).

The growth continued. In 2018 the Board approved a decision to gradually grow down to kindergarten and to embark on a Capital Campaign to build a separate middle school and gymnasium on the neighboring block. While the building was being constructed, largely during the pandemic, 3rd and 2nd grades were added in 2020, and the school remained open for in-person instruction. In November of 2021, the new middle school was opened, 5th – 8th graders moved in, and the 2nd through 4th graders remained in the nascent Lower School program. In the 2022 – '23 school year, 1st grade and kindergarten were added, and a complete K – 8 school was realized in two separate buildings with 185 students.

Spurred on by a desire to serve more students and the earlier acquisition of a neighboring block of land, the AJC Board made the decision to double the size of the lower school, launch a Capital Campaign, and build another building to help accommodate even more students. While that process was unfolding, a second section of kindergarten opened in 2024, and a second section of first grade opened in 2025. The current timeline calls for completing the new school building in June of 2026. Currently there are 215 students at AJC and 329 graduates. With the added space, we hope to serve as many as 300 within the next several years, expanding our educational offerings including, perhaps, a pre-school. The sooner you begin, the better.

Anna Julia Cooper RRHA Overview 2023-2026

	<u>2023-2024</u>		<u>2024-2025</u>		<u>2025-2026</u>	
RRHA Court Residents						
Creighton	11		5		6	
Fairfield	36		34		30	
Gilpin	5		4		5	
Mosby	39		30		33	
Whitcomb	14		15		15	
Total RRHA	105		88		89	
RRHA Housing Support Category						
RRHA Housing Choice Voucher	40		49		46	
RRHA Project Based Voucher	6		5		3	
RRHA Application Pending					2	
Total RRHA Housing Support	46		54		51	
RRHA Status	Count	Percent	Count	Percent	Count	Percent
Total Students	208		200		208	
RRHA Court Residents	105	50.48%	88	44.00%	89	42.79%
RRHA Housing Choice / Project Based Vouchers	46	22.12%	54	27.00%	49	23.56%
RRHA Application Pending					2	0.96%
Total Reported RRHA	151	72.60%	142	71.00%	140	67.31%