

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

PROPOSED RESOLUTION

Meeting Date: June 17, 2026

Resolution No. 2026-21

TITLE: RESOLUTION AUTHORIZING THE GROUND LEASE TO RVA
COMMUNITY DEVELOPMENT CORPORATION FOR THE NINE MILE
HOMEOWNERSHIP PROJECT

RESOLUTION:

WHEREAS, the Richmond Redevelopment and Housing Authority (“RRHA”) is the owner of those certain parcels of unimproved real property more commonly known as 2820 Nine Mile Road, 2822 Nine Mile Road, 2822 ½ Nine Mile Road, and 2824 Nine Mile Road, Richmond, Virginia 23223 (collectively, the “Property”);

WHEREAS, RRHA previously approved a ground lease with Church Hill North Holdings, LLC (the “Developer”) for the Property in connection with the Nine Mile Homeownership Project to facilitate the development of affordable homeownership opportunities within the City of Richmond;

WHEREAS, Church Hill North Holdings, LLC previously requested assignment of its interests under the previously approved Ground Lease to RVA Community Development Corporation to facilitate the continued development of the Nine Mile Homeownership Project;

WHEREAS, upon request by the Developer, RRHA has determined that it is in the best interests of RRHA and the advancement of the Nine Mile Homeownership Project for RRHA to directly ground lease the Property to RVA Community Development Corporation for the purpose of developing affordable homeownership units on the Property;

WHEREAS, RVA Community Development Corporation has agreed to undertake the responsibilities and requirements associated with the development of the Property in accordance with the terms and conditions to be set forth in the Ground Lease; and

WHEREAS, the Board of Commissioners (the “Board”) finds that the proposed Ground Lease will support RRHA’s mission to expand affordable housing opportunities and promote neighborhood revitalization within the City of Richmond.

NOW, THEREFORE, BE IT RESOLVED by the Board that the Chief Executive Officer, or his designee, is hereby authorized to negotiate, execute, and deliver a Ground Lease, and any related agreements or documents necessary to consummate the transaction, for the Property to RVA Community Development Corporation for the development of the Nine Mile Homeownership Project; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Chief Executive Officer, or his designee, is authorized to execute such additional documents and take such further actions as may be necessary or appropriate to carry out the intent and purpose of this Resolution.

Recommended by: Sherrill Hampton
Senior Vice President of RECD

Date: June 2, 2026

Approved by: Steven B. Nesmith
Chief Executive Officer

Date: June 2, 2026

COMMISSIONERS' ACTION

RESOLUTION #: 2026-21

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.				