RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

PROPOSED RESOLUTION

Meeting Date: October 20, 2026 Resolution No. 2026-29

TITLE: RESOLUTION AUTHORIZING THE RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY TO ENTER INTO A MASTER DEVELOPMENT AND DISPOSITION AGREEMENT WITH THE MAGGIE WALKER COMMUNITY LAND TRUST FOR THE CONSTRUCTION OF 36 SINGLE-FAMILY HOMES IN THE BLACKWELL REVITALIZATION AREA, IN TWO PHASES, AND AUTHORIZING THE CHIEF EXECUTIVE OFFICER, OR HIS DESIGNEE, TO EXECUTE AND DELIVER SAID AGREEMENT AND ANY AND ALL DOCUMENTATION REQUIRED FOR THE CLOSING FOR EACH PHASE

RESOLUTION:

WHEREAS, Richmond Redevelopment and Housing Authority ("RRHA") previously selected The Maggie Walker Community Land Trust, a Virginia non-stock corporation (the "Developer") to serve as one the of developers of new, single-family homes in the Blackwell Revitalization Area of the City of Richmond as part of RRHA's HOPE VI Project; and

WHEREAS, RRHA and the Developer have negotiated the terms of that certain Master Development and Disposition Agreement, a copy of which is attached hereto as Exhibit A (the "MDA"), pursuant to which the Developer (or Developer, acting through its approved development partners) shall construct and sell thirty-six (36) new, single-family homes in the Blackwell Revitalization Area on lots owned by RRHA (the "Project"), with the implementation of the Project to occur in two (2) phases, with the first phase consisting of nineteen (19) homes and the second phase consisting of seventeen (17) homes (each, a "Phase"); and

WHEREAS, it is necessary for the Board of Commissioners of RRHA (the "Board") to take appropriate official action to approve to MDA and to authorize the Chief Executive Officer, or his designee, to execute and deliver the MDA on behalf of RRHA; and

WHEREAS, in connection with the closing for each Phase, RRHA will be required to execute various closing documents, including various evidentiary documents required by HUD (collectively, the "Closing Documents"); and

WHEREAS, it is necessary for the Board to take appropriate official action to authorize the Chief Executive Officer, or his designee, to execute the deliver the Closing Documents on behalf of RRHA;

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

1. That MDA, with any changes thereto approved by the Chief Executive Officer, or his designee, is hereby approved;

2. That the Chief Executive Officer, or his designee, is hereby authorized and directed to execute and deliver the MDA on behalf of RRHA; and

3. That, in connection with the closing for each Phase of the Project, the Chief Executive Officer, or his designee, is hereby authorized and directed to execute and deliver the Closing Documents for such Phase, including the evidentiary documents required by HUD for such Phase, on behalf of RRHA, provided such Closing Documents are in a form approved by the Chief Executive Officer, or his designee, and are consistent with the terms and conditions set forth in the MDA.

Recommended by: Sherrill Hampton Date: October 19, 2026
Senior Vice President of RECD

Approved by: Steven B. Nesmith Date: October 19, 2026
Chief Executive Officer

COMMISSIONERS' ACTION

RESOLUTION #: **2026-29**

☐ 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				
W.R. "Bill" Johnson, Jr.				
Gregory Lewis				
Marika McCray				
Harold Parker, Jr.				

Certification of Funding Availability

☐ **APPLICABLE**
☒ **NOT APPLICABLE** ***(If checked, do not complete form)***

[To be completed by the department presenting the resolution]
Resolution #: _____

Resolution Title: _____
_____
_____

Funding Request
[Narrative Description] _____
_____
_____

Funding Source(s): **Amount(s)**
Operating $_____
_____
Capital (Account #) $_____
_____ $_____
_____

TOTAL **$_____**

If applicable-
Amount of previous contract $_____
_____
Amount expended through [date] $_____
_____

[To be completed by Finance]

I _____certify that the funds to be expended in relation to
Print Name [Chief Financial Officer or Budget Officer]

this resolution is available in the RRHA budget.

_____ _____
Chief Financial Officer or Budget Officer Signature — Date