

COMMISSIONERS' BOARD MEETING
March 21, 2007

Resolutions Passed:

- (07-15) Resolution of the Richmond Redevelopment and Housing Authority Approving Acquisition Price for One (1) Parcel in the 25th Street/Nine Mile Road Redevelopment Area – 1309 North 24th Street
- MOTIONS:** Parker, Beshah
VOTE: Aye; Parker, Harrigan, Olds, Beshah and Mims
ABSTAIN; Jackson
- (07-16) Resolution of the Richmond Redevelopment and Housing Authority Authorizing Acquisition Price for One (1) Parcel in the North Jackson Ward Area – 1013 St. James Street
- MOTIONS:** Parker, Beshah
VOTE: Aye; Parker, Harrigan, Olds, Beshah and Mims
ABSTAIN; Jackson
- (07-17) Resolution of the Richmond Redevelopment and Housing Authority Authorizing Acquisition Price for One (1) Parcel in the Carver/Newtowne-West Neighborhoods in Bloom Area – 1740 West Leigh Street
- MOTIONS:** Parker, Beshah
VOTE: Aye; Parker, Harrigan, Olds, Beshah and Mims
ABSTAIN; Jackson
- (07-18) Resolution of the Richmond Redevelopment and Housing Authority Authorizing Approval to File for Condemnation for One (1) Parcel in the Carver/Newtowne-West Neighborhoods in Bloom Area – 2022 Moore Street
- MOTIONS:** Parker, Beshah
VOTE: Aye; Parker, Harrigan, Olds, Beshah and Mims
ABSTAIN; Jackson
- (07-19) Resolution of the Richmond Redevelopment and Housing Authority Authorizing Approval to File for Condemnation for two (2) Parcels in the Carver/Newtowne-West Neighborhoods in Bloom Area – 2026 Moore Street and 2028 Moore Street
- MOTIONS:** Parker, Beshah
VOTE: Aye; Parker, Harrigan, Olds, Beshah and Mims
ABSTAIN; Jackson
- (07-20) Resolution of the Richmond Redevelopment and Housing Authority Authorizing Approval to File for Condemnation for Two (2) Parcels in the Jackson Place Redevelopment Area – 708 St. James Street and 710 St. James Street
- MOTIONS:** Parker, Beshah
VOTE: Aye; Parker, Harrigan, Olds, Beshah and Mims
ABSTAIN; Jackson
- (07-21) Resolution of the Richmond Redevelopment and Housing Authority Authorizing Approval to File for Condemnation for One (1) Parcel in the 25th Street/Nine Mile Road Redevelopment and Conservation Area – 1325 North 24th Street
- MOTIONS:** Parker, Beshah
VOTE: Aye; Parker, Harrigan, Olds, Beshah and Mims
ABSTAIN; Jackson
- (07-22) Resolution of the Richmond Redevelopment and Housing Authority Authorizing Approval to File for Condemnation for One (1) Parcel in the 25th Street/Nine Mile Road Redevelopment Area – 1305 North 26th Street

MOTIONS: Parker, Beshah
VOTE: Aye; Parker, Harrigan, Olds, Beshah and Mims
ABSTAIN; Jackson

(07-23) Resolution of the Richmond Redevelopment and Housing Authority Designating April 2007 as Fair Housing Month

MOTIONS: Mims, Olds
VOTE: Aye; Parker, Harrigan, Olds, Beshah and Mims
ABSTAIN; Jackson

MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS
OF RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD IN THE OFFICES OF RRHA
901 CHAMBERLAYNE PARKWAY, RICHMOND, VIRGINIA
ON WEDNESDAY, MARCH 21, 2007

The Commissioners of Richmond Redevelopment and Housing Authority (“RRHA”) met in regular session in the offices of RRHA, 901 Chamberlayne Parkway, Richmond, Virginia, on March 21, 2007, at 5:30 p.m.

Chairman Brian K. Jackson, Esq. called the meeting to order at 5:40 p.m. with *General Counsel Gerald E. Carter, Esq., Harrell & Chambliss LLP*, present and upon roll call, the following were present:

Brian K. Jackson, Esq., Chairman

J. Russell Parker, III, Vice Chairman

Elliott M. Harrigan

Marilyn B. Olds

Guenet M. M. Beshah, Esq.

Cindy A. Mims

And the following were absent:

Sheila Hill-Christian

Also present:

Mr. Anthony Scott, Executive Director

Ms. Doris Jackson-Crocker, Assistant to Executive Director

Ms. Terri D. Garrett, Executive Administrative Assistant

Ms. Cassandra Scarborough, Deputy Executive Director of Administration

Mr. Kenneth Francis, Deputy Executive Director of Technology, Planning & Research

Mr. Lee Householder, Acting Deputy Executive Director of Community Revitalization

Mr. Garland Curtis, Acting Deputy Executive Director of Community Revitalization

Mr. Steven Benham, Acting Deputy Executive Director of Affordable Housing

Ms. Valena Dixon, Director of Communications

Mr. Desi Wynter, RRHA

Adam Harrell, Esq., Harrell & Chambliss LLP

Ms. Cora Hayes, Resident

Mr. Frank Wood

Mr. Jim Bonbright

Before beginning the order of business, Commissioner Brian Jackson welcomed new Commissioner Cindy A. Mims to the Richmond Redevelopment and Housing Authority Board of Commissioners and gave the Board a brief summary of Commissioner Mims' background. Commissioner Jackson also took the opportunity to inform the Board that he had assigned Commissioner Mims to serve on the Affordable Housing and the Technology, Planning and Research Standing Committees. Commissioner Jackson thanked Commissioner Mims for her willingness to serve on these committees.

Minutes

The Minutes from the *February 12, 2007 Special Board Meeting* were presented for approval. Commissioner Russ Parker moved for adoption of the Minutes, which were seconded by Commissioner Marilyn Olds.

Commissioner Jackson stated that the motion to adopt the minutes had been properly moved and seconded and upon roll call the following voted "Aye":

Commissioners Jackson, Parker and Olds

And the following voted "Nay":

None

And the following abstained:

Commissioners Harrigan, Beshah and Mims

The Minutes from the *February 20, 2007 Regular Board Meeting* were presented for approval. Commissioner Guenet Beshah moved for adoption of the Minutes, which were seconded by Commissioner Elliott Harrigan.

Commissioner Jackson stated that the motion to adopt the minutes had been properly moved and seconded and upon roll call the following voted "Aye":

Commissioners Jackson, Beshah and Harrigan

And the following voted "Nay":

None

And the following abstained:

Commissioners Parker, Olds and Mims

Citizens Information Period

Commissioner Brian Jackson stated that the Citizens Information Period would commence and asked if Mr. James Muhammad was present. Mr. Muhammad was not present, so Commissioner Jackson proceeded to the next order of business.

Committee Reports

Commissioner Jackson requested that Board Committee Reports be presented.

Ms. Cassandra Scarborough, Deputy Executive Director of Administration, provided the *Administration & Finance Committee Report*. The minutes of the meeting held on March 6, 2007 were not available for review, but would be included in the Board packet prior to the April Board Meeting. Ms. Scarborough stated that the main topic of the meeting was the audit review, which was still in progress. A brief presentation of the review would be given to the Board at the April Board Meeting. Ms. Scarborough pointed out that the next Committee Meeting would be held on April 4, 2007 at 9:00 a.m. in the Small Conference Room.

Commissioner Jackson asked Ms. Scarborough to have any audit findings put in writing and included in the Board package for the Board to review prior to the April Board Meeting. There were no questions for Ms. Scarborough.

Commissioner Marilyn Olds reported that the Affordable Housing Committee met on March 6, 2007 and the minutes of the meeting were previously distributed to the Board for review. Commissioner Olds then asked Mr. Steven Benham, Acting Deputy Executive Director of Affordable Housing, to provide the *Affordable Housing Report*. Mr. Benham reported on two main items that were discussed at the Committee Meeting: 1) The Committee is interested in pursuing a policy initiative to allow public housing FSS participants to participate in the Section 8 voucher homeownership program; and 2) The Committee was pleased to report that four of the Youth Sports & Fine Arts Academy (YSFA) members were involved in the Black Dolphin Dive Club scuba diving team and have been certified in scuba diving. One of the members, 13 year-old Latifah Burrell,

was selected to take part in the Youth Diving Summit in the Caribbean as part of the scuba diving team. Mr. Benham pointed out that the scuba diving club is just one of the programs where volunteers provide training for youth in the YSFA. Mr. Benham went on to say that getting the youth involved in non-traditional sports is being done with the idea of generating scholarships and further education for these youth to help them succeed. There were no questions for Mr. Benham.

Commissioner Brian Jackson provided the *Real Estate Committee Report*. Commissioner Jackson pointed out for Commissioner Mims' benefit that the Real Estate Development Committee Meeting meets on the day of the Board Meeting at 3:30 p.m. Minutes for the meeting held prior to the Board Meeting were not available for review; however, Commissioner Jackson reported that the Committee had reviewed on-going efforts in the communities and the minutes would be distributed at the next Board Meeting. Minutes from the January 17, 2007 meeting were previously distributed to the Board for review. Commissioner Jackson then reported that the Committee had reviewed and were endorsing eight (8) resolutions for consideration by the Board at this meeting. There were no questions for Commissioner Jackson.

Mr. Kenneth Francis, Deputy Executive Director of Technology, Planning & Research, provided the *Technology, Planning & Research (TPR) Committee Report*. The minutes of the meeting held on March 20, 2007 were not available for review, but would be included in the Board packet prior to the April Board Meeting. Mr. Francis stated that the TPR Committee would change their meeting dates to follow the Administration & Finance Committee meetings at the direction of the Committee Chair, Commissioner Beshah. Mr. Francis reported that the Committee discussed the following items: 1) The respondents to the Request For Proposals (RFP) for business needs and requirements; 2) the development of the 2007 Agency Plan, which is on schedule and in the public viewing stage; 3) a site tour to the Cincinnati Housing Authority in Knoxville for the "Asset Management Best Practices" set for next week with Ken and his team attending, with a second tour being scheduled for Charlotte, North Carolina; and 4) the development of the project-based budget.

Commissioner Beshah added that she wanted to address Commissioner Jackson's foresight of having one Commissioner serve on both the TPR and Administration &

Finance Standing Committees. Commissioner Beshah stated that being able to serve on both committees provides an integrated opportunity by taking the information from each meeting to address the system analysis of both areas. This shows what is really needed versus what is nice to have and keeps things in perspective.

Commissioner Parker addressed the asset management portion of the report and asked if the system would support the implementation of asset management. Mr. Francis answered that there would be some internal billing and vendor challenges, but they expect to be on board when the implementation takes place. It was discussed that the budget infrastructure would be in place by October 1, 2007. Commissioner Beshah added that they are concerned with meeting basic needs first, such as being HUD-compliant and asset management compliant, in addition to being forward thinking and future oriented. She went on to say that being compliant is baseline, but they want to be innovative as well, to be efficient and take the organization to a different level.

Commissioner Harrigan stated that the Committee would like to look at cash flows rather than budget numbers and asked if RRHA would be able to project with accuracy the cash flows received on a monthly basis with the new system in place. Mr. Francis replied that from a budget aspect, they plan to transition out of the straight-line method to a monthly-based budget, which would provide this information. It was discussed that this shift will take place in about 1½ years.

Commissioner Jackson asked Mr. Francis to provide the Board with dates for the Asset Management Best Practices tour to Charlotte so that Commissioners would be able to join Mr. Francis' team if they wished. There were no further questions for Mr. Francis.

Chairman's Comments

Commissioner Brian Jackson asked Ms. Valena Dixon, Director of Communications, if there were any specific activities she would like to report about. Ms. Dixon thanked Commissioner Jackson for the opportunity, but stated that Communication highlights were included in the Executive Director's comments. Commissioner Jackson commented that there have been a lot of activities going on and commended Ms. Dixon for the comprehensive report submitted with the Board package.

Commissioner Harrigan asked if there was an update regarding the Richmond Free Press article or if the reporter, Mr. Lazarus, had contacted RRHA to schedule an interview. Executive Director Anthony Scott stated that Mr. Lazarus had sent written questions to RRHA, and then called to request an interview shortly after the correspondence from him was received. Mr. Scott agreed to an interview, but asked Mr. Lazarus to wait for a written response to his questions first. Commissioner Jackson added that Mr. Lazarus had also contacted him. Commissioner Jackson stated that he understood Mr. Lazarus to have implied he would wait for RRHA to respond to his written correspondence and then set up a meeting to discuss his questions in depth. Before Mr. Scott could respond in writing to Mr. Lazarus' correspondence, the article came out in the Free Press.

Commissioner Jackson reported that a 1½-day Board Retreat was being planned and asked the Board to indicate date preferences on a paper provided to them in their Board folders. He asked the Board to try to work this into their schedules as he would like to see 100% participation at the Retreat. Commissioner Jackson went on to say that the Retreat was a critical time to address high level topics such as the Strategic Plan, projects in the implementation stage and Board input with staff. The first day of the Retreat will cover these topics, and will end in a closed session on the second day.

Commissioner Jackson then reported that the Board would need to conduct a personnel evaluation of the Internal Auditor in closed session at the April Board Meeting. He will provide information to the Commissioners to review before the meeting.

It was discussed that the Public Hearing for the Agency Plan has been scheduled for May 9, 2007 from 6:00-7:30 p.m. at the Calhoun Center. Commissioner Jackson made a point to have the date announced well in advance so that all Commissioners would be aware of the date and be able to attend the Hearing.

Commissioner Jackson then recognized the Executive Director for his comments.

Executive Director's Comments

Mr. Anthony Scott provided the Board with an *update of activities* that occurred after the February Board meeting. They were as follows:

- ◆ *Board Requests/Updates:*

- On March 1st, provided a note to the Board with a copy of SERC-NAHRO's position paper to Congress regarding ongoing issues faced by Public Housing Agencies in connection with HUD regulations.
 - On March 15th, sent a memorandum concerning delegation of authority while the Executive Director was out of the office.
 - On March 21st, provided copies to the Board of follow-up letters that were faxed to City Council members on March 20th, requesting their support of RRHA's Eminent Domain efforts.
 - On March 21st, provided a brief update note on correspondence that the majority of Commissioners received from ParisBlank. This correspondence involved a Housing Choice Voucher participant that had been in the program approximately four years ago. The participant has been reinstated.
- ◆ *Strategic Plan and Feasibility Study Updates:*
- On March 7th, met with Ms. Zarina Fazaldin to discuss her support of work in Carver.
 - On March 8th, met with Ms. Brenda Travers of the Central Virginia Business and Contractors Association to discuss collaborations between RRHA and the Association.
 - On March 13th, met with Mr. Jacek Ghosh, the Virginia Community University Economic Development Consultant, to discuss future partnerships. Mr. Ghosh has worked in Cleveland, Ohio and Pittsburgh, Pennsylvania.
 - On March 21st-24th, RRHA will be hosting a National Advisory Panel for ULI on their website.
 - On March 29th, scheduled to read to the children at Friends Association for Children.
- ◆ *Safety & Security Initiatives:*
- On March 14th, RRHA Officers assisted with the investigation and apprehension of juvenile armed robbers within 72 hours of their crimes.
 - On March 24th, will attend a community town hall meeting with the

Richmond Police Department (RPD) Officers.

- Preliminary discussions are still in progress regarding the privatization of Fairfield Court.
 - Crime statistics show year-to-date: Violent crime down 17%, property crime down 32% and total crime down 31%. Year-to-date, there have been 24 misdemeanor arrests, 6 felony arrests and a number of violations and warrants issued.
- ◆ *Communication Events:*
- As mentioned earlier, the Youth Sports & Fine Arts Academy will be partnering in the sponsorship of Ms. Latifah Burrell for the Youth Diving Summit in the Caribbean.
 - On March 9th, was interviewed by Mr. Mark Holmberg of Channel 6 regarding the Executive Director's vision and priorities in public housing. This was a 15-20 minute interview that will be part of a 'bigger story' Mr. Holmberg is putting together.
 - RRHA's Auto Fleet now has the new logo and taglines on their vehicles.
 - RRHA received a grant in February from the Department of Rail & Public Transportation for a 19-passenger bus. On March 19th, RRHA received a 16-passenger bus, which will provide some of the needs for RRHA's elderly and disabled residents.
- ◆ *HUD Activities:*
- On March 14th, met with HUD representatives regarding the Housing Choice Voucher Program.
 - On March 16th, provided HUD Richmond with documentation that will hopefully continue RRHAs efforts to resolve the remaining issues with the Office of Inspector General's office.
- ◆ *City/Council/Legislator Activities:*
- On March 1st, met with RRHA and City staff to discuss North Jackson Ward.
 - On March 2nd, provided steps involved with the privatization of Fairfield Court to Vice President McQuinn. A meeting to discuss these steps is

being scheduled for the beginning of April.

- On March 8th, held an orientation meeting with Councilperson Reva Trammell.
 - On March 9th, responded to an inquiry from Delegate Frank Hall’s office related to an HCVP participant that was removed from the list. This has been resolved.
 - On March 12th, conducted an Eminent Domain PowerPoint presentation, along with RRHA’s Community Revitalization Department, to the City Council informal session. The proposed Governor’s Amendments were discussed: Amendment A, *vacant and unimproved and by agreement with owners*, Amendment B, *not-for-profit recreational facilities*, and Amendment C, *definition of blight*.
 - On March 14th, met with RRHA staff and Mr. J.R. Pope and his staff at the City’s Recreation & Parks Department to discuss their activities at the Calhoun Center.
 - On March 27th, plan to meet with President William Pantele to provide him with an update on any projects in his district and discuss RRHA’s programs and services.
 - On March 27th, plan to meet with Dr. Jewell-Sherman from the school board to talk about partnering with the Richmond Public School system.
 - Continue monthly meetings with the Mayor, the City Chief Administrative Officer, and quarterly meetings with the Mayor’s Inter-Agency Task Force.
- ◆ *Staff Activities:*
- On April 3rd-6th, will be out of the office attending a Project-based Accounting Seminar.
 - On April 9th, the Agency will be closed for the Easter Holiday.
 - On April 10th, will meet with Ms. Susan Dewey, Executive Director of the Virginia Housing Development Authority.
 - On April 23rd, will meet with Dr. Gary Rhoads, President of J. Sergeant Reynolds Community College.

- On May 9th, as mentioned previously, will be on the panel for the “mixed-use, mixed-income break-out session” for the 2007 ULI Richmond Urban Marketplace National Advisory Panel.

In regards to the crime statistics, Commissioner Beshah asked what made the difference in the percentages from the previous month. Mr. Scott said that the statistics are seasonally adjusted and relationships between the Officers and residents are much stronger. In addition, the Richmond City Police Department is stamping down harder on violent crimes, which reflects on RRHA properties as well. Commissioner Jackson added that he had spent time talking to the Chief of Virginia Commonwealth University’s (VCU) Police Force. The VCU Police Force has over eighty officers, with a jurisdiction from the MCV campus to the academic campus. The Chief was very complimentary of the professionalism and good work that the RRHA Police Force does, but suggested that their Police Force could assist RRHA. Commissioner Jackson added that he felt that a partnership with VCU would benefit RRHA.

Regarding the interview that Mr. Scott had with Mr. Holmberg, Ms. Dixon stated that Mr. Holmberg has a real passion for the future of the community and wants to find ways to reach those that need help.

Regarding the Eminent Domain presentation to the City Council, there was on-going discussion regarding what RRHA can do. Commissioner Jackson asked that a form letter be prepared to be personalized by the Commissioners and staff to lobby this effort. It was discussed that a combination of personalized stationary and RRHA letterhead could be used for the letters. It was also discussed that telephone calls be placed to further lobby the effort. Mr. Scott stated that staff is looking at the next three years of existing developments and the challenges the funding will present. Although they do not believe it will be severely impacted, RRHA wants to stay proactive. Commissioner Jackson commended Mr. Scott on his continued work with this issue.

Resolutions

Note: Resolutions numbered 1-8 were recognized and previously recommended to be approved by the Committee Chair. The resolutions were grouped into one vote and

explanations were provided where applicable.

Commissioner Jackson pointed out to the Commissioners that Agenda Item No. 9 had been added and a copy of the proposed Resolution was included in the Board folders.

Agenda Item No. 1 – Resolution of the Richmond Redevelopment and Housing Authority Approving Acquisition Price for One (1) Parcel in the 25th Street/Nine Mile Road Redevelopment Area – 1309 North 24th Street, which was read and considered:

(07-15) BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority (RRHA) that based on full and careful appraisal of the property that the price recommended by the Executive Director for the acquisition of one (1) parcel in the 25th Street/ Nine Mile Redevelopment Area be and hereby is accepted as the fully established and approved price for the acquisition of such parcel; and

BE IT FURTHER RESOLVED that the Executive Director, acting on behalf of RRHA, be and hereby is authorized to accept the signed option to purchase 1309 North 24th Street, Block E-618, Parcel 22 at the said price.

Agenda Item No. 2 – Resolution of the Richmond Redevelopment and Housing Authority Authorizing Acquisition Price for One (1) Parcel in the North Jackson Ward Area – 1013 St. James Street, which was read and considered:

(07-16) BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority (RRHA) that based on full and careful appraisal of the property that the price recommended by the Executive Director for the acquisition of one (1) parcel in the North Jackson Ward Area be and hereby is accepted as the fully established and approved price for the acquisition of such parcel; and

BE IT FURTHER RESOLVED that the Executive Director, acting on behalf of RRHA, be and hereby is authorized to accept the signed option to purchase 1013 St. James Street, Block N-84, Parcel 27, at the said price.

Agenda Item No. 3 – Resolution of the Richmond Redevelopment and Housing Authority Authorizing Acquisition Price for One (1) Parcel in the Carver/Newtowne-West Neighborhoods in Bloom Area – 1740 West Leigh Street, which was read and considered:

(07-17) BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority (RRHA) that based on full and careful appraisal of the property that the price recommended by

the Executive Director for the acquisition of one (1) occupied deteriorated structure located at 1740 West Leigh Street in the Carver/Newtowne-West Neighborhoods In Bloom (NIB) Area and in the Newtowne-West Redevelopment and Conservation Area be and hereby is accepted as the fully established and approved price for the acquisition of such parcel; and

BE IT FURTHER RESOLVED that the Executive Director, acting on behalf of RRHA, be and hereby is authorized to accept the signed option to purchase 1740 West Leigh Street, Block N-941; Parcel 68 at the said price.

Agenda Item No. 4 – Resolution of the Richmond Redevelopment and Housing Authority Authorizing Approval to File for Condemnation for One (1) Parcel in the Carver/Newtowne-West Neighborhoods in Bloom Area – 2022 Moore Street, which was read and considered:

(07-18) BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority (RRHA) that the Executive Director and counsel are hereby authorized and directed to institute condemnation proceedings for the acquisition of one (1) occupied deteriorated structure located at 2022 Moore Street in the Carver/Newtowne-West Neighborhoods In Bloom (NIB) Area and in the Newtowne-West Conservation and Redevelopment Area. These proceedings are essential to the conveyance of property and the development of new single-family dwellings as part of the Carver/Newtowne-West NIB and the Newtowne-West Conservation and Redevelopment efforts.

<u>Block/Parcel</u>	<u>Name of Owner/ Address of Property</u>
N-1005/32	2022 Moore Street Mary E. Pryor

BE IT FURTHER RESOLVED that prior to instituting eminent domain proceedings, staff is directed to avoid such proceedings if possible.

Agenda Item No. 5 – Resolution of the Richmond Redevelopment and Housing Authority Authorizing Approval to File for Condemnation for two (2) Parcels in the Carver/Newtowne-West Neighborhoods in Bloom Area – 2026 Moore Street and 2028 Moore Street, which was read and considered:

(07-19) BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority (RRHA) that the Executive Director and counsel are hereby authorized and directed to institute condemnation proceedings for the acquisition of two (2) vacant deteriorated structures located at 2026 Moore Street and 2028 Moore Street in the Carver/Newtowne-West Neighborhoods In Bloom (NIB) Area and in the Newtowne-West Conservation and Redevelopment Area.

These proceedings are essential to the conveyance of property and the development of new single-family dwellings as part of the Carver/Newtowne-West NIB and the Newtowne-West Conservation and Redevelopment efforts.

<u>Block/Parcel</u>	<u>Name of Owner/ Address of Property</u>
N-1005/034 N-1005/035	Ruth L. Hassenfang 2026 Moore Street 2028 Moore Street

BE IT FURTHER RESOLVED that prior to instituting eminent domain proceedings, staff is directed to avoid such proceedings if possible.

Agenda Item No. 6 – Resolution of the Richmond Redevelopment and Housing Authority Authorizing Approval to File for Condemnation for Two (2) Parcels in the Jackson Place Redevelopment Area – 708 St. James Street and 710 St. James Street, which was read and considered:

(07-20) BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority (RRHA) that the Executive Director and counsel are hereby authorized and directed to institute condemnation proceedings for the acquisition of two (2) vacant parcels located at 708 St. James Street, Block N-105, Parcel 14 and 710 St. James Street, Block N-105, Parcel 13 in the Jackson Place Redevelopment Area. These proceedings are essential to the conveyance of property as part of the Jackson Place Redevelopment revitalization effort.

<u>Block/Parcel</u>	<u>Name of Owner/ Address of Property</u>
N-105/14 N-105/13	708 St. James Street 710 St. James Street Rozella P. & Harry J. Bennett c/o Rosemary Ross and Dwuana L. Ross, Hatari D. Ross, Hakeen T. Ross, & Yakubu M. Ross

BE IT FURTHER RESOLVED that prior to instituting eminent domain proceedings, staff is directed to avoid such proceedings if possible.

Agenda Item No. 7 – Resolution of the Richmond Redevelopment and Housing Authority Authorizing Approval to File for Condemnation for One (1) Parcel in the 25th Street/Nine Mile Road Redevelopment and Conservation Area –1325 North 24th Street, which was read and considered:

(07-21) BE IT RESOLVED by the Commissioners of the

Richmond Redevelopment and Housing Authority (RRHA) that the Executive Director and counsel are hereby authorized and directed to institute condemnation proceedings for the acquisition of one (1) vacant lot located at 1325 North 24th Street, Block E-618, Parcel 33 in the 25th Street/Nine Mile Road Redevelopment Area. These proceedings are essential to the conveyance of property and its redevelopment as part of the 25th Street/Nine Mile Road revitalization effort.

<u>Block/Parcel</u>	Name of Owner/ <u>Address of Property</u>
E-618/33	Otto A. Peterson 1325 North 24 th Street

BE IT FURTHER RESOLVED that prior to instituting eminent domain proceedings, staff is directed to avoid such proceedings if possible.

Agenda Item No. 8 – Resolution of the Richmond Redevelopment and Housing Authority Authorizing Approval to File for Condemnation for One (1) Parcel in the 25th Street/Nine Mile Road Redevelopment Area – 1305 North 26th Street, which was read and considered:

(07-22) BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority (RRHA) that the Executive Director and counsel are hereby authorized and directed to institute condemnation proceedings for the acquisition of one (1) vacant lot located at 1305 North 26th Street, Block E-621 Parcel 22 in the 25th Street/Nine Mile Road Redevelopment and Conservation Area. These proceedings are essential to the conveyance of property and its redevelopment as part of the 25th Street/Nine Mile Road revitalization effort.

<u>Block/Parcel</u>	Name of Owner/ <u>Address of Property</u>
E-621/22	Om & Om Management Ravi Prasad 1305 North 26 th Street

BE IT FURTHER RESOLVED that prior to instituting eminent domain proceedings, staff is directed to avoid such proceedings, if possible.

Discussion

Commissioner Beshah asked what the criteria were that drives RRHA’s decision

to go above the appraised price. Commissioner Jackson replied that it was a negotiation process with the land owner. RRHA tries to stay within 10% of the highest appraisal, but it is not always possible.

Commissioner Harrigan stated that Agenda Item No. 2 came in lower than the appraisal and asked how that had occurred. Mr. Lee Householder, Acting Deputy Executive Director of Community Revitalization, replied that being able to buy lower than the appraisal was not typical. In this case, the owner was in a tax situation and agreed to the price RRHA negotiated.

Commissioner Parker voiced his concern regarding Carver and Newtowne and how RRHA has gone to great lengths to get the communities up to market value. He asked when RRHA would begin to pull out and put its money elsewhere. Commissioner Jackson replied that the plan was to begin pulling out in 2008. He went on to say that it is critical and more cost-effective for RRHA to have the City allocate more funds to RRHA to buy these properties in larger blocks rather than individual parcels. Mr. Scott added that it is a challenge, but that it makes sense for RRHA to get the blighted property due to the cost. Commissioner Harrigan asked if RRHA had gone to the Mayor or City Council regarding this issue. Mr. Scott replied that they have been working on this since early in 2006 and that his next step is to address the issue with the City's Chief Administrative Officer.

Commissioner Jackson entertained a motion to adopt these resolutions. Commissioner Parker moved adoption, which was seconded by Commissioner Beshah and upon roll call the following voted "Aye":

Commissioners Parker, Harrigan, Olds, Beshah and Mims

And the following voted "Nay":

None

And the following abstained:

Commissioner Jackson

Agenda Item No. 9 – Resolution of the Richmond Redevelopment and Housing Authority Designating April 2007 as Fair Housing Month, which was read and considered:

(07-23) WHEREAS, the Richmond Redevelopment & Housing Authority is proud to join the U.S. Department of Housing and Urban Development in celebrating the 39th anniversary of the Fair Housing Act of 1968; and

WHEREAS, the 1968 Fair Housing Act guarantees the right of all Americans to dwell in the neighborhood of their choice, is one of the most important components of our national civil rights policy; and

WHEREAS, even though this non-discriminatory policy is the law of the land, its proper enforcement requires the continued cooperation of all levels of government, the real estate and homebuilding industries and private citizens; and

WHEREAS, throughout Richmond, Virginia, this spirit of cooperation is being provided through the efforts of our state, federal and local governments and with the support of countless community and nonprofit organizations; and

WHEREAS, promoting equal housing opportunity is essential to our larger mission of promoting justice in all areas of life and for all citizens, and equal housing opportunity has a dramatic impact on school integration and the acceptance and understanding of ethnic and racial diversity.

NOW, THEREFORE, the Board of Commissioners of the Richmond Redevelopment & Housing Authority do hereby proclaim April 2007 as **Fair Housing Month** in Richmond, Virginia and do urge all citizens to join in creating and promoting fair housing opportunities for all people.

Discussion

Mr. Scott explained that this Resolution was being presented at the suggestion of the U.S. Department of Housing & Urban Development to re-emphasize fair housing. Mr. Scott stated that since we are staunch advocates of fair housing, he believed that RRHA would like to be a part of this action. The Commissioners agreed.

Commissioner Jackson entertained a motion to adopt this resolution. Commissioner Mims moved adoption, which was seconded by Commissioner Olds and upon roll call the following voted "Aye":

Commissioners Parker, Harrigan, Olds, Beshah and Mims

And the following voted "Nay":

None

And the following abstained:

Commissioner Jackson

There being no further business and upon motion made by Commissioner Olds

and properly seconded by Commissioner Beshah, the meeting adjourned at 6:45 p.m.

Chairman

Executive Director/Secretary-Treasurer