

COMMISSIONERS' BOARD MEETING
July 18, 2007

Resolutions Passed:

- (07-42) Resolution Approving the Second Amendment to Deed Of Lease by and between the Richmond Redevelopment and Housing Authority, as Landlord, and the Commonwealth of Virginia, Virginia Commonwealth University, as Tenant, and Authorizing the Executive Director to Execute Such Second Amendment to Deed of Lease

MOTIONS: Mims, Olds
VOTE: Aye; Olds, Hill-Christian, Beshah and Mims
ABSTAIN; Jackson

- (07-43) Resolution Approving the Form of the North Jackson Ward Redevelopment Program Area Implementation Program Cooperation Agreement Negotiated by and between the Richmond Redevelopment and Housing Authority and the City of Richmond and Authorizing the Executive Director to Execute and Deliver Such Agreement

MOTIONS: Mims, Olds
VOTE: Aye; Olds, Hill-Christian, Beshah and Mims
ABSTAIN; Jackson

- (07-44) Resolution approving the form of the Memorandum of Understanding negotiated between the Richmond Redevelopment and Housing Authority and ElderHomes Corporation and authorizing the Executive Director to execute any and all documents required to dispose of 308 West Leigh Street to Elderhomes Corporation

MOTIONS: Mims, Olds
VOTE: Aye; Olds, Jackson, Beshah and Mims
ABSTAIN; Hill-Christian

- (07-45) Resolution of the Richmond Redevelopment and Housing Authority Authorizing Acquisition Price for One (1) Parcel in the Battery Park Project Area, the Southern Barton Heights Conservation Area, and the Southern Barton Heights Neighborhoods in Bloom Area – 2011 Greenwood Avenue

MOTIONS: Mims, Olds
VOTE: Aye; Olds, Hill-Christian, Beshah and Mims
ABSTAIN; Jackson

- (07-46) Resolution of the Richmond Redevelopment and Housing Authority Approving Acquisition Price for Five (5) Parcels in the Whitcomb Area – 0 Lacrosse Avenue and 0 Brame Street

MOTIONS: Mims, Olds
VOTE: Aye; Olds, Hill-Christian, Beshah and Mims
ABSTAIN; Jackson

- (07-47) Resolution of the Richmond Redevelopment and Housing Authority Approving Acquisition Price for One (1) Parcel in the 25th Street/Nine Mile Road Redevelopment Area – 1316 North 27th Street

MOTIONS: Mims, Olds
VOTE: Aye; Olds, Hill-Christian, Beshah and Mims
ABSTAIN; Jackson

- (07-48) Resolution of the Richmond Redevelopment and Housing Authority to Enter into Negotiations for Independent Audit Services for Fiscal Years 2007 through 2011

MOTIONS: Mims, Olds
VOTE: Aye; Olds, Hill-Christian, Beshah and Mims
ABSTAIN; Jackson

- (07-49) Resolution Authorizing The Executive Director To Amend The Richmond Redevelopment And Housing Authority's (RRHA) Housing Choice Voucher

Administrative Plan To Solicit A Single Room Occupancy (SRO) Program Which Targets Single Adults By Providing Permanent Housing And Supportive Services That Promote A Transition From Homelessness To Productivity And Independence

MOTIONS: Olds, Hill-Christian
VOTE: Aye; Olds, Hill-Christian, Beshah and Jackson
ABSTAIN; Mims

(07-50) Resolution of the Richmond Redevelopment and Housing Authority to Authorize Disposition Prices and an Option for Sale of Two (2) Parcels in the Fulton Conservation Area – 3005 East Main Street and 3007 East Main Street

MOTIONS: Olds, Hill-Christian
VOTE: Aye; Olds, Hill-Christian, 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, JULY 18, 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 July 18, 2007, at 5:30 p.m.

Chairman Brian K. Jackson, Esq. called the meeting to order at 5:35 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

Marilyn B. Olds

Guenet M. M. Beshah, Esq.

Sheila Hill-Christian

Cindy A. Mims

And the following were absent:

J. Russell Parker, III, Vice Chairman

Elliott M. Harrigan

Also present:

Mr. Anthony Scott, Executive Director

Ms. Doris Jackson-Crocker, Assistant to Executive Director

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. John Hill, Deputy Executive Director of Affordable Housing

Ms. Valena Dixon, Director of Communications

George K. Martin, Esq., McGuireWoods LLP

Adam Harrell, Esq., Harrell & Chambliss

Mr. Donald Hatcher, Constituent

Mr. Lewis Pantophlet, Constituent

Ms. Serena Walker, Creighton Court

Ms. Efia Atkins, Gilpin Court

Ms. Regina Atkins, Gilpin Court

Ms. Keishada Brown, Gilpin Court

Ms. Tanisha Washington, Fairfield Court

Ms. Denise Washington, Fairfield Court

Ms. Antoinette Baylor, Gilpin Court

Minutes

The Minutes from the *June 13, 2007 Board Meeting* were presented for approval. Commissioner Cindy Mims 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 Olds, Hill-Christian, Beshah and Mims

And the following voted “Nay”:

None

And the following abstained:

Commissioners Jackson

Special Presentation – Tomorrow’s Promise Recipients

Commissioner Jackson recognized Executive Director Anthony Scott for a special presentation to the *Tomorrow’s Promise* recipients.

Mr. Scott gave a brief history of the *Tomorrow’s Promise Scholarship Fund*, which was established in 1995 to help students in the Richmond Redevelopment and Housing Authority (RRHA) communities to pursue their goals for higher education. The Fund helps by providing financial resources for hard-working students to further their education. Mr. Scott added that in order to receive one of the scholarships, the recipients must have demonstrated academic excellence and leadership in the Richmond community. To date, RRHA has awarded over \$125,000 in scholarship funds to more than sixty-seven students.

Mr. Scott then introduced the 2007 scholarship recipients and asked them to join

him at the podium: Ms. Efia Atkins, Ms. Antoinette Baylor, Ms. Keishada Brown, Mr. Maurice Scott, Ms. Tanisha Washington, Ms. Serena Walker and Ms. Barbaratta Whitaker. Ms. Washington and Ms. Whitaker were not able to attend the meeting.

Mr. Scott gave a brief history of the students' grade point averages and what Universities they would be attending, pointing out that each recipient would receive a scholarship of \$4,000. Mr. Scott then extended sincere congratulations to the students on behalf of the RRHA staff and Board of Commissioners, and advised them to continue to learn, to apply their skills and talents, to strive for excellence, and to be the best that they could be. Mr. Scott went on to say that RRHA was very proud of the students and that they should continue to be role models and examples of the best that the RRHA communities represent.

Citizens Information Period

Commissioner Brian Jackson stated that the Citizens Information Period would commence and recognized Mr. Lewis Pantophlet. Mr. Pantophlet was not present, so Commissioner Jackson recognized Mr. Eugene Price. Mr. Price was not present, so Commissioner Jackson recognized Mr. Donald Hatcher.

Mr. Hatcher introduced himself and told the Board that he wanted to speak to them about two topics. The first topic had to do with the RRHA telephone system. Mr. Hatcher claimed that the system is more confusing than helpful and asked that someone listen to the recording and "do something better". The second topic had to do with Mr. Hatcher being an advocate for tenant's rights. Mr. Hatcher claimed that RRHA has sixteen (16) units in Dove Court that are boarded up and not being used. He is concerned about the number of people that need housing and feels that these units need to be available for use. Mr. Hatcher went on to say that Public Housing is important and he has worked in the past to bring about change in Blackwell, Gilpin Court and Mosby South. He stated that he has not seen a change and he is now back to pushing RRHA to start treating tenants with decency and stop compromising with housing issues. Mr. Hatcher told the Board that he would like answers to what is going to be done.

Commissioner Jackson thanked Mr. Hatcher for coming. He offered for Mr. Hatcher to review RRHA's Strategic Plan as a start. Chairman Jackson then stated that

some of the things Mr. Hatcher mentioned are what RRHA is trying to address in the Strategic Plan. He invited Mr. Hatcher to join RRHA as part of the solution instead of fighting against the Agency.

Commissioner Jackson then recognized Mr. Pantophlet, who arrived late. Mr. Pantophlet apologized for arriving late and told the Board that he was honored to speak to them. Mr. Pantophlet stated that in his opinion, there was a problem with the mistreatment of residents in public housing. He said he had tried to sue RRHA under the leadership of Mr. Tyrone Curtis, but that it had been rejected; however, he plans to find out what RRHA is required to do for the residents. He stated that he would like to have RRHA respond to a letter that he had written to the previous Board of Commissioners that had not been addressed, but added that he had the names of the new Commissioners and would be in touch if needed. Mr. Pantophlet then asked Chairman Jackson if someone would give him a copy of RRHA's Five-Year Plan and a listing of the Tenant Council.

Chairman Jackson thanked Mr. Pantophlet for his remarks. He then invited Mr. Pantophlet to be a part of the solution and changes and to share his thoughts and ideas with RRHA.

Mr. Pantophlet thanked Chairman Jackson and thanked the Board for letting him speak at the meeting. Mr. Pantophlet added that he appreciated the opportunity to work with RRHA in the future.

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 July 11, 2007 were not available for review; however, Ms. Scarborough reported that the main topics of the meeting were the audit and the Public Housing Assessment System. (PHAS). Ms. Scarborough stated that the Committee discussed audit services and were recommending a vendor for a five year period. A resolution to this affect was presented to the Board for their approval. In regards to PHAS, Ms. Scarborough stated that the information was provided to HUD and RRHA is waiting for a final score. She

went on to say that FASS, the financial component, would wrap up the 2006 Public Housing Assessment results. There were no questions for Ms. Scarborough.

Mr. John Hill, Deputy Executive Director of Affordable Housing, provided the *Affordable Housing Report*. The minutes of the meeting held on July 3, 2007 were previously distributed to the Board for review. Mr. Hill reported on the following three items from the meeting: 1) A letter from the Office of the Inspector General's office reviewing the Housing Choice Voucher Program (HCVP) in its entirety; 2) Mutual Accountable Power Point, which outlines the direction RRHA is going and gives a regional accountability; and 3) Resolution #8 recognizes the HCVP is needed to ensure that people who meet the criteria are placed in the programs for supportive services. There were no questions for Mr. Hill.

Commissioner Brian Jackson provided the *Real Estate Committee Report*. Commissioner Jackson stated that the minutes for the meeting held prior to the Board Meeting were not available for review; however, he reported that the Committee had reviewed the monthly report for Community Revitalization in regards to updates on the on-going efforts in the communities and the Board had received the update in their Board packets. The July Committee minutes would be distributed at the next Board Meeting. Minutes from the June 13, 2007 meeting were previously distributed to the Board for review. Commissioner Jackson then reported that the Committee had reviewed and were endorsing seven (7) 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 meetings held on May 9, 2007 and June 13, 2007 were previously distributed to the Board for review. The Committee met on July 11, 2007. Although the minutes were not available for review, Mr. Francis reported that the Committee discussed the Project Plan and Implementation Plan, in addition to the Enterprise System and the 2007 Agency Plan. There were no questions for Mr. Francis.

Chairman's Comments

Commissioner Brian Jackson reported that he had developed a follow-up to the

Board/Staff Retreat, which was in the form of a chart. He distributed a copy to each Board member and requested that they review the assignments.

Also, Commissioner Jackson spoke briefly about the City's Master Plan Process, saying that citizens and RRHA could come in and have their voices heard. He stated that the meeting started on Friday and went through Saturday and encouraged the Board and staff to stop in.

In addition, Chairman Jackson reminded the Board if they had topics for discussion for the Mayor or his office, to share them with him or the Executive Director.

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 June Board Meeting. They were as follows:

◆ *Board Requests/Updates:*

- On July 3rd, provided a copy to the Board of the HUD Office of Inspector General's notification of plans to perform an audit survey on RRHA's Housing Choice Voucher Program.
- On July 18th, provided a copy to the Board of the response to an inquiry from Mr. Melvin Smith.
- On July 18th, provided a memorandum to the Board regarding Delegation of Authority during dates of conference the Executive Director will be attending.

◆ *Strategic Plan and Feasibility Study Updates:*

- On July 9th, met with the Richmond Tenants Organization.
- On July 10th, a small RRHA team visited the Charlotte Public Housing Authority regarding Asset Management, with an emphasis on accounting and operations best practices and approaches to implementation. The team was successful in establishing promising relationships with executive management. This tour was third in a series of site visits.
- On July 25th, Mr. Lee Householder and Mr. Eric Leabough will meet with the North Jackson Ward (NJW) Steering Committee for on-going planning

efforts. Also, respective staff continues to participate in the NJW Transitional Planning Coordinating Committee.

◆ *Safety & Security Initiatives:*

- On June 23rd, the Annual Bike-a-thon was held with approximately 300 participants. Over 100 bicycles were donated to kids.
- On July 4th, RRHA Officers arrested one suspect. This was the first time in recent years where RRHA has had no shootings or major crimes.
- Four additional Officers have been authorized to start a midnight shift to establish the RRHA Police Department as a 24-hour operation.
- Crime statistics showed YTD for 2007: Violent crime down 13%, property crime up 13% and total crime down 10%. For the month of June, there were 80 misdemeanor arrests, 18 felony arrests, 35 parking violations, 45 barment notices issued, 26 warrants served, 107 summons issued and 231 total arrests.

◆ *Communication Events:*

- Communication news was included in the Commissioners Board Package previously distributed.

◆ *HUD Activities:*

- On June 26th, received approval from Ms. Dominique Blom, of HUD's Office of the Assistant Secretary, for RRHA's City-wide Homeownership Term Sheet for the development of 46 homeownership units as part of the HOPE VI revitalization of the former Blackwell Public Housing Development.
- On July 17th, staff met with HUD Officials regarding the Voluntary Compliance Agreement.

◆ *City/Council/Legislator Activities:*

- Responded to constituent inquiries to Mayor Wilder's office.
- On June 26th, Mr. Lee Householder and Mr. Dexter Goode met with Delegate Jones to provide an overview of HOPE VI developments since the inception of the program in 1997. The Executive Director will meet with him in August.

- Continue monthly meetings with the Mayor, Acting City Administrator and the Human Services Cabinet.
- ◆ *Staff Activities:*
 - The RRHA “Calendar of Events” is included in the red Board folders. This provides a snapshot of the major RRHA activities.
- ◆ *Future Planning:*
 - A reminder that a Board Meeting will not be held in August; however, individual Standing Committees may meet if necessary.
 - LISC has invited the Executive Director to join them for a Congressional Staff Tour and panel discussion on August 22nd.

Resolutions

Note: Resolutions numbered 1-6 & 9 were recognized and previously recommended to be approved by the Committee Chair. The resolutions were grouped and voted on separately and explanations were provided where applicable.

Agenda Item No. 1 – Resolution approving the Second Amendment to Deed of Lease by and between the Richmond Redevelopment and Housing Authority, as landlord, and the Commonwealth of Virginia, Virginia Commonwealth University, as tenant, and authorizing the Executive Director to execute such Second Amendment to Deed of Lease, which was read and considered:

(07-42) WHEREAS, the Richmond Redevelopment and Housing Authority (“RRHA”) is the owner of that certain building located at 730 East Broad Street in the City of Richmond and more commonly known as the Theatre Row Office Building (the “Building”); and

WHEREAS, RRHA and the Commonwealth of Virginia, Virginia Commonwealth University (“VCU”) have previously entered into that certain Deed of Lease dated as of January 31, 2006, as amended by that certain First Amendment to Deed of Lease dated as of August 23, 2006 (collectively, the “Lease”), pursuant to which RRHA is currently leasing to VCU, and VCU is currently leasing from RRHA, approximately 43,390 rentable square feet of space on the 1st, 2nd and 3rd floors of the Building (the “Leased Premises”);

WHEREAS, RRHA and VCU have negotiated the form of the Second Amendment to Deed of Lease attached hereto (the “Second Amendment”) pursuant to which RRHA and VCU have agreed to make certain adjustments to the Leased Premises and to make certain other amendments to the Lease; and

WHEREAS, it is necessary for the Commissioners of RRHA to

take appropriate official action to approve the Second Amendment and to authorize the Executive Director to execute and deliver the Second Amendment;

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority that:

The Second Amendment, with any modifications thereto that may be acceptable to the Executive Director and either the Chairman of the RRHA Board of Commissioners or the Chairman of the Real Estate Committee of the RRHA Board of Commissioners, is hereby approved, and the Executive Director is hereby authorized, on behalf of RRHA, to execute and deliver the Second Amendment.

Agenda Item No. 2 – Resolution Approving the Form of the North Jackson Ward Redevelopment Program Area Implementation Program Cooperation Agreement Negotiated by and between the Richmond Redevelopment and Housing Authority and the City of Richmond and Authorizing the Executive Director to Execute and Deliver such Agreement, which was read and considered:

(07-43) WHEREAS, the City and the Authority have entered into a City of Richmond 2006-2007 CDBG contract, dated July 1, 2006, for the purposes of acquiring blighted and underutilized property and completing a blight analysis and a redevelopment plan for the North Jackson Ward area, which area consists of nine city blocks bounded by Baker Street on the south, St. John Street on the west, North 4th Street on the east, and by West Charity Street, East Federal Street, and Bates Street on the north (the “Project Area”); and

WHEREAS, the City wishes to make available to RRHA funds up to \$250,000.00 to acquire blighted and underutilized property for neighborhood revitalization purposes in the Project Area; and

WHEREAS, it is necessary for the Commissioners of RRHA to take appropriate official action to approve the form of the Cooperation Agreement and to authorize the Executive Director to execute and deliver the Cooperation Agreement;

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority that:

- 1) The form of the Cooperation Agreement attached hereto, with any changes thereto acceptable to the Executive Director, is hereby approved.
- 2) The Executive Director is hereby authorized, on behalf of RRHA, to execute and deliver the Cooperation Agreement, with any changes thereto acceptable to the Executive Director.

Commissioner Jackson entertained a motion to adopt these resolutions. Commissioner Mims moved adoption, which was seconded by Commissioner Olds and upon roll call the following voted “Aye”:

Commissioners Olds, Hill-Christian, Beshah and Mims

And the following voted “Nay”:

None

And the following abstained:

Commissioner Jackson

Agenda Item No. 3 – Resolution approving the form of the Memorandum of Understanding negotiated between the Richmond Redevelopment and Housing Authority and ElderHomes Corporation and authorizing the Executive Director to execute any and all documents required to dispose of 308 West Leigh Street to Elderhomes Corporation, which was read and considered:

(07-44) WHEREAS, the Richmond Redevelopment and Housing Authority (“RRHA”) is the owner of one (1) improved lot located in the Jackson Ward neighborhood and more commonly known as 308 West Leigh Street, Block N-210, Parcel 35 (the “Property”); and

WHEREAS, Elderhomes Corporation (“Elderhomes”) has approached RRHA about the possibility of acquiring the Property from RRHA for the rehabilitation of the single-family home to be sold to a owner-occupant homebuyer at a reduced price; and

WHEREAS, RRHA and Elderhomes have negotiated a Memorandum of Understanding setting forth the terms pursuant to which RRHA is willing to convey the Property to Elderhomes for rehabilitation of the home, the form of which is attached hereto (the “MOU”); and

WHEREAS, it is necessary for the Commissioners of RRHA to take appropriate official action to approve the form of the MOU and to authorize the Executive Director to execute and deliver the MOU and any and all other documents required to consummate the transactions contemplated thereby;

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of RRHA that:

- 1) The form of the MOU attached hereto, with any changes thereto acceptable to the Executive Director, is hereby approved.
- 2) The Executive Director is hereby authorized, on behalf of RRHA, to execute and deliver (i) the MOU, with any changes thereto acceptable to the Executive Director, and (ii) any and all other documents required to be executed on behalf of RRHA in order to consummate the transactions contemplated by the MOU, provided such documents are in a form acceptable to the Executive Director.

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 Olds, Jackson, Beshah and Mims

And the following voted “Nay”:

None

And the following abstained:

Commissioner Hill-Christian

Agenda Item No. 4 – Resolution of the Richmond Redevelopment and Housing Authority Authorizing Acquisition Price for One (1) Parcel in the Battery Park Project Area, the Southern Barton Heights Conservation Area, and the Southern Barton Heights Neighborhoods in Bloom Area – 2011 Greenwood Avenue, which was read and considered:

(07-45) BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority (RRHA) that based on review of the pre-flood values of property, the price recommended by the Executive Director for the acquisition of one (1) vacant structure located at 2011 Greenwood Avenue, Block N-403, Parcel 9, in the Battery Park Project Area, the Southern Barton Heights Conservation Area, and the Southern Barton Heights Neighborhoods in Bloom 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 agreement to purchase 2011 Greenwood Avenue, Block N-403, Parcel 9, at the said price.

Agenda Item No. 5 – Resolution of the Richmond Redevelopment and Housing Authority Approving Acquisition Price for Five (5) Parcels in the Whitcomb Area – 0 Lacrosse Avenue and 0 Brame Street, which was read and considered:

(07-46) BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority (RRHA) that based on full and fair negotiations with the seller that the prices recommended by the Executive Director for the acquisition of five (5) vacant parcels in the Whitcomb Area be and hereby is accepted as the fully established and approved prices for the acquisition of such parcels; and

BE IT FURTHER RESOLVED that the Executive Director, acting on behalf of RRHA, be and hereby is authorized to accept the signed options to purchase 0 Lacrosse Avenue and 0 Brame Street at the Block and Parcel Numbers of E-120-115-001, E-120-115-007, E-120-115-008, E-120-115-010, E-120-115-021 at the said prices.

Agenda Item No. 6 – Resolution of the Richmond Redevelopment and Housing Authority Approving Acquisition Price for One (1) Parcel in the 25th Street/Nine Mile Road Redevelopment Area – 1316 North 27th Street, which was read and considered:

(07-47) BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority (RRHA) that based on full and careful appraisals of the property that the price recommended by the Executive Director for the acquisition of one (1) parcel in the 25th Street/Nine Mile Road Redevelopment Area be and hereby are 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 1316 North 27th Street, Block E-621, Parcel 8 at the said price.

Commissioner Jackson entertained a motion to adopt these resolutions.

Commissioner Mims moved adoption, which was seconded by Commissioner Olds and upon roll call the following voted “Aye”:

Commissioners Olds, Hill-Christian, Beshah and Mims

And the following voted “Nay”:

None

And the following abstained:

Commissioner Jackson

Agenda Item No. 7 – Resolution of the Richmond Redevelopment and Housing Authority to Enter into Negotiations for Independent Audit Services for Fiscal Years 2007 through 2011, which was read and considered:

(07-48) WHEREAS, the Richmond Redevelopment and Housing Authority (“RRHA”) is required by the Department of Housing and Urban Development to receive an independent audit annually; and

WHEREAS, the existing independent audit services contract expired at the conclusion of the fiscal year 2006 audit; and

WHEREAS, the authority conducted a thorough procurement process to acquire audit services for fiscal years 2007 through 2011 in compliance with HUD guidance published by the Public and Indian Housing/Real Estate Assessment Center; and

WHEREAS, the evaluation criteria used to evaluate four vendor proposals consisted of:

- 1) Results of Quality Assurance audits conducted by PIH/REAC QASS division and most recent Peer Reviews.
- 2) Understanding of the requirements of the audit, as reflected in budgeted hours, summary of understanding of work involved, proposed audit schedule to culminate in the issuance of audit opinions, and organization of audit team.
- 3) Relevant technical experience as reflected in prior audit engagements.
- 4) Professional qualifications of personnel assigned to the audit.
- 5) Cost of audit services

NOW, THEREFORE, BE IT RESOLVED, the Commissioners of the Richmond Redevelopment and Housing Authority accept the recommendation to enter into a contract with Clifton Gunderson, LLP for independent audit services for the fiscal years ending 2007 through 2011.

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 Olds, Hill-Christian, Beshah and Mims

And the following voted "Nay":

None

And the following abstained:

Commissioner Jackson

Agenda Item No. 8 – Resolution authorizing the Executive Director to amend the Richmond Redevelopment and Housing Authority's (RRHA) Housing Choice Voucher Administrative Plan to solicit a Single Room Occupancy (SRO) program which targets single adults by providing permanent housing and supportive services that promote a transition from homelessness to productivity and independence, which was read and considered:

(07-49) WHEREAS, The City of Richmond needs additional housing and programs which target homeless single adults with supportive services; and

WHEREAS, Most Single Room Occupancy residents are better served by programs which offer supportive services in order to achieve housing independence.

BE IT RESOLVED, by and for the Richmond Redevelopment and Housing Authority, that the Executive Director or his designee hereby be authorized to issue a Request For Proposals (RFP) for a Single Room Occupancy program which has supportive services for targeting single adults who are homeless. and set aside up to forty-five tenant based vouchers for a period not to exceed five-years.

BE IT FURTHER RESOLVED, that, up to forty-five tenant based vouchers be set aside for a period not to exceed five years for this initiative.

BE IT FURTHER RESOLVED, that the HCV Administrative Plan be amended to include an exception criteria for this initiative which provides a reasonable relaxation of the criminal background requirements.

Commissioner Jackson entertained a motion to adopt this resolution.

Commissioner Olds moved adoption, which was seconded by Commissioner Hill-

Christian and upon roll call the following voted “Aye”:

Commissioners Olds, Hill-Christian, Beshah and Jackson

And the following voted “Nay”:

None

And the following abstained:

Commissioner Mims

Agenda Item No. 9 – Resolution of the Richmond Redevelopment and Housing Authority to Authorize Disposition Prices and an Option for Sale of Two (2) Parcels in the Fulton Conservation Area – 3005 East Main Street and 3007 East Main Street, which was read and considered:

(07-50) WHEREAS, the Richmond Redevelopment and Housing Authority (RRHA) is the owner of certain properties in the Fulton Conservation Area; and

WHEREAS, USP Rocketts, LLC submitted a request to option 3005 East Main Street, Block E-586, Parcel 4, and 3007 East Main Street, Block E-586, Parcel 5 in the Fulton Conservation Area; and

WHEREAS, USP Rocketts, LLC has demonstrated that as of the date of this resolution, they possess the financial qualifications and abilities to place the properties located in the Fulton Conservation Area under option;

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of RRHA that \$23,400.00 is the duly established and approved Option price for the disposition for both parcels located at 3005 East Main Street, Block E-586, Parcel 4, and 3007 East Main Street, Block E-586, Parcel 5;

BE IT FURTHER RESOLVED THAT:

- 1) The offer of \$25,000.00 for 3005 East Main Street and \$45,000.00 for 3007 East Main Street from USP Rocketts, LLC be and hereby is accepted proposed purchase price;
- 2) The Executive Director be and hereby is authorized and directed to execute an option covering the sale of said parcels;
- 3) The option of said parcels to USP Rocketts, LLC by the Executive Director on behalf of RRHA, utilizing a form of contract satisfactory to counsel, be and hereby is in all respects approved.

Commissioner Jackson entertained a motion to adopt this resolution.

Commissioner Olds moved adoption, which was seconded by Commissioner Hill-

Christian and upon roll call the following voted “Aye”:

Commissioners Olds, Hill-Christian, 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 unanimous vote, the meeting adjourned at 6:20 p.m.

Chairman

Executive Director/Secretary-Treasurer