

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 MONDAY, OCTOBER 20, 2008

**In Attendance:**

**Board of Commissioners**

Brian K. Jackson, Esq. Chairman  
Marilyn B. Olds, Vice Chairman  
J. Russell Parker, III  
Elliott M. Harrigan  
Guenet M. N. Beshah, Esq.  
Cindy A. Mims  
James A. Sties

**Guests**

Meredith Huleisol  
Adell S. Mayo  
Miriam Sincell  
Phyllis Murphy, CVCC  
Ceonna Johnson, CVCC  
Sheila Weir, RRHA Resident  
Matthew Freeman  
Catherine Faulkner  
Marie Moore  
Linda Freeman, LAJC/CVCC  
L. S. Freeman, LAJC/CVCC  
Lonnie Williams, Gabriel House  
Cora Hayes, CVCC/Randolph/Idlewood  
Amy Biegelsen, *Style Weekly*  
Andrew Schoeneman, Legal Aid Justice Center  
Sarah Crare Freeman, City Resident  
Tiffany Kutledge, RRHA Resident  
Adam Harrell, Harrell & Chambliss  
Gerald Carter, Harrell & Chambliss  
George Martin, McGuire Woods

**RRHA Staff**

Anthony Scott, Executive Director  
M. Maxine Cholmondeley, Esq. General Counsel  
Doris Jackson-Crocker, Deputy Assistant to the  
Executive Director  
Leslie Cohoon, Director of Planning  
Valena Dixon, Director of Communications  
Stacey Fayson, Acting Deputy Executive Director  
of Finance  
Rodney Forte, Deputy Executive Director of  
Community Revitalization  
John H. Hill, Deputy Executive Director of  
Affordable Housing  
Garland Curtis, Deputy Director of Community  
Vanessa D. Valentine  
Shawn Williams  
LaTanja Davenport, Internal Auditor  
Paula Saje, Recording Secretary

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Chairman Brian K. Jackson, Esq. called the meeting to order at 5:23 p.m. with *General Counsel M. Maxine Cholmondeley, Esq.* serving as Legal Counsel.

***Minutes***

The Minutes from the *September 16, 2008 Regular Board Meeting* were presented for approval.

***1 Motion: (Mims/Harrigan) Move to adopt the Minutes from the September 16, 2008 Regular Board Meeting.***

**Motion Carried - Jackson Abstained**

***Citizens Information Period***

Chairman Jackson informed those speaking that they are allowed 3 minutes to address the Board.

Ms. Ceonna Johnson was the first to speak. She is a Resident of Hillside

Community and a member of RePHRAME, Residents of Public Housing in Richmond Against Mass Eviction. It is a coalition of public housing residents, community groups, and other concerned members of the community committed to housing justice for all in Richmond. That justice includes one-for-one replacement of any public housing units lost to redevelopment and the right to return to replacement units without additional screening.

The Legal Aid Justice Center had been invited to attend the annual Community Day on October 4, 2008 and to pass out information about RePHRAME. The Hillside Tenant Council informed RePHRAME that only information regarding the legal rights of individuals and families at Hillside could be distributed – the other information would be deemed a “conflict of interest.” The Tenant Council said the decision came from the Hillside management office. The Legal Aid Justice Center contacted the Hillside Management Office. However, the appropriate approval needed to grant permission to participate was not received. RePHRAME was disappointed because they did not have the opportunity to share information with the residents.

The next resident to speak was Ms. Lillie Estes. Ms. Estes has been a resident of Gilpin Court since 2004. She has spoken in a couple of different venues regarding the revitalization of Gilpin Court and public housing communities nationwide. Ms. Estes said that many efforts are being made nationwide to throw people off of their land. In downtown Chicago, Robert Taylor Homes lost 20,000 homes due to gentrification. Richmond is on the same path. She realizes that HUD has redirected things due to loss of money. Ms. Estes contends that the new definition of the word de-concentration does not have to mean displacing people. She said, *“We need to find a different way that would fundamentally address the economic disparity, the digital divide that needs to happen where poor people are concerned. Looking at de-concentration in a different way is a precedent-setting case that can be launched, and I am seriously looking into it.”* Ms. Estes agreed to forward information on this topic to the board.

### ***Committee Reports***

Commissioner Jackson requested that Board Committee Reports be presented.

Acting Deputy Executive Director of Finance Stacey Fayson delivered the *Administration and Finance* report. The Administration and Finance Committee met on September 10<sup>th</sup>. Ms. Fayson reported that there was follow up from the previous committee meeting regarding billings to the city and retiree healthcare information. The preliminary September financial information was also presented. Additional items discussed were:

- Strategic priorities 2009 – 2010 (a high-level overview of the draft was presented - once a final set has been approved, it will be presented to the

board)

- Information regarding single audit and management comments - waiting on any additional questions from the committee
- The EBS system - in negotiations with Yardi
- The status of Asset Management in terms of fee for service implementation and conditions of financial statements
- The structure of future meetings and agenda content

Mr. John Hill, Deputy Executive Director of Affordable Housing, provided the *Affordable Housing Report*.

- Moving forward with Asset management
- Had a HUD review, which went well
- Putting the finishing touches on what is required with asset management for the next 30 – 60 days (tweaking things)
- The meeting with HUD was a pre-inspection meeting to see RRHA's Asset management readiness, not an audit of the program.

Commissioner Brian Jackson provided the *Real Estate Committee Report*. The committee met earlier in the day and will be presenting two resolutions for approval by the Board.

#### ***Executive Director's Comments***

Mr. Anthony Scott stated that a report had been included in the Board packet summarizing the activities for the past month. He highlighted the following items:

- The trip to Alexandria will take place on October 30th - six commissioners are attending
- On November 1<sup>st</sup> RRHA will be having the demolition of Dove Court at 10:00 a.m. – Board attendance would be appreciated
- Violent crime is down 18%; property crime is up 4%; overall crime is down 4%
- 75 total arrests in September compared to 97 in August
- Additional information is available in the Board packets.

#### ***RESOLUTIONS***

*Note: Resolutions 1 and 2 were handled as a block and were recognized and previously recommended to be approved by the Real Estate Committee Chair.*

***Agenda Item No. 1*** – Resolution authorizing the Executive Director to enter into negotiations for the construction and/or purchase of four (4) housing units within the Blackwell Revitalization Area

**(08-60)** WHEREAS, the Richmond Redevelopment and Housing Authority (“RRHA”) has received a 1<sup>st</sup> increment of Replacement Housing Factor funding from the U. S. Department of Housing and Urban Development

in the amount \$3.8 million, of which \$1,006,969 remain; and

WHEREAS, the RRHA intends to utilize up to \$1,006,969 of the remaining Replacement Housing Factor funds to construct four houses within the Blackwell Revitalization area for the purpose of providing replacement housing opportunities;

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

1. The Executive Director is hereby authorized to replace the builder authorized by Resolution 06-81; and
2. The Executive Director is hereby authorized to use the remaining Replacement Housing Factor funding and to execute any and all agreement(s) with all acceptable parties in connection with the delivery of four houses on parcels within the Blackwell Revitalization Area.

**Agenda Item No. 2** – Resolution of the Richmond Redevelopment and Housing Authority Approving Acquisition Prices for Two (2) Vacant Parcels in the 25<sup>th</sup> Street/Nine Mile Road Redevelopment Area – 1311 North 27<sup>th</sup> Street and 1317 North 27<sup>th</sup> Street

**(08-61)** BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority (RRHA) that based on full and careful appraisals of the properties that the prices recommended by the Executive Director for the acquisition of two (2) parcels in the 25<sup>th</sup> Street/ Nine Mile Redevelopment 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 1311 North 27<sup>th</sup> Street, Block E-622, Parcel 21, and 1317 North 27<sup>th</sup> Street, Block E-622, Parcel 24 at the said prices.

### ***Discussion***

Questions were asked by Commissioners Harrigan and Sties and adequate responses were provided by staff.

**2 Motion: (Mims/Sties) Move to adopt Resolutions 1 and 2.**

**Motion Carried – Jackson Abstained**

### ***Update on the Housing Choice Voucher Program***

A PowerPoint presentation was given on the Housing Choice Voucher Program. Shawn Williams, HCV Program Manager, presented a *Business Stabilization Report*. John Hill, Deputy Executive Director of Affordable Housing, reported on the *Projected SEMAP (Section Eight Management Assessment Program) for Fiscal Year 2008*. These reports are attached to these Minutes as Appendix A. Questions were asked and adequate responses provided.

### ***Extended Citizen Information Period***

Ms. Cora Hayes asked for permission to speak. She said she was impressed by the work that has been done and the improvement of the Housing

Choice Voucher Program. Ms. Hayes commended Mr. Scott and staff for the improvements that have been made. She also commented that the presentation was very informative.

***Annual Meeting***

The Annual Meeting has been postponed until November 19, 2008.

Chairman Jackson entertained a motion to adjourn. Commissioner Cindy Mims moved for adoption, which was seconded by Commissioner Sties. There being no further business and upon unanimous vote, the meeting adjourned at 6:33 p.m.

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Chairman

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Executive Director/Secretary-Treasurer