

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 TUESDAY, SEPTEMBER 16, 2008

The Commissioners of Richmond Redevelopment and Housing Authority (“RRHA”) met in regular session in the offices of RRHA, 901 Chamberlayne Parkway, Richmond, Virginia, on Tuesday, September 16, 2008 at 5:30 p.m.

Chairman Brian K. Jackson, Esq. called the meeting to order at 5:36 p.m. with *General Counsel M. Maxine Cholmondeley, Esq.* present and upon roll call, the following were present:

Brian K. Jackson, Esq., Chairman

Marilyn B. Olds, Vice Chairman

J. Russell Parker, III

Elliott M. Harrigan

Guenet M. M. Beshah, Esq.

Cindy A. Mims

James A. Sties

Also present:

Anthony Scott, Executive Director

Doris Jackson-Crocker, Deputy Assistant to the Executive Director

Paula T. Saje, Executive Administrative Assistant

Leslie Cohoon, Director of Planning

John Hill, Deputy Executive Director of Affordable Housing

Rodney Forte, Deputy Executive Director of Community Revitalization

Valena Dixon, Director of Communications

Stacey Fayson, Acting Deputy Executive Director of Finance

Garland Curtis, Deputy Director of Community Revitalization

LaTanja Davenport, Internal Auditor

Adam Harrell, Harrell & Chambliss

Gerald Carter, Harrell & Chambliss

Denise Vice, RRHA

Desi Wynter, RRHA

Charles Howell, NAACP

Spencer E. Jones, III, Fulton Family Reunion Committee

Kelly King Horne HOMEWARD

Felicia Page, VCU Student

Travaris McCoy, VCU Student

Sue Segura VCU Student

Amy Wallace, VCU Student

Minutes

A quorum for the meeting was established and the Minutes from the *June 30, 2008 Special Board Meeting* were presented for approval. Commissioner Cindy Mims moved for adoption of the Minutes, which was seconded by Commissioner Russell Parker.

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 Marilyn Olds, J. Russell Parker, III, Elliott M. Harrigan, Guenet M. M. Beshah, Esq., Cindy A. Mims and James A. Sties

And the following voted “Nay”:

None

And the following abstained:

Commissioner Brian K. Jackson, Esq.

Citizens Information Period

Ms. Kelly King Horne, the Executive Director of HOMEWARD, gave the Board an update since she last spoke to them on June 9th. To recap, HOMEWARD is the regional planning and coordinating agency for homeless services representing Richmond, Chesterfield, and Hanover. They had received some good news about the Partnership to house homeless families. Thirty homeless families are waiting for shelter. They can't get in because the shelters are full. The shelters are keeping families longer because for some there is no appropriate placement in the community other than units at RRHA. It costs \$2,800 a month to house a mother and two children and provide services, some of which would not be available without the Partnership. The funds, for the most part, are being raised privately in the community. A recent regional survey shows a 10% increase

since last summer in the number of homeless children. The racial composition has also changed. HOMEWARD is committed to making the Partnership happen. There are partners “waiting in the wings” to take the next step with RRHA. They are pleased to be working with Deputy Executive Director of Affordable Housing John Hill on the Partnership. Mr. Hill will be joining the Board of HOMEWARD.

HOMEWARD hosts a bi-monthly Executive Directors’ networking meeting of over 35 Executive Directors of homeless services.

Mr. Spencer E. Jones, III, Chairman of the Fulton Family Reunion Committee was the next speaker. He stated that, “the Committee, which was incorporated on April 17, 2008 respectfully demands that all construction south of Orleans Street be immediately halted until an alternative to RRHA’s plan can be revisited.” The plan affects the 4800 and 4900 blocks of Fulton Street. The Committee would like to see those two blocks and the surrounding areas preserved as Fulton Memorial Park. The Committee claims that no environmental impact study has been done. They also believe that there may be a cemetery on 4400 East Main. They would like these areas of history to be preserved and respectfully demand that RRHA stop its plans until the Committee is successful in its endeavors.

Committee Reports

Commissioner Jackson requested that Board Committee Reports be presented.

Ms. Leslie Cohoon, Director of Planning deferred to Acting Deputy Executive Director of Finance Ms. Stacey Fayson since the last two Board committee meetings of Technology, Planning & Research (TPR) and Finance were combined and focused on financial issues. Ms. Fayson reported that the last meeting was held on September 10th and the following was discussed:

- the 2007 Audit Management Comment Letter (Commissioner Parker had some questions at that time regarding comments about IT security and limited staffing and those issues/comments will continue to be monitored and addressed in future meetings)
- External auditor, Mike Stephens attended the meeting and they discussed the 2008 audit process and timeline. (The timing will be different than the prior

year. The audit will begin in late October and end in early February, to have an early issuance of RRHA's financial report on March 1st.)

- The Finance Department will be working on the implementation of a governmental accounting standard entitled "GADSBY 45." Among other things, this will require the authority to report on its liability in regards to health care and dental costs.
- The 2009 Budget proposal was re-visited and there were no questions.

Chairman Jackson reported on the fact that because the combining of the Finance and TPR Committee meetings has gone so well, they will become one committee to be called "Administration and Finance." The co-chairs of the new committee will be the current chairs of the former individual committees. Eventually, this should evolve to having one chair. The new committee will have 5 Board members but some restructuring may take place around November.

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

- RRHA's PIC score had been 72%. Thanks in part to RRHA's efforts with a private contractor, Edgemere Consulting, the score has risen to 83.67%
- The Project Based Vouchers have been awarded to Virginia Supportive Housing.
- RRHA had been spending around \$60,000 annually to a private contractor to change the outside lights in our developments because the Authority did not have the equipment to do so. Bucket trucks have been purchased for \$54,000 which included the training of staff. In one year, the cost of the equipment will be recovered and a savings of over \$60,000 will be realized in every following year. [This announcement generated a round of applause.]

Commissioner Brian Jackson provided the *Real Estate Committee Report*. The committee met earlier in the day and will be presenting six resolutions for consideration. They also updated some of the Community Revitalization reports that had been sent to the Board members. There were no questions for Commissioner Jackson.

Chairman's Comments

Chairman Jackson asked the Board members to consult their calendars and consider a change in the meeting date for October. A formal inquiry of availability will be sent out to consider October 20th. If that does not work for enough people, the next date would be October 23rd or 24th. If none of these works, the original date will not change.

Executive Director's Comments

Mr. Anthony Scott reported that it has been an exciting summer at RRHA, as evidenced by the Committee reports. The following are some other key items:

- RRHA has received the official approval from HUD for the demolition of Dove Court – Demolition is now only a few weeks away
- RRHA plans on having some kind of event around the demolition of Dove Court and/or Carrington
- Mr. Scott had recently sent out correspondence to the Board regarding a one-half day retreat with the Resident Tenant Organization (RTO.) Over the last year, monthly meetings with the RTO and the Executive Team have been held and have proven to be very valuable. The meetings have provided a chance for the RTO to meet directly with the people who make the decisions that impact them the most. The retreat is scheduled for September 25th at 11:30 a.m. at RRHA.
- The Board will be receiving information on the trip to Alexandria, Virginia to tour Chatham Square, which is a public housing/mixed income development which had formerly been strictly public housing. The date for that tour is October 30, 2008 departing at 8:00 a.m. Those invited include: RTO members, City Council members, and the RRHA Board of Commissioners.
- There had been some very productive development around working with our University partners, Virginia Commonwealth University (VCU) and Virginia Union University (VUU.) Plans are to have more integrated relationships with them - particularly in regards to the work being done around public housing.
- RRHA's crimes statistics continue to hold at lower than years past. Year-to-

date 2008 crime is down 11%, which includes a 20% drop in violent crime and a 5% drop in property crime. There were 97 total arrests for the month of August. RRHA's police force has been doing an outstanding job.

Commissioner Harrigan questioned whether RRHA had considered the use of Segways. He has read articles about their use by other police departments in order to do their patrols. There is a Segway dealer in town.

- Recently a meeting was held at Fay Towers for Gilpin and Fay Towers residents to discuss the master plan process for Gilpin Court. Over 200 people attended and the meeting went very well. RRHA will continue having broader public meetings to ensure that the residents hear news before anyone else does. Even though it's early in the game and RRHA doesn't have all the answers, having these meetings and keeping the residents as informed as possible will help alleviate the perception that things are being hidden.

Commissioner Sties spoke about a meeting he had attended at Ebenezer Baptist Church. The candidates for Mayor (except Mr. Goldman) were there to answer questions. When asked where they stood on one-to-one replacement in public housing, they all replied they were in favor of it. When asked where they stood on "right to return," they were all for it. Each of them said they would meet with members of the community about those issues within the first 30 - 100 days of being elected mayor. When candidates for City Council were asked the same questions, their replies were similar. Only Councilman Tyler said he needed more information on the issues before he could give an educated answer.

RESOLUTIONS

Note: Resolutions 1 - 6 were handled as a block and were recognized and previously recommended to be approved by the Real Estate Committee Chair. Resolution 7 was handled separately.

Agenda Item No. 1 – Resolution authorizing the Executive Director to execute a Development Agreement and other closing documents with Better Housing Coalition for an on-site single family component of Richmond Redevelopment and Housing Authority's HOPE VI Project, which was read and considered:

(08-53) WHEREAS, the Richmond Redevelopment and Housing Authority ("RRHA") was awarded a HOPE VI Grant by the United States

Department of Housing and Urban Development (“HUD”) to be used by RRHA for the revitalization of the Blackwell Revitalization Area (the “HOPE VI Project”); and

WHEREAS, the HOPE VI Project consists of various on-site multi-family and single-family components and various off-site single-family components; and

WHEREAS, pursuant to a Resolution adopted on November 16, 2005, the Commissioners of RRHA approved the selection of Richmond Affordable Housing (“RAH”), an affiliate of Better Housing Coalition (“BHC”), to serve as the developer for construction of one of the on-site single-family components of the HOPE VI Project consisting of forty-five (45) new single-family homes (the “Project”) and authorized the Executive Director to begin negotiation with BHC; and

WHEREAS, after consultation between RRHA and BHC, the parties have determined that BHC will serve as the developer for the Project in lieu of RAH; and

WHEREAS, RRHA and BHC are in the process of finalizing a Development Agreement and the various other documents (collectively, the “Closing Documents”) required to proceed with a financial closing on the Project with HUD; and

WHEREAS, it is necessary for the Commissioners of RRHA to take appropriate official action to authorize the Executive Director to complete negotiation of the Closing Documents and, to authorize the Executive Director to execute and deliver the Closing Documents on behalf of RRHA;

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

1. The selection of BHC to serve as the developer for the Project is hereby approved.
2. The Executive Director is hereby authorized to begin negotiation with BHC and to execute and deliver all documents required in connection with the Project.

Agenda Item No. 2 – Resolution of the Richmond Redevelopment and Housing Authority (“RRHA”) Approving the Disposition of 121 Public Housing Homes making them available for Purchase by Low-Income Families as their Principal Residence, which was read and considered:

(08-54) WHEREAS, pursuant to the Housing Authorities Law, Chapter 1, Title 36 of the Code of Virginia, as amended, and specifically Sections 36-19(1) and (4), RRHA is authorized to make and execute contracts and other instruments necessary or convenient to the exercise of its powers as a housing authority in the Commonwealth of Virginia, and, in connection with any housing project, to sell, lease, exchange, transfer, assign, pledge, or dispose of any real property or any interest therein.

WHEREAS, the United States Department of Housing and Urban Development (HUD) has approved the application to dispose of the 121 public housing single-family homes under Section 32 of the United States Housing Act of 1932; and;

WHEREAS, the Richmond Redevelopment and Housing Authority’s Board of Commissioners approved the application submitted to HUD requesting permission to dispose of the 121 public housing single-family homes by

Resolution Number 06-47, dated July 13, 2006;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners approve the disposition of the proposed properties; and

BE IT FURTHER RESOLVED THAT:

1. The Executive Director be and hereby is authorized and directed to execute contracts covering the
 - a. sale of said parcels,
 - b. design,
 - c. construction and/or
 - d. owner occupancy requirements.

Agenda Item No. 3 – Resolution of the Richmond Redevelopment and Housing Authority Authorizing Acquisition Prices for Seven (7) Parcels in the North Jackson Ward Area – 1008 North 1st Street, 1010 North 1st Street, 1012 North 1st Street, 1014 North 1st Street, 1016 North 1st Street, 1018 North 1st Street, and 1020 North 1st Street, which was read and considered:

(08-55) 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 seven (7) parcels in the North Jackson Ward Area be and hereby is accepted as the fully established and approved price 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 option to purchase 1008 North 1st Street, Block N-84, Parcel 10, 1010 North 1st Street, Block N-84, Parcel 9, 1012 North 1st Street, Block N-84, Parcel 8, 1014 North 1st Street, Block N-84, Parcel 7, 1016 North 1st Street, Block N-84, Parcel 6, 1018 North 1st Street, Block N-84, Parcel 5, and 1020 North 1st Street, Block N-84, Parcel 4, at the said price.

Agenda Item No. 4 – Resolution of the Richmond Redevelopment and Housing Authority Approving Acquisition Prices for Two (2) Parcels in the Blackwell Neighborhoods in Bloom Revitalization Area – 1705 Everett Street and 1808 Boston Avenue, which was read and considered:

(08-56) 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) vacant deteriorated structures in the Blackwell Neighborhoods In Bloom Revitalization Area and the Blackwell 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 1705 Everett Street, Block S-235, Parcel 17 and 1808 Boston Avenue, Block S-342; Parcel 05 at the said prices.

Agenda Item No. 5 –Resolution of the Richmond Redevelopment and Housing Authority to Establish Disposition Prices and Purchaser for Two (2) Parcels in the Blackwell Neighborhoods in Bloom Revitalization Area – 1705 Everett Street and 1808 Boston Avenue, which was read and considered:

(08-57) WHEREAS, the Richmond Redevelopment and Housing Authority (RRHA) is the owner of certain properties in the Blackwell Neighborhoods in Bloom (NIB) Revitalization Area; and

WHEREAS, Southside Community Development and Housing Corporation submitted a proposal to purchase two vacant deteriorated structures located at 1705 Everett Street, Block S-235; Parcel 17 and 1808 Boston Avenue Block S-342; Parcel 05 respectively, in the Blackwell NIB Revitalization Area and the Blackwell Redevelopment Area for rehabilitation of 1705 Everett Street and the development of a new single-family home at 1808 Boston Avenue to be made available for sale to a low-to-moderate income family; and

WHEREAS, Southside Community Development and Housing Corporation has demonstrated that as of the date of this resolution it possesses the financial qualifications and abilities to acquire and develop the properties in accordance with the Blackwell Neighborhoods in Bloom Revitalization Plan;

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of RRHA that \$1.00 per parcel is the duly established and approved price for the disposition of 1705 Everett Street, Block S-235; Parcel 17 and 1808 Boston Avenue, Block S-342; Parcel 05 respectively, in accordance with the proposed use;

BE IT FURTHER RESOLVED THAT:

1. The offer of \$1.00 for each of the two (2) parcels from Southside Community Development and Housing Corporation for 1705 Everett Street, Block S-235; Parcel 17 and 1808 Boston Avenue, Block S-342; Parcel 05 respectively, in the Blackwell NIB Revitalization Area be and hereby is accepted;
2. The Executive Director be and hereby is authorized and directed to execute contracts covering the sale of said parcels, design, construction and owner occupancy requirements;
3. The conveyance of said parcels to Southside Community Development and Housing Corporation by the Executive Director on behalf of RRHA, utilizing a form of deed satisfactory to counsel, be and hereby is in all respects approved.

Agenda Item No. 6 – Resolution of the Richmond Redevelopment and Housing Authority to Establish Disposition Prices and Purchaser for Three (3) Parcels in the Blackwell HOPE VI Area – 400 East 15th Street, 416 East 15th Street and 418 East 15th Street, which was read and considered:

(08-58) WHEREAS, the Richmond Redevelopment and Housing Authority (RRHA) is the owner of certain properties in the Blackwell HOPE VI Area; and

WHEREAS, the Commonwealth of Virginia, Department of Transportation submitted a proposal to purchase a portion of 400 East 15th Street, Block S-240, Parcel 15, 416 East 15th Street, Block S-240, Parcel 14 and 418 East 15th Street, Block S-240, Parcel 13 respectively, in the Blackwell HOPE VI Area for the development of an underground water treatment facility; and

WHEREAS, Commonwealth of Virginia, Department of Transportation has the capacity and abilities to acquire and develop the properties to improve the water sanitation for the Blackwell Neighborhood;

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of RRHA that the proposed prices are the duly established and approved prices for the disposition of a portion of 400 East 15th Street, Block S-240, Parcel 15, 416 East 15th Street, Block S-240, Parcel 14 and 418 East 15th Street, Block S-240, Parcel 13 respectively, in accordance with the proposed use;

BE IT FURTHER RESOLVED THAT:

1. The offer of \$41,455.00 for the three (3) parcels from the Commonwealth of Virginia, Department of Transportation for a portion of 400 East 15th Street, Block S-240, Parcel 15, 416 East 15th Street, Block S-240, Parcel 14 and 418 East 15th Street, Block S-240, Parcel 13 in the Blackwell HOPE VI Area be and hereby is accepted;
2. The Executive Director be and hereby is authorized and directed to execute contracts covering the sale of said parcels, design, construction and/or owner occupancy requirements;
3. The conveyance of said parcels to Virginia Department of Transportation by the Executive Director on behalf of RRHA, utilizing a form of deed satisfactory to counsel, be and hereby is in all respects approved.

Discussion

Questions were asked by Commissioner Beshah and adequate responses were provided by Chairman Jackson and staff. Commissioner Harrigan had a question about Resolution 2. He said, "Before these properties are offered to low income families and they possibly purchase them, will there be some kind of training in homeownership and mortgages be offered?" Executive Director Anthony responded, "Yes. We currently have nine buyers who are existing public housing residents who have already gone through an extensive training process with our Home Center staff." Any potential buyers will be required to go through the training process and will need to stay in the homes for at least 5 years. The financing they will be receiving will be at a fixed rate.

Commissioner Harrigan also asked about situations where RRHA acts as a conduit for the City of Richmond. For example, when we purchase a building for \$XXX dollars and sell it for \$1, this shows up as a loss on our books. Ms. Stacey Fayson will

provide a response at the next meeting of the Administration and Finance Committee.

Chairman Jackson entertained a motion to adopt Resolutions 1 – 6. Commissioner Cindy Mims moved for adoption, which was seconded by Commissioner Elliott Harrigan and upon roll call the following voted “Aye”:

Commissioners Olds, Parker, Harrigan, Beshah, Mims, Sties

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 Approve the Authority-wide operating budget of \$68.4 million for the Fiscal Year Ending September 30, 2009, which was read and considered:

(08-59) BE IT RESOLVED BY THE Board of Commissioners of the Richmond Redevelopment and Housing Authority (the “Commissioners”) that the proposed operating budget for the fiscal year ending September 30, 2009 is reasonable and representative of the estimate operating income and expenditures associated with the operation of the Authority; and

BE IT RESOLVED that HUD has defined certain budgetary mandates related to Asset Management implementation including:

- ** Operating budgets developed for each Asset Management Project (AMP),
- ** AMP operating budgets must be approved by the public housing authority’s Board before commencement of the fiscal year; however, the Board is not required to pass a resolution for each project budget, and
- ** The Board resolution must be filed at the local field office. (HUD-FORM 52574)

BE IT RESOLVED that funding sources for Richmond Redevelopment and Housing Authority includes the U.S. Department of Housing and Urban Development, the City of Richmond Virginia and other independent and private sources.

BE IT FURTHER RESOLVED that the FY 2009 operating budget is hereby approved and adopted.

Chairman Jackson entertained a motion to adopt Resolution 7. Commissioner Cindy Mims moved for adoption, which was seconded by Commissioner Elliott Harrigan and upon roll call the following voted “Aye”:

2700

Commissioners Olds, Parker, Harrigan, Beshah, Mims, Sties

And the following voted “Nay”:

None

And the following abstained:

Commissioner Jackson

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 6:15 p.m.

Chairman

Executive Director/Secretary-Treasurer