

Strategic Plan + Agency Plan = RRHA Future

The Steering Committee and staff are underway in the process of merging the agency plan and strategic plan, two distinct but important RRHA documents.

The agency plan, a HUD mandated document, is designed to communicate RRHA's business plan for HUD-funded programs. It includes goals and objectives, policies and the projected capital plan.

The strategic plan took an internal and external look at the agency in order to create a new vision, mission, values, goals, objectives and initiatives that serve as the blueprint for the organization.

Once combined, the new agency plan will include the new strategic plan goals and objectives and will incorporate our public



housing redevelopment plan. The endeavor will also involve the partnership of the Richmond Tenant Organization (RTO), who will assist with tenant outreach and input for the development of the agency plan.

To assist with the integration of these two plans, RRHA has contracted with Management Resource Group, an organization known for its work assisting other public housing authorities in developing their Agency plans. April 2006 has been set as the tentative deadline to gather input on the capital budget and redevelopment plan. Once drafted, the plan will be introduced for public review and be presented for final approval from the RRHA Board of Commissioner.

Kenneth Francis, deputy executive director of Information Technology, Planning and Research, will lead the effort for RRHA. Check back next month for more details, as the RRHA Strategic Plan Steering Committee takes on this important task! ★

Partnerships create new opportunities for agency and residents

"I am pleased and excited about the work that the RRHA University is doing to create and sustain dynamic partnerships for the Authority," said Assistant Director for Housing Management and Strategic Plan Goal Champion Steven Benham.

To further Goal #2 of the RRHA Strategic Plan [Economic Opportunities - *Foster and create business and investment opportunities*] the Authority entered into several partnerships that will provide new learning opportunities to empower families to become economically independent. Our new partners include *New Visions*, *New Ventures* and *Wachovia Corporation*.

New Visions, *New Ventures* is offering Fi-

nancial Freedom workshops, that teach residents how to plan for their own financial well being and make effective decisions about the use of money for the rest of their lives with courses such as budgeting, credit and credit repair, financial record keeping and asset building.

Wachovia Corporation is hosting one day classes, over a 36-week schedule, on topics such as preparing a personal budget, assessing the costs and benefits of consumer and home loans, basics of borrowing, how to save effectively, consumer rights, keeping track of one's money, and how credit histories affect one's credit future.

All programs are free and available to

public housing residents and Housing Choice Voucher Program participants, 18 years of age and older.

Benham said, "Through the University and the increasing number of truly 'dynamic' partners, RRHA is able to provide a cadre of professionals who will help our residents move from where they are to where they want to be. They will be more financially literate, more self-sufficient and more in control of their futures." ★

new Visions ventures



WACHOVIA

RRHA and City take Strategic Plan to the next level



work with the City of Richmond and the other selected agencies,” said Hill-Christian. “And in conjunction with the work we are doing through the RRHA Strategic Plan, I am excited about our future and our success in advancing quality affordable housing and community revitalization.”

The task force’s main goal will be to strengthen coordination and effectiveness among City departments and agencies related to all aspects of neighborhood vitality that will advance RRHA’s strategic plan. .

There is never a day the agency is not working on the RRHA Strategic Plan implementation. From committees planning the next step to new partnerships that bring objectives to fruition, the plan is alive and well throughout the Authority.

A new focus in the Mayor’s office has taken the plan to the next level as it is embraced by the City of Richmond. Mayor L. Douglas Wilder announced the establishment of an Interagency Task Force on Community Infrastructure, that will bring City departments and others to the table to support the implementation of the strategic plan.

Executive Director Sheila Hill-Christian has been appointed to this multi-agency team that will also include civic leaders, City departments, business leaders and others involved with housing and land use, economic development, education, public safety and transportation; as well as non-profit, financial and private development communities.

“We are pleased to have the opportunity to

Additionally, the new Task Force will:

- ⇒ Bring together public, private and non-profit partners in constructing an affordable housing demonstration project such as a mixed-income community that might include retail stores and restaurants, a park and perhaps a neighborhood school;
- ⇒ Spearhead a model Affordable Dwelling Unit (ADU) ordinance that will encourage developers to allocate a portion of new real estate projects for affordable housing, in order to promote mixed-use, mixed-income residential communities; and
- ⇒ Establish a local affordable housing fund that could capitalize upon funding legislation that is currently pending in the Virginia General Assembly.

“We are prepared to give our full support and will do whatever we can to assist the City in this comprehensive project that will have a significant impact on the efforts of the Authority and the revitalization of the city of Richmond,” said Hill-Christian. ★

“I am excited about our future and our success in advancing quality affordable housing and community revitalization.”

Phase I Initiatives

- ◆ **Workforce Housing Initiative**
Sell 10 public housing single-family units by December 2006
- ◆ **Public Housing – Elderly**
Sell a marketable public housing property by August 2006
- ◆ **Public Housing - Multi-Family Redevelopment**
Redevelop a selected public housing community through demolishing and reconstruction by September 2008
- ◆ **Public Housing - Multi-Family Rehab**
Rehab an existing public housing community by September 2008
- ◆ **Jackson Place**
Sell the property for market rate by September 2006
- ◆ **Infill Lot Sales**
Sell 20 Lots by January 2006
- ◆ **Loan Portfolio**
Reduce management costs and generate revenue by July 2006

A brief update on Phase I Initiatives

- ◆ 30 In-Fill Lots have been approved for sales.
- ◆ The Department of Affordable Housing has begun interviews for Property Managers.
- ◆ There has been reorganization in the Finance Unit with the vacancy of the Controller position. Finance Staff will report directly to Acting Deputy Executive Director Cassandra Scarborough.
- ◆ The Warehouse is now under the Affordable Housing Department.
- ◆ The Procurement Unit is looking into certification for all staff.

Next steps...

- ◆ The development of the new agency plan which is due to HUD July 2006.
- ◆ Monthly meetings are being planned with RTO in order to form RRHA/Resident Committees. These committees will address:
 - ◆ Mobility Options
 - ◆ Section 3 Opportunities
 - ◆ Communications
 - ◆ Economic Opportunities
- ◆ Individual meetings are being planned with affected communities, prior to any public announcements. ★