

COMMISSIONERS' REGULAR BOARD MEETING
June 16, 2021

Resolution(s) Passed:

- 21-13 Resolution of the Richmond Redevelopment and Housing Authority to authorize the Interim Chief Executive Officer to submit to the Department of Housing and Urban Development (HUD) a Choice Neighborhoods Initiative Planning Grant Application for the Gilpin Court/Historic Jackson Ward Neighborhood and Execute a Grant Agreement if awarded

MOTIONS: Jones/Blount

VOTE: Aye: Blount, Coleman, Gooden, Hardiman, Johnson, Jones, Kessler,
Pitchford, Shelton

ABSTAIN: None

ABSENT: None

MINUTES OF THE REGULAR BOARD MEETING
OF THE COMMISSIONERS OF
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD IN THE OFFICES OF RRHA
901 CHAMBERLAYNE PARKWAY, RICHMOND, VIRGINIA
ON WEDNESDAY, JUNE 16, 2021

Board of Commissioners

Neil Kessler, Acting Chairman
Veronica Blount
Robley Jones
Barrett Hardiman
W. R. "Bill" Johnson, Jr.
Charlene Pitchford
Patrice Shelton

In Attendance via GoToMeeting:

Jonathan Coleman
Basil Gooden

RRHA Staff

Stacey Daniels-Fayson, Interim Chief Executive Officer

Acting Chairman Neil Kessler called the meeting to order at 5:36 p.m. with Ben Titter serving as Legal Counsel. A quorum was established.

General Counsel Comments

This meeting is conducted in accordance with the Virginia Freedom of Information Act. The Board is physically assembled at the central offices of the Richmond Redevelopment and Housing Authority. Due to the COVID-19 pandemic, which has made it unsafe for persons to gather in a single indoor location, this meeting is also available via GoTo Meeting in accordance with Va. Code § 2.2-3708.2(E).

Notice of this meeting was published on RRHA's website on **Thursday, June 3, 2021**. That updated Notice identified that this meeting is available through GoToMeeting, and that members of the public could observe and participate. Specific instructions to access the meeting by Internet and by phone were disclosed in the Notice, which also directed members of the public to a link where they could register to deliver public comments. All requests to speak are delivered to Priscilla Jackson, Executive Administrative Assistant.

Members of the public must register in advance in accordance with the Board's Bylaws in order to make public comments during the meeting. To register, members of the public must access an online link by which they can provide the registration information required by the Board's Bylaws. Public comments must be made at electronic meetings of this Board in real time through the GoToMeeting application, either by Internet or by phone. Written comments will not be accepted and will not be included in the minutes of this meeting.

In accordance with the Bylaws, no member of the public may address the Board unless they have registered to speak or have otherwise been called upon by the Chair to speak. Accordingly, all members of the public are instructed to disable any audio or video broadcasts until and unless the Board has called upon such individual to deliver comments. If a member of the public refuses to disable an audio or video broadcast after having been warned to do so by the Chair, then the individual may be permanently banned from the remainder of the meeting.

Please disable your audio and video broadcasts now.

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The members who are participating in this meeting include: (1) Commissioner Veronica Blount, (2) Commissioner Jonathan Coleman**, (3) Commissioner Basil Gooden**, (4) Commissioner Barrett Hardiman, (5) Commissioner Bill Johnson, (6) Commissioner Robley Jones, (7) Commissioner Neil Kessler, (8) Commissioner Charlene Pitchford, and (9) Commissioner Patrice Shelton.

[** denotes Commissioners who participated in the meeting electronically via GoTo Meeting]

For clarity, all voting during this meeting will be conducted by roll call vote. When a motion is on the floor, I will call each member by name, in alphabetical order, to state their vote individually, until all members are polled.

I have no further comments.

Minutes

The Minutes from the *May 12, 2021 Electronic Board of Commissioners Work Session, May 19, 2021 Regular In-Person Board of Commissioners Meeting, and May 20, 2021 Special Electronic Board of Commissioners Meeting* were approved.

1 Motion: (Hardiman/Blount) Move to adopt the Minutes from the May 12, 2021 Electronic Board of Commissioners Work Session, May 19, 2021 Regular In-Person Board of Commissioners Meeting, and May 20, 2021 Special Electronic Board of Commissioners Meeting
Motion Carried Unanimously

Citizen Information Period

Michael Kemetic addressed the Board of Commissioners to discuss 10 actionable items for RRHA to better connect with the community. The actionable items are as follows:

1. Dedicated funds towards refurbishing and re-opening the pool at the Calhoun Center by the Summer 2022.
2. Commitment to keeping staffing and facilities at the Calhoun Center and all RRHA properties up to professional standards.
3. Review and repatriation of residents expelled for certain felonies.
4. 100 summer job opportunities for youth in RRHA communities.
5. Commitment to processes that help move residents to better long-term residences.
6. For both equity and parity, structure upcoming projects to be led by A-A contractors.
7. Increase Minority Business Enterprise spend to 50% of all RRHA spending.
8. Quarterly accountability and assessment meetings with RRHA executives.
9. Full disclosure and transparency on RFP and IFB process.
10. One policy for the disposition of the sale of RRHA properties.

Discussion:

Chairman Kessler thanked Mr. Kemetic for his comments and asked if he could forward a copy of his prepared statements to the Board. He informed Mr. Kemetic that several of the action items that were mentioned have either been addressed or are in the process of

being addressed by staff. Staff will follow up with Mr. Kemetic and provide him with the status of the issues that he raised.

Parliamentary Procedures

Commissioner Jones provided information on parliamentary procedures for the Board of Commissioners meeting for the month of June. He offered the following steps for properly handling motions.

Three steps that are required to bring a motion to the floor is as follows:

1. A commissioner gains the floor and makes a motion. *"I move that"*
2. Another commissioner seconds the motion once it is made.
3. The Chair states the question on the motion. *"It has been moved and properly seconded that"*

Only after the Chair states the question is the motion, "on the floor," or pending.

Listed below is a sample script for handling motions:

Chair: The Chair recognizes Commissioner Smith.

Commissioner Smith: *"I move adoption of Resolution #1 which you have before you."*

Commissioner Jones: *"Second."*

Chair: *"It has been moved and seconded that we adopt Resolution #1."*

The Chair then gives the maker of the motion the first opportunity to speak to the motion. Then the Chair recognizes others who wish to speak, striving to rotate between those for and those against.

Virginia Union University Partnership

Acting Chairman Kessler reported that RRHA, VUU and the City of Richmond have entered into a 20-year partnership. RRHA's mission is not just to provide housing for residents, but to help them to improve their livelihoods as well as their futures. He added that the partnership with VUU will help to do that.

Felicia Cosby, Director of Government and Community Relations and Jessica Gilbert, MBA Director, Workforce Development Training spoke about the partnership with VUU, RRHA and the City of Richmond. The following key points were discussed:

- o This partnership is an innovative approach to developing sustainable communities. This 20-year commitment will be a multi phased initiative designed to enhance the Gilpin community.
- o VUU continues to provide access to affordable quality education for those who desire a college degree. We are committed to bringing our collective assets, including our leadership and intellectual capital to the table with RRHA and the City of Richmond as we work to truly transform communities. Gilpin is our neighbor, so we want to expand the VUU campus with this partnership.

VUU's Mentoring Program

- VUU believes that Mentorship is Transformational. The Mentorship Program provides campus-based mentoring in collaboration with the community.
- It is a multi-tiered program developed to not only help students increase wisdom and post-graduate success, but to also develop leadership while transforming the lives of youth in the community.
- The program offers students the opportunity to participate in weekly as well as monthly sessions virtually.
- We service the Gilpin community in addition to Richmond Public Schools and provide students with training to assist within the community, to provide youth to deal with situations such as conflict resolutions, and how to be a critical thinker.
- We also want nurture the youth and make sure that they are inspired to graduate from the public school system and to enter either into the workforce or to pursue their college education. We want to empower them to one day to be a public partner or a leader to continue the cycle.

Math Science Innovation Center (MSiC) @ Gilpin: Transformational Opportunities:

- STEM exposure to the greater community.
- Partnership with MSiC at Gilpin will address the need for impactful programming for students in the 6th – 8th grades.
- MSiC at Gilpin will provide a unique pipeline for students in the STEM fields: K-12, undergraduate and graduate programs.
- STEM afterschool/Saturday programming to students in the 6th – 8th grades.
- STEM internship/tutor opportunities for VUU education/science/technology majors.
- MSiC at Gilpin answers the need for increased diversity in underrepresented STEM fields.

RVA Scholars Program @ Gilpin

- Beginning in the 2021-2022 school year, VUU will commit a minimum of 10 RVA Scholars awards to select 9th graders residing in Gilpin Court.
- 8th grader of designated district or school.
- Minimum grade point average of 2.5.
- Demonstrate leadership and/or community involvement/public service.

Community Partnership

- VUU would like to bring more people on board to be a part of the community partnership. This partnership will be crucial to provide a circle of support to young people between grades 6th – 12th.
- This will be a circle of support that not only the VUU mentors will provide, but the faculty and members of the community can provide for the young people.

Calhoun Center Pool

Councilwoman Ann Frances Lambert, 3rd District Representative, expressed excitement about the partnership between VUU and RRHA in the Gilpin community. She stated that a discussion needs to be held regarding gun violence in the community. She added that the members of the community have informed her that the Calhoun Center is not being used for programming for the children. She wanted to know if the Calhoun Center will be utilized since it is integral to the planning and programs that RRHA is implementing. She also asked how the Calhoun Center will be involved in terms of the partnership with VUU.

Interim CEO Stacey Daniels-Fayson informed Councilwoman Lambert that RRHA Resident Services staff will be providing an internship program as well as summer programs at the Calhoun Center for the youth this summer. We are looking at the feasibility to upgrade and re-open the Calhoun Center; it will take a study to determine the cost as well as what is involved with re-opening the center. She added that Ralph Stuckey, Director of Resident Services have been working very closely with Councilwoman Lambert's liaison as well as recreation and parks to provide additional services for the youth.

Chairman Kessler added that there are issues related to the structure of the building that need to be resolved before it is safe to be used by the community. He said *"Please be assured that we're doing whatever we can right now; once we know exactly what needs to be done, we will price it and figure out how to pay for it"*.

Councilwoman Lambert concluded by saying *"I'm here and I'm in support, so I'm willing to work and do whatever it is you need from me as the city Council Representative to help you out"*.

The Michaels Development Organization

Milton Pratt and Curtis Adams provided the following update on the Richmond Family 1 & 2 RAD Properties.

Richmond Family 1- RAD Conversion of 3 properties, in partnership with RRHA.

- Unit mix: 122 units, 2-5 Bedrooms.
- Properties include Fulton (64 units), Afton (40) & Bainbridge (18).
Townhouse & Garden Style.
- Closed: May 19, 2021.
- Anticipated construction completion: September 2022
- Scope of work will include new HVAC central air in all units, windows, roofs (Fulton & Bainbridge), dish washers, washer & dryers (previously owner provided, no dryer hookups), kitchen counters and appliances, bathroom fixture, flooring, pipes (as needed), underground utility repair (Fulton), additional UFAS units and ADA site upgrades.

Richmond Family 2 - RAD Conversion of 2 properties, in partnership with RRHA.

- Unit mix: 82 units, 2 to 5 Bedrooms.
- Properties include Stovall (30 units) & Randolph (52). Townhouses.
- Closing: on or after June 23, 2021.
- Anticipated construction completion: by October 2022.
- Scope of work will include new mechanical, windows, roofs, dish washers, washer & dryers (previously owner provided), kitchen counters and appliances, bathroom fixture, flooring, stormwater remediation, landscaping, UFAS unit & ADA site upgrades to current standards.

Richmond Senior - RAD Conversion of 6 senior restricted properties.

- Unit mix: 349 units, 335 One-Bedrooms & 15 Efficiencies.
- Age restricted 55+.
- Properties include Fourth Ave (105 units), Old Brook (25), Lombardy (75), Stonewall (70), Decatur (24) & Fox Manor (50). High-Rise to Garden Style.
- Closing: end of year.
- Scope of work will include new mechanical equipment, windows, roofs, dish washers, kitchen counters and appliances, bathroom fixture, flooring, stormwater landscaping, UFAS unit reconfigurations & ADA site upgrades to current standards, brick facade replacement (Fourth Avenue).

Discussion: The Section 3 goals for these properties are 30% MBE and 10% Section 3 hires. The Michaels Organization has met and exceeded these goals. Mr. Pratt stated that the tough part of this project is taking care of the residents during the relocation period. He said *"This is not going to be easy; it is going to be hard on the residents. We are going to do our part to make it as easy as possible as we go through the relocation process. We want to pay attention to what happens with the residents because we do not want to lose a single resident in this process. We want to make sure that we take care of those families as we go through this very, very difficult process"*.

Alicia Garcia added that RRHA staff meets with The Michaels Company and J & G Workforce weekly to stay updated with what the residents are in need of, where they are being relocated to, and what their preferences may be. She said *"We are working closely with Michael's to ensure our residents are prepared, relocating as they see fit, and for those moving to home ownership opportunities, getting into a home affordable for their family and meeting their needs"*.

Chairman Kessler added that at the appropriate time, the Commissioners would like to tour some of The Michaels/RRHA projects.

Action Item: The Michaels Organization will provide the board members with the Michaels resident hotline number.

Creighton Court Redevelopment

Desi Wynter and Alicia Garcia provided the following update on the infrastructure funding and relocation for the Creighton Court Redevelopment project.

- The Richmond City Council has passed the resolution to allow the infrastructure for Creighton Court to be funded through the American Rescue Plan Act.
- In terms of relocation efforts, 57 residents have had their one-on-one meetings with the resident services and tenant selection staff to get prepared for their relocation preference.
- In terms of relocation preferences, 67 residents have requested Tenant Protection Vouchers (TPVs), 12 residents have chosen Project Based Vouchers (PBVs), and 16 residents have chosen to remain at the newly developed Creighton Court.
- We anticipate that the funding for the Tenant Protection Vouchers will come from HUD in August.

Interim CEO/Chairman Reports

Acting Chairman's Comments – Acting Chairman Kessler thanked staff for the work that they are doing in these very difficult times.

Interim Chief Executive Officer's comments – Interim CEO Stacey Daniels-Fayson provided the following updates and comments.

Responses from the Action Items from the May 19, 2021 board meeting.

- Staff reached out to the City of Richmond to see if the 3 lots in Blackwell can be used for affordable housing rather than park space. The city informed staff that those 3 lots are not buildable. The lots will be used for park space.
- Staff reached out to HCVP landlords via e-mail regarding the eviction moratorium to see if any participants were behind in their rent. There were only four participants who could be facing eviction for unpaid rent for the months of May and June. In addition, staff reached out to the four participants to offer rent relief, opportunities and providing counseling to determine if an interim recertification will be required due to a change of income. Also, if there are any issues with participants paying their rent, the landlord will notify RRHA.
- We continue to work with the Health Department to provide vaccines for employees and residents. RRHA does not have a mandate that requires RRHA employees to get vaccinated. Staff are required to wear masks and practice social distancing.
- We will continue to monitor the pandemic to determine how the agency will operate and how the employees will return back to the office.
- The Eviction Moratorium continues. RRHA have not evicted any residents during this month. Staff presented RRHA's Eviction Moratorium Plan at the June 9, 2021 Property Management Committee meeting. Once the Eviction

Moratorium is lifted, staff will bring the plan back to the Property Management Committee for review and comments.

- An agency wide employee meeting was held on May 21, 2021.
- Meetings were held with various partners and organizations throughout the month.
- Three introduction papers (Choice Neighborhood Planning Grant, Intergovernmental Agreement, and the Creighton Community Plan) were introduced at the June 28th City Council meeting.
- The Open House in the Village Scholarship event will be held on July 27, 2021. Information and sponsorship opportunities about this event were distributed to the board during the June board meeting.
- Staff is working on having a feasibility study conducted on the Calhoun Center.

Committee Updates

Deputy Chief Real Estate Officer, *Desi Wynter* stated that the *Real Estate and Community Development Committee* met on June 14, 2021. The following items were reviewed and discussed:

- Creighton Court Update.
- Blackwell Update.
- MBE/Section 3.
- Real Estate Retreat.
- Anna Julia Cooper School Update.

The *Administration and Finance Committee* met on June 14, 2021. Commissioner Jones provided an update on the following items:

- Procurement Policy.
- Procurement Update.
- Section 3/MBE Reporting.
- Agency Vacancies.
- IT Update.
- Wi-Fi Services Update.
- Financials.

Interim Chief Operating Officer, *Kenyatta Greene* stated that the *Property Management and Assisted Housing Committee* met on June 9, 2021. The following items were reviewed and discussed:

- Eviction Moratorium.
- Come Current Campaign.
- Best Practices from other Housing Authorities.
- Creighton and Gilpin Projects.
- Relocation Phases for Creighton.
- Choice Neighborhood Grant.

- o Additional Topics for the Next Committee Meeting.

Discussion: Chairman Kessler asked about the status of communicating the changes of the Debarment policy to the residents. Ben Titter responded that staff have been meeting and discussing ways to communicate these changes to the residents by means of flyers, RRHA's website and the applicant portal.

Resolution(s)

Agenda Item No. 1 – Resolution of the Richmond Redevelopment and Housing Authority to authorize the Interim Chief Executive Officer to submit to the Department of Housing and Urban Development (HUD) a Choice Neighborhoods Initiative Planning Grant Application for the Gilpin Court/Historic Jackson Ward Neighborhood and Execute a Grant Agreement if awarded

(21-13) WHEREAS, On May 12, 2021, the U.S. Department of Housing and Urban Development ("HUD") issued the Choice Neighborhoods Planning Grants ("Choice Planning Grant") Notice of Funding Opportunity (the "NOFO"), which outlines the Choice Planning Grant application requirements;

WHEREAS, the Choice Neighborhoods program "leverages significant public and private dollars to support locally driven strategies that address struggling neighborhoods with severely distressed public housing and/or HUD-assisted housing through a comprehensive approach to neighborhood transformation. Local leaders, residents, and other stakeholders, such as public housing agencies, cities, schools, police, business owners, nonprofits, and private developers, come together to create and implement a plan that revitalizes distressed HUD housing and addresses the challenges in the surrounding neighborhood. Choice Neighborhoods is focused on the following three core goals:

1. Housing: Replace severely distressed public and HUD-assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood;
2. People: Improve outcomes of households living in the target housing related to income and employment, health, and education; and
3. Neighborhood: Create the conditions necessary for public and private investment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community";

WHEREAS, Choice Planning Grants provide funds for comprehensive neighborhood planning activities, including the development of a neighborhood transformation plan (the "Transformation Plan") to neighborhoods surrounding public or HUD-assisted housing;

WHEREAS, Richmond Redevelopment and Housing Authority ("RRHA") in partnership with the City of Richmond as Co-Applicant, has determined that it would be desirable to target for a Choice Planning Grant the Gilpin Court and Historic Jackson Ward Neighborhood;

WHEREAS, Gilpin Court, located in the City of Richmond Council District 3 in Jackson Ward in Richmond, Virginia, consists of ninety-eight (98) one-, two-, and three-story apartment buildings. The apartment buildings contain a total of seven hundred eighty-one (781) dwelling units. The buildings were constructed circa 1943, 1957, and 1971 and are situated on approximately 38.69 acres.

WHEREAS, the adoption of this Resolution and the submission to HUD of the Choice Neighborhoods Planning Grant application for the Gilpin Court/Historic Jackson Ward Neighborhood is included in RRHA's Annual Plan and Goal for Community Revitalization;

NOW, THEREFORE, BE IT RESOLVED, that the RRHA Board of Commissioner hereby authorizes the Interim Chief Executive Officer, and, as applicable, the Chairman of the Board of Commissioners, to 1) submit to HUD a Choice Planning Grant application for Gilpin Court/Historic Jackson Ward, in response to the 2021 NOFO; 2) to execute all such certifications and other supporting documents, in connection with the application, as may be required by HUD; and 3) if RRHA is awarded a Choice Planning Grant for Gilpin Court/Historic Jackson Ward, to execute a grant agreement, and such other supporting or related documents as HUD may require.

2 Motion: (Johnson/Blount) Move to adopt Resolution #1

Motion Carried Unanimously

Closed Session

At 7:38 p.m., Commissioner Jones asked to go into Closed Session and read the following motion:

I move that we go into closed meeting to consult with Legal Counsel:

1. To consult with legal counsel regarding specific legal matters requiring the provision of such counsel, particularly matters related to RRHA procurement solicitation RFP-2018-38 (Jackson Place Mixed-Use Developer), as permitted by Section 2.2-3711(A)(8) of the Virginia Freedom of Information Act; and
2. To discuss and consider prospective candidates for employment, specifically to discuss and consider candidates for Chief Executive Officer and the terms of employment for the same, and to discuss and consider the performance and compensation of a public employee, specifically that of the agency's Interim Chief Executive Officer, as permitted by Section 2.2-3711(A)(1) of the Virginia Freedom of Information Act.

3 Motion: (Jones/Hardiman) Move to go into Closed Session.

Motion Carried Unanimously

At 9:07 p.m., Commissioner Jones asked to come out of Closed Session.

CERTIFICATION OF CLOSED MEETING

WHEREAS, the Board of Commissioners of the Richmond Redevelopment and Housing Authority (the "Board") convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3711(B) of the Code of Virginia of 1950, as amended, requires a certification by the Board that such closed meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Board.

4 Motion: (Jones/Hardiman) Move to come out of Closed Session
Motion Carried Unanimously
Absent: Pitchford

Adjournment

There being no further business, the meeting adjourned at approximately 9:09 p.m.



Acting Chairman



Interim Chief Executive Officer/Secretary