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# RRHA PRESENTATION TO CITY COUNCIL LAND USE, HOUSING AND TRANSPORTATION COMMITTEE FEBRUARY 20, 2018

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INTERIM CEO

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY



## UPDATE ON HEATING REPAIRS

- **Background:** A total of 78 apartments in 13 buildings in Creighton Court have suffered loss of permanent heat caused by boiler and piping issues. After considering several options, RRHA determined to install permanent electric baseboard heating in the 78 affected apartments and to temporarily move residents to other vacant apartments in Creighton during the installation.
- As of Friday, February 16<sup>th</sup>, RRHA has completed the electric baseboard heat installation on 28 apartments in Creighton Court and residents have returned to those apartments. We continue to be on schedule to complete all 78 apartments by March 29<sup>th</sup>.
- Problems with heating systems has not been limited to Creighton Court. In nearly all cases, residents experienced partial loss of heat, reporting that one or more radiators were not functioning in their apartment. RRHA's maintenance staff responded by providing portable electric heaters to make sure that the temperature in apartments complied with Virginia law that requires a minimum temperature of 65° F.

## UPDATE ON HEATING REPAIRS (CONTINUED)

- On January 24, 2018, RRHA staff compiled a report showing a total of 333 apartments located across all RRHA public housing communities with heat related maintenance calls since the heating season began in October 2017.
- On January 26, 2018, RRHA Resident Services Coordinators and Community Health Workers from the Richmond City Health District canvass nearly 150 of the 333 apartments to determine if residents are experiencing any additional heating problems.
- Between February 1-2, 2018, all 333 apartments are inspected by RRHA maintenance staff to determine the cause of the loss of heat at each apartment and develop a response.
- By February 12, radiators in 161 of the 333 apartments are repaired. Problems typically were limited to the radiator itself. will be quickest to correct; other problems, typically caused by blockages in other parts of the piping system both above and below ground will take longer.
- RRHA is currently completing assessments on the 172 of the 333 apartments where more extensive work is required to get the radiators working. These assessments will be completed by Friday, February 23. We will then be in a better position to develop a schedule to restore the radiators in those apartments to working order.

### *Initial Assessment*

RRHA's use of portable electric heaters is intended to provide a short-term, temporary response to loss of heat in individual apartments. It is not a permanent solution. Going forward, RRHA's building maintenance staff will be expected to conduct basic radiator maintenance and repair and utilize RRHA HVAC staff for more difficult, harder to repair jobs.

## BOARD OF COMMISSIONERS PRIORITIES

- ***Restore Permanent Heat to Affected Apartments***

Utilize RRHA maintenance staff and other resources to restore heat and correct health and safety issues in affected apartments.

- ***Emergency Response Working Group***

The working group is charged with putting a more robust and inclusive emergency response system in place. Commissioner Heidi Abbott will coordinate working with the Interim CEO and others in the city. A draft plan is expected to be completed in March.

- ***Capital Improvements Working Group***

The working group is responsible for understanding the health and safety challenges that RRHA faces across its property portfolio to make certain that maintenance and capital improvements are properly prioritized. Commissioner Neil Kessler is participating from the Board, working with the Interim CEO, KCI Technologies, an engineering firm, and others.

- ***CEO Search Committee***

The Board's Governance Committee is charged with finding a permanent CEO for RRHA and is chaired by Commissioner Sam Young. The committee's efforts are under way to retain an executive search firm and to develop a search process that engages public housing residents and stakeholders in defining the qualities and qualifications of the next RRHA CEO.

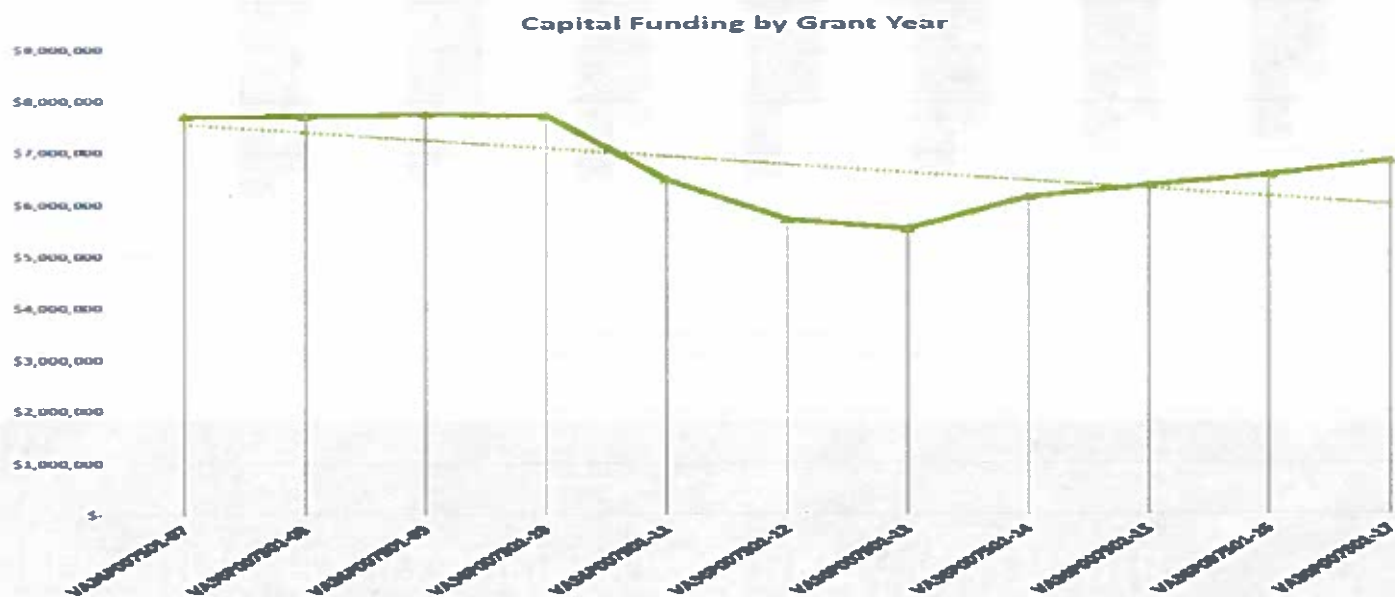
## RRHA HISTORY, PURPOSE AND FUNDING

- 1937 Wagner-Steagall Act establishes a permanent public housing program in the United States.
- Richmond Redevelopment and Housing Authority is created in 1940.
- RRHA has three main responsibilities:
  - ✓ Manage public housing communities within the City of Richmond (approximately 4,000 apartments)
  - ✓ Administer the Housing Choice Voucher Program (approximately 3,000 apartments)
  - ✓ Serve as redevelopment agency for the City of Richmond and for its own projects
- In many cities, public housing was built in neighborhoods where there is already a high concentration of poverty and/or a large minority population.
- Richmond is no exception. The “Big Six”-Gilpin, Creighton, Fairfield, Hillside, Whitcomb and Mosby Courts were built in the late 1940s and 1950s largely in the East End and other neighborhoods where there is already significant disinvestment.
- Public housing income requirements ensured that only low-income residents are eligible, guaranteeing the continued concentration of poverty. For residents residing in RRHA’s public housing communities, the median household income is approximately \$9,500 annually.
- Like other public housing authorities, RRHA does not own public housing. It manages the housing for the U.S. Department of Housing and Urban Development (HUD).

## RRHA HISTORY, PURPOSE AND FUNDING (CONTINUED)

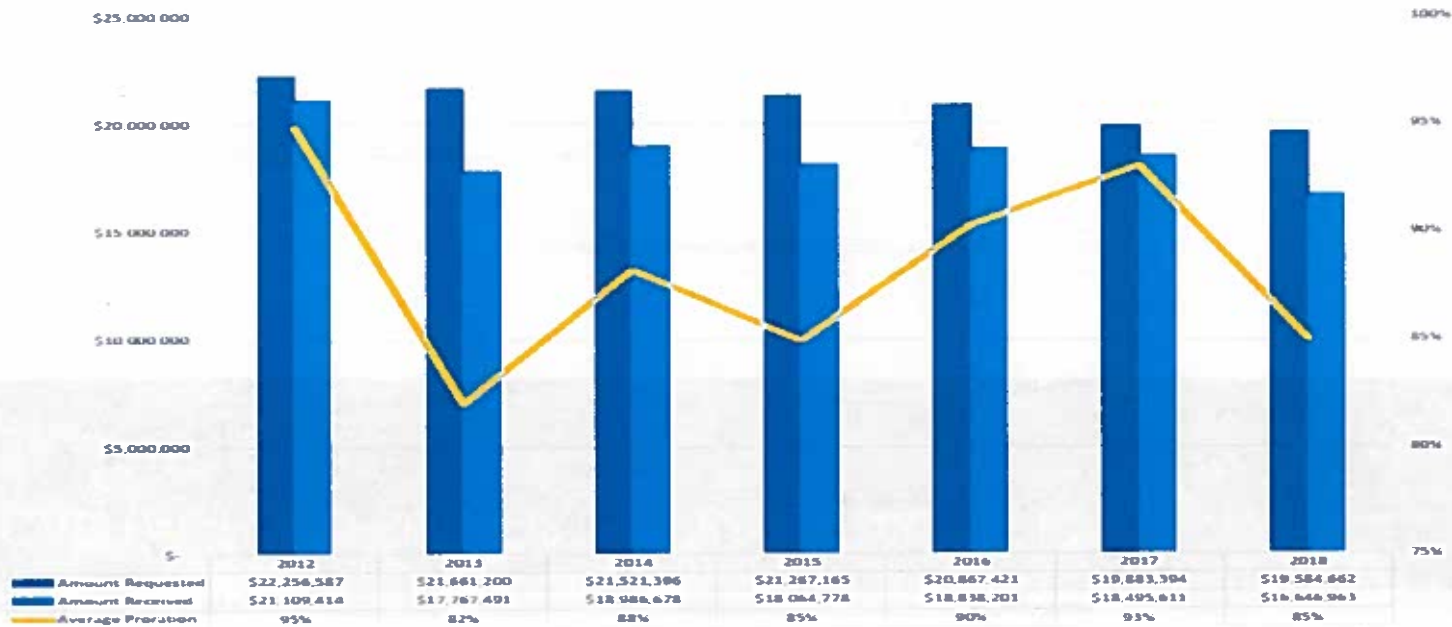
- RRHA is not allowed to borrow money for rehabilitation or redevelopment without HUD's approval. HUD programs like Hope VI, Choice Neighborhoods, Section 18 and the Rental Assistance Demonstration (RAD) provide platforms for the redevelopment of public housing and the infusion of new financing from both the public and the private sectors.
- Utilization of these programs is difficult. In some cases the programs are competitive, with dozens of housing authorities from across the country competing for a few available slots. In other cases, the programs require HUD approval and local implementation, a two to three year process (or longer).
- Like all other public housing authorities, RRHA receives its funding to preserve and maintain public housing from HUD through two programs:
  - ✓ The Capital Fund provides funds annually for modernization and improvements including the replacement and repair of boilers, piping, roofs and electrical and plumbing systems.
  - ✓ The Operating Fund assists with the operation and management of public housing by providing an operating subsidy that allows public housing agencies to serve low (less than 80% AMI) very low (less than 50% AMI) and extremely low (less than 30% AMI) income families.
- Congressional and Administration support for both of these programs have declined over the past decade.

# HUD CAPITAL FUND SUPPORT TO RRHA 2007-2017



# HUD OPERATING FUND SUPPORT TO RRHA (2012-2018)

Richmond Redevelopment and Housing Authority  
 Low Income Public Housing  
 Operating Subsidy Trends  
 CY2012 - CY2018





## CURRENT RRHA REDEVELOPMENT INITIATIVES

RRHA's redevelopment of Creighton Court has begun with the development of off-site housing intended to provide housing choices to Creighton residents. The following redevelopment efforts are currently under way:

- **Creighton Court Redevelopment**
  - Off-site Development (Armstrong School) 256 apartments and homes
    - ✓ Phase 1A (60 family apartments/includes 15 Project Based Vouchers for Creighton Court residents)
    - ✓ Phase 1B (45 senior apartments/all will have PBVs for Creighton Court residents)
    - ✓ Phase 2A(70 family apartments/includes 18 PBVs for Creighton Court residents)
    - ✓ Phase 2B (45 senior apartments/all will have PBVs for Creighton Court residents)
    - ✓ Homeownership (36 homes)
  - Off site Project Based Vouchers
    - ✓ 88 PBVs awarded to five new multi-family developments through RFP process. Properties are located in Richmond, Henrico and Chesterfield. Selection criteria included proximity to amenities such as public transit, jobs and shopping.
- **Faye Towers Redevelopment (Redevelopment of 200 unit public housing senior development. Three phases:**
  - Highland Park Seniors (77 apartments completed in October, 2016).
  - Jackson Ward Seniors (72 apartments located at 104 East Duval Street) Construction scheduled to begin in May 2018.
  - Baker School Seniors (51 apartments) Construction scheduled to begin in May 2018.

## GOING FORWARD

Focus on ongoing communication, planning and coordination in the following areas:

- Property maintenance and capital improvements
- Public housing redevelopment including creating funding streams and a transparent process for development.
- Supporting efforts to assist public housing residents to become more self-sufficient through jobs, training and other services.