

INTRODUCED: June 14, 2021

AN ORDINANCE No. 2021-164

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Memorandum of Understanding Between the City of Richmond and the Richmond Redevelopment & Housing Authority Regarding a Joint Application for a Choice Neighborhoods Planning Grant for the purpose of seeking funding for the development of a comprehensive neighborhood revitalization strategy that includes the Gilpin Court public housing complex located at 102 West Charity Street.

Patrons – Mayor Stoney and Ms. Lambert

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUN 28 2021 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That the Chief Administrative Officer, for and on behalf of the City of Richmond, be and is hereby authorized to execute a Memorandum of Understanding Between the City of Richmond and the Richmond Redevelopment & Housing Authority Regarding a Joint Application for a Choice Neighborhoods Planning Grant for the purpose of seeking funding for the development of a comprehensive neighborhood revitalization strategy that includes the Gilpin Court public housing complex located at 102 West Charity Street. The Memorandum of

AYES: 9 NOES: 0 ABSTAIN: _____

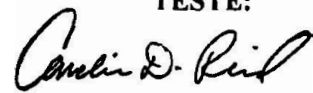
ADOPTED: JUN 28 2021 REJECTED: _____ STRICKEN: _____

Understanding Between the City of Richmond and the Richmond Redevelopment & Housing Authority Regarding a Joint Application for a Choice Neighborhoods Planning Grant shall be approved as to form by the City Attorney and shall be substantially in the form of the document attached to this ordinance.

§ 2. This ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Amelia D. Reed".

City Clerk



CITY OF RICHMOND

INTRACITY CORRESPONDENCE

O&R REQUEST

DATE: May 17, 2021

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor

THROUGH: J. E. Lincoln Saunders, Acting Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer, Economic Development and Planning

FROM: Sherrill A. Hampton, Director
Department of Housing and Community Development

RE: Memorandum of Understanding (MOU) between the City of Richmond and the Richmond Redevelopment and Housing Authority (RRHA) regarding a Joint Application for a Choice Neighborhoods Planning Grant

ORD. OR RES. No. _____

PURPOSE: To authorize the Acting Chief Administrative Officer to execute a Memorandum of Understanding between the City of Richmond and the Richmond Redevelopment and Housing Authority (RRHA) in support of the joint application to the Department of Housing and Urban Development (HUD) for a Choice Neighborhoods Planning Grant. This grant, if awarded, will provide funding for the development of a comprehensive neighborhood revitalization strategy, also known as a Transformation Plan. The plan includes the redevelopment of the Gilpin Court Public Housing Complex into a mixed-income community, while focusing on the reconnection of the greater Jackson Ward neighborhood. The Gilpin Court Public Housing Complex is located in Jackson Ward, a once thriving, African-American community separated by the 1956 construction of Interstate 95.

RRHA will serve as the lead applicant. However, should for any reason, RRHA deems that it is in the best interest of the initiative that the City of Richmond serve as the lead applicant, the MOU will be revised.

RRHA, as the lead applicant, shall have the overall responsibility under the grant and in the view of HUD to: finalize and submit the grant application to HUD, including all pertinent documents

and other information as required by the grant agreement; ensure the accurate draw-down of approved funding through HUD's line of Credit Control System (LOCCS); ensure that all activities undertaken as outlined in the approved grant application are carried out in compliance with all relevant laws, including completion of an applicable environmental review; and to direct and oversee all development partners who will participate in the activities outlined in the grant agreement.

The City as co-applicant will co-sign the grant application and HUD grant agreement with RRHA, be jointly responsible with RRHA for implementing the activities outlined in the approved application, and provide planning resources and other support as may be necessary and agreed to by the parties.

REASON: The Richmond Redevelopment and Housing Authority (RRHA) has contracted with Looney Ricks Kiss (LRK) to develop the Choice Neighborhoods Grant Application. The City of Richmond will serve as a joint applicant with the Richmond Redevelopment and Housing Authority (RRHA). HUD requires that the application be supported by an executed Memorandum of Understanding outlining the responsibilities of both parties.

Should RRHA for any reason deem that it is in the best interest of the initiative that the City of Richmond serve as the lead applicant, the MOU will be revised, accordingly.

RECOMMENDATION: Approval is recommended by the City Administration.

BACKGROUND: The Department of Housing and Urban Development (HUD) provides Choice Neighborhood Planning Grants as multi-year grants that assist communities with severely distressed public or HUD-assisted housing to develop neighborhood transformation plans and build the support necessary for their successful implementation. The City of Richmond and the Housing Authority is committed to reimagining the public housing complexes located in the City and to provide safe, and healthy housing for City residents whose income is 80% or less of the City's area median income. The idea and programmatic approach to deconcentrating poverty is the emphasis of this undertaking. The Choice Neighborhood Planning Grant would facilitate the redevelopment of the Gilpin Court Public Housing Complex, which contains 781 units, into a vibrant, mixed-income community based upon ongoing input from residents, advocates, neighborhood groups, and other stakeholders.

The City is supporting this effort by leading the community engagement and neighborhood components, as well as collaborating on the housing and people components of the plan. The City has also formed a "town-gown" relationship with the president, faculty and students of Virginia Union University (VUU), a historically black institution, to provide a mentoring program for youth under 18 years old who live at the Gilpin Court Complex. The mentoring program will also lend support to the families of the participating youth to assist in building self-sufficiency.

The planned redevelopment of Gilpin Court and the Jackson Ward community will allow the City to address concerns such as blight, deterioration, and undeveloped land. The plan will further encourage private enterprise and investment which is currently not reasonably expected, without assistance, to produce the construction or rehabilitation of quality housing. Finally, the plan will address the additional need for community amenities.

FISCAL IMPACT/COST: None

FISCAL IMPLICATIONS: Acceptance of this Memorandum of Understanding supports the collaboration between RRHA and the City, and furthers the goal to provide affordable, quality housing for the residents of the City of Richmond.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: N/A

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: June 14, 2021

CITY COUNCIL PUBLIC HEARING DATE: June 28, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing and Transportation

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: None

AFFECTED AGENCIES: Housing & Community Development, and Planning and Development Review

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): If the grant is awarded, staff will work in cooperation with other City Departments and RRHA to create and implement the Transformation Plan.

ATTACHMENTS: Memorandum of Understanding (MOU), and the RRHA Adopted Resolution

STAFF: Michelle B. Peters, Deputy Director II – 646-3975
Leigh Kelley, Project Development Manager, Senior-646-6428

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY ("RRHA")

PROPOSED RESOLUTION

Meeting Date April 21, 2021

Agenda Item No. 1

TITLE: RESOLUTION APPROVING THE "MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF RICHMOND AND THE RICHMOND REDEVELOPMENT & HOUSING AUTHORITY REGARDING A JOINT APPLICATION FOR A CHOICE NEIGHBORHOODS PLANNING GRANT"

RESOLUTION:

WHEREAS, the RRHA is committed to a transformation of Gilpin Court; and

WHEREAS, to assist with the aforementioned transformation, RRHA plans to apply for a Choice Neighborhoods Planning Grant (the "Grant") from the United States Department of Housing and Urban Development; and

WHEREAS, the City of Richmond (the "City") has expressed a desire to partner with RRHA in applying for the Grant; and

WHEREAS, RRHA and the City have memorialized their respective rights and obligations for the Grant in that certain "Memorandum of Understanding Between the City of Richmond and the Richmond Redevelopment & Housing Authority Regarding a Joint Application for a Choice Neighborhoods Planning Grant", attached hereto as Exhibit A (the "MOU"); therefore

BE IT RESOLVED by RRHA's Board of Commissioners that the terms of the MOU are hereby approved; and

BE IT FURTHER RESOLVED that RRHA's Interim Chief Executive Officer, or her designee, is hereby authorized and directed to execute the MOU and deliver the same to the City.

Recommended by Desi Wynter Date April 21, 2021
Deputy Chief Real Estate Officer

Approved by Stacey Daniels-Fayson Date April 21, 2021
Interim Chief Executive Officer

COMMISSIONERS' ACTION

Approved APR 21 2021

Disapproved _____

**Memorandum of Understanding Between
the City of Richmond
and
the Richmond Redevelopment & Housing Authority
Regarding a Joint Application for a Choice Neighborhoods Planning Grant**

This MEMORANDUM OF UNDERSTANDING (hereinafter referred to as the “MOU”), made on this _____ day of _____, 2021 by and between the **City of Richmond**, a municipal corporation of the Commonwealth of Virginia (the “City”), whose address is 900 East Broad Street, Richmond, Virginia, and the **Richmond Redevelopment & Housing Authority**, a political subdivision of the Commonwealth of Virginia (“RRHA”), whose address is 901 Chamberlayne Avenue, Richmond, Virginia, is intended to show a strong commitment of both the City and RRHA to the redevelopment of the public housing development site Gilpin Court and the Historic Jackson Ward of which the Gilpin neighborhood was once a part.

WHEREAS, the United States Department of Housing and Urban Development (“HUD”) provides Choice Neighborhood Planning Grants as multi-year grants that assist communities with severely distressed public or HUD-assisted housing to develop successful neighborhood transformation plans and build the support necessary for their successful implementation; and

WHEREAS, RRHA and the City are committed to providing decent, safe, and sanitary housing for City residents whose income is 80% or less of the City’s area median income, as determined by applicable methodologies promulgated by HUD; and

WHEREAS, RRHA’s HUD-approved “Annual Agency Plan for Fiscal Year 2020-2021” affirms this commitment by evidencing RRHA’s intent to seek HUD approval to transform the existing Gilpin Court community into a vibrant, mixed-income community based upon ongoing input from residents, advocates, neighborhood groups, and other stakeholders; and

WHEREAS, to assist with this transformation, RRHA and the City agreed to submit an application to HUD for a 2021 Choice Neighborhoods Planning Grant (the “Grant”), with RRHA serving as the Lead Applicant and the City serving as the Co-Applicant for the purposes of the grant application; and

WHEREAS, if awarded, the Grant will provide funding toward the development of a comprehensive neighborhood revitalization strategy, also known as a Transformation Plan, which will become the guiding document for the revitalization of the public and/or assisted housing units

identified within the Grant, while simultaneously directing the transformation of the adjoining Historic Jackson Ward and positive outcomes for families and the community as a whole.

NOW, THEREFORE, it is mutually agreed as follows:

1. Purpose

RRHA and the City shall cooperate for the purposes of preparing and submitting an application for the Grant (the “Grant Application”) and, if awarded the Grant, undertaking or assisting in undertaking eligible activities identified in the Grant Application. These eligible activities include, without limitation: development of a comprehensive Transformation Plan for Gilpin Court and Historic Jackson Ward, completion of comprehensive needs assessments related to housing, people, and the neighborhood, technical planning studies, and involvement of relevant stakeholders.

2. Scope of Work

RRHA shall serve as the Lead Applicant and the City shall serve as the Co-Applicant for the purposes of the Grant Application.

3. RRHA Responsibility

As Lead Applicant, RRHA shall have the overall responsibility under the Grant and in the view of HUD to:

- a) Finalize and submit the Grant Application to HUD,
- b) Finalize and submit all pertinent documents and reports to HUD as required by the Grant Agreement,
- c) Access funding through HUD’s Line of Credit Control System (“LOCCS”),
- d) Ensure that all activities undertaken as a result of the Grant are carried out in compliance with all relevant law, regulation, the Grant Application, and the Grant Agreement,
- e) Determine the adequacy of performance under any agreements and contracts entered into as a result of the Grant,
- f) Assume responsibility for environmental review, decision-making, and action required for the projects outlined in the Grant Agreement, and

g) Direct and oversee all development partners who participate in the projects outlined in the Grant Agreement.

4. City Responsibility

As Co-Applicant, the City shall have the responsibility to:

- a) Co-sign the Grant Application and Grant Agreement with RRHA,
- b) Be jointly responsible with RRHA for implementing the activities outlined in the Grant Agreement, and
- c) Provide planning resources and other support as may be necessary to implement the activities outlined in the Grant Agreement and agreed to between the parties.

5. Modification

No waiver, alteration, modification, or termination of this MOU shall be valid unless made in writing and signed by the parties hereto.

6. Termination

If the Grant is awarded, this MOU shall automatically terminate upon the end date of the Grant, as provided in the written Grant Agreement. Should HUD not award the Grant, this MOU shall be void and of no further effect as of the date that HUD declines to award the Grant.

7. Miscellaneous

This MOU concerns only the Grant and does not affect any other rights, obligations, promises, or agreements between the parties hereto. This MOU does not create any permanent partnership between the parties nor does it limit the parties in their rights to carry on their individual activities for their own benefit.

This MOU shall be interpreted under the laws of the Commonwealth of Virginia.

IN WITNESS WHEREOF, the City and RRHA, through their duly authorized representatives, execute this MOU on the days and dates set out below.

The effective date of this MOU is the date of the signature last affixed to the following page.

City of Richmond

By: _____
J.E. Lincoln Saunders, Acting Chief Administrative Officer
City of Richmond, Virginia

Date

Richmond Redevelopment & Housing Authority

By: _____
Stacey Daniels-Fayson, Interim Chief Executive Officer
Richmond Redevelopment & Housing Authority

Date

Approved as to Form:

