

INTRODUCED: April 13, 2026

A RESOLUTION No. 2026-R015

To approve the issuance by the Richmond Redevelopment and Housing Authority of its multifamily housing revenue bonds in an amount up to \$17,000,000 for the acquisition, construction and equipping of the approximately 230-unit Commerce Heights multifamily residential rental housing project at 1410 Ingram Avenue in the city of Richmond.

\_\_\_\_\_  
Patron – Mrs. Robertson

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: APR 27 2026 AT 6 P.M.

WHEREAS, the Richmond Redevelopment and Housing Authority (the “Authority”) is authorized to advertise and hold public hearings relative to the issuance of private activity bonds; and

WHEREAS, the Authority has considered the application of Commerce Heights, LLC (the "Borrower") requesting that the Authority issue its revenue bonds (the "Bonds") in a maximum stated principal amount of \$17,000,000 to finance a portion of (a) the costs of acquiring, constructing and equipping a multifamily residential rental housing project consisting of approximately 4 buildings containing approximately 230 units in aggregate, along with related

AYES:            8            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    APR 27 2026    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

facilities (the “Project”), (b) the funding of capitalized interest and reserve funds, in each case as permitted by applicable law, and (c) the costs incurred in connection with the issuance of the Bonds (collectively, the "Plan of Finance"), and has held a public hearing in connection therewith (the “Public Hearing”); and

WHEREAS, the Project shall be established and maintained as a “qualified residential rental project” within the meaning of Section 142(d) of the Internal Revenue Code of 1986, as amended (the “Code”); and

WHEREAS, Section 147(f) of the Code provides that the applicable elected representatives of the governmental unit having jurisdiction over the issuer of private activity bonds and over the area in which any facility financed with the proceeds of private activity bonds is located must approve the issuance of such bonds; and

WHEREAS, the Authority issues its bonds on behalf of the City of Richmond, Virginia (the “City”) and the Project is located in the City; and

WHEREAS, the Authority, as the issuing governmental unit with respect to the Bonds, has no applicable elected representative, the City constitutes the next highest governmental unit with such a representative, and the members of the City Council of the City (the “Council”) constitute the applicable elected representatives of the City; and

WHEREAS, the Authority has recommended that the Council approve the issuance of the Bonds; and

WHEREAS, a copy of the Authority’s resolution approving the issuance of the Bonds, a certificate of the Public Hearing and a summary of the statements expressed at the Public Hearing have been filed with the Council;

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

1. The Council approves the issuance of the Bonds by the Authority, in one or more series at one time or from time to time, in an aggregate maximum stated principal amount of \$17,000,000 for the benefit of the Borrower or a party related to the Borrower, as required by Section 147(f) of the Code, Section 15.2-4906, as applicable to housing authorities, of the Code of Virginia of 1950, as amended (the "Virginia Code") and Section 36-19(9) of the Virginia Code to permit the Authority to assist in the financing of the Plan of Finance.

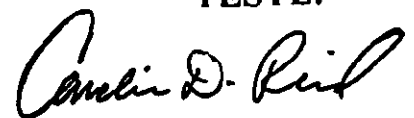
2. The approval of the issuance of the Bonds does not constitute an endorsement to a prospective purchaser of the Bonds of the creditworthiness of the Plan of Finance or the Borrower.

3. The Bonds shall provide that neither the City nor the Authority shall be obligated to pay the Bonds or the interest thereon or other costs incident thereto except from the revenues and monies pledged thereto and that neither the faith and credit nor the taxing power of the City or the Authority is pledged to the payment of the principal of the Bonds or the interest thereon or other costs incident thereto.

4. In adopting this resolution, the City, including its elected representatives, officers, employees and agents, shall not be liable for, and hereby disclaim all liability for, any damages to any person, direct or consequential, resulting from the Authority's failure to issue the Bonds for any reason.

5. This resolution shall take effect immediately upon its adoption.

**A TRUE COPY:  
TESTE:**



**City Clerk**

**DATE:** March 26, 2026  
**TO:** The Honorable Members of City Council  
**THROUGH:** RJ Warren, Council Chief of Staff  
**THROUGH:** Will Perkins, Senior Legislative Services Manager  
Sophie McGinley, Council Policy Analyst  
**FROM:** The Honorable Ellen Robertson, Councilmember 6<sup>th</sup> District  
**RE:** Approval of RRHA Revenue Bonds for Commerce Heights, LLC

**CNL-2026-0030**

**PURPOSE:** Expresses City Council's approval of approve the issuance of \$17 million in bonds to finance the acquisition, construction, and equipping of the approximately 230-unit Commerce Heights Apartments multifamily housing facility. City Council's resolution approving the bond issuance is necessitated by Internal Revenue Code requirements that there is approval of the local housing authority's appointing/governing authority.

City Council's approval of the issuance of the bond(s) does not obligate the City or RRHA.

**BACKGROUND:** On February 23, 2026, RRHA Commissioners approved a resolution endorsing the issuance of bonds to finance the acquisition, construction, and equipping of the approximately 230-unit Commerce Heights Apartments multifamily housing facility. The maximum financing amount is \$17 million. The project is a qualified residential rental project within the meaning of § 142(d) of the Internal Revenue Code. RRHA recommends Council approval of the project.

**FISCAL IMPACT:** N/A

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** April 13, 2026

**CITY COUNCIL PUBLIC HEARING DATE:** April 13, 2026

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** N/A

**AFFECTED AGENCIES:** Richmond Redevelopment and Housing Authority

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**ATTACHMENTS:** None

**STAFF:** Sophie McGinley, Council Policy Analyst, (804-646-5826)



P.O. Box 26887  
Richmond VA 23261-6887  
600 East Broad Street, 4th Floor  
Richmond, VA 23219

(O) (804) 780-4200  
TTY: Dial 7-1-1  
[info@rrha.com](mailto:info@rrha.com)  
[www.rrha.com](http://www.rrha.com)

**Chief Executive Officer**  
Steven B. Nesmith

**Board of Commissioners**  
Eddie L. Jackson, Jr., Chair  
Harold Parker, Jr., Vice Chair  
Dyanne Broidy  
Kyle R. Elliott  
Barrett Hardiman  
W.R. "Bill" Johnson, Jr.  
Gregory Lewis  
Marika McCray  
Charlene Pitchford

## PROPOSED MULTIFAMILY HOUSING REVENUE BOND PROJECT

**Project Name:** Commerce Heights

**Project Address:** 1410 Ingram Avenue, Richmond, VA 23224

**Project Overview:** Commerce Heights is a proposed four-story, new construction development consisting of 230 residential units, including one-, two-, and three-bedroom layouts. The developer, LIFT Development, is requesting up to \$17,000,000 in Conduit Bond financing. Construction is anticipated to begin in the fourth quarter of 2026, with an estimated 18-month buildout period.

### Affordability/Unit Mix:

Number of Units	Bedroom Size	AMI
71	1-BR	60%
78	2-BR	60%
81	3-BR	60%
	4-BR	N/A
<b>Total Number of Units -</b>	<b>230 Units</b>	

**\*Note:** There are no Project-Based Vouchers (PBVs) attached to this project.

### Other Key Points:

- The project received a comfort letter for its Affordable Housing Performance Grant from the City of Richmond.
- The City of Richmond has rezoned the property to allow for the intended use.

### A Few of the Amenities Provided:

- Granite Countertops, Stainless Steel Appliances, In-Unit Washer/Dryer
- Community Room
- Fitness Center
- Business Center
- Onsite Leasing Office
- Outdoor Green Space



**Fiscal Impact:**

Estimated Jobs Created	Estimated Average Salary	Estimated Payroll Taxes	Estimated Taxable Value of the Facility to be Constructed	Estimated Annual Real Estate Taxes	Estimated Total Dollar Value Per Year of Goods to be Purchased from VA Companies w/in the Locality	Estimated Total Dollar Value Per Year of Goods to be Purchased from Non-VA Companies w/in the Locality	Estimated Total Dollar Value Per Year of Services to be Purchased from VA Companies w/in the Locality	Estimated Total Dollar Value Per Year of Services to be Purchased from Non-VA Companies w/in the Locality
Developer			\$240,000	\$52,000				
Construction (80 Jobs)	\$30-\$35/Hour	\$1,400,000			\$17,000,000	\$3,000,000	\$25,300,000	\$700,000
Property Management (4-10 Jobs)	\$68,000	\$40,000			\$10,000	\$82,000	\$200,000	\$100,000

**Rationale for the Request for Expedited Consideration by RRHA’s Board of Commissioners and/or City Council:** This project is intended to bring much needed housing to the Southside of Richmond that will improve the quality of housing options for our most vulnerable residents. Beyond that, this will begin the process of a larger redevelopment to bring more commerce, attention and community to the proposed Fall Line Trail route and the broader Manchester neighborhood.

In addition, see the attached Memorandum explaining the project’s need for Conduit Bond funds (tax-exempt bond funds). Furthermore, to enable the developer to submit its application for the bond funds in the next State round closing April 30, 2026, RRHA is asking Richmond City Council to review and consider the matter in March 2026.





Erik Smith  
Partner  
2/26/2026

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RE: Commerce Heights Bond Resolution

Mrs. Hampton,

Federal law has long afforded financial tools to encourage investment in and development of affordable housing. Perhaps the most powerful of these tools is the low-income housing tax credit (“LIHTC”), which provides a source of equity capital to be deployed by the developer as part of its “capital stack” in the plan of finance for the acquisition, development, construction, and equipping of an affordable housing project. This equity is critical to the feasibility of a plan of finance for an affordable housing project. There are two types of LIHTC: 9% credits and 4% credits. 9% credits are allocated by Virginia Housing on the basis of a competitive assessment of applications. As a result, a developer cannot be certain that it will receive an allocation of 9% LIHTC. This uncertainty is a limiting factor in the feasibility of an affordable housing development. The 4% LIHTC (so-called “as of right” tax credits) are more readily available, as the allocation of such is not based on a competitive assessment; rather, to receive an allocation of 4% LIHTC, the application for a proposed development must score above a minimum threshold score as determined by Virginia Housing. One requirement in that process, however, is that tax-exempt bonds be a part of the capital stack, to the extent of financing at least 25% of the aggregate basis (cost of land and buildings) of the project. Thus, without tax-exempt bonds being in place and used to finance at least 25% of the project’s aggregate basis, the project could not receive an allocation of 4% LIHTC. And without 4% LIHTC in the plan of finance, very few if any affordable housing projects could put forth a feasible plan of finance.



CITY OF RICHMOND

DEPARTMENT OF  
HOUSING AND  
COMMUNITY DEVELOPMENT

December 29, 2025

Virginia Housing  
Attn: Phillip Cunningham  
601 S. Belvidere Street  
Richmond, VA 23220

**RE: Affordable Housing Performance Grant – Commerce Heights**

Dear Mr. Cunningham,

The Department of Housing and Community Development (HCD) has been informed that Commerce Heights, LLC, a Virginia limited liability company, is submitting a 4% Low-Income Housing Tax Credit reservation application to Virginia Housing on or before January 15, 2025 for its project located on a portion of current tax parcel identification number S0070836003 (the “Project”).

The Project has been approved for the City’s Affordable Housing Performance Grant (AHPG) program which will provide a real estate property tax rebate for up to 30 years, pending approval and recordation of that certain subdivision plat entitled “PLAT SHOWING SUBDIVISION OF PARCEL C THE PROPERTY OF CITY CENTRAL, LLC PARCEL ID S0070836003 CITY OF RICHMOND, VIRGINIA,” dated November 26, 2025 and prepared by Legacy Engineering (the “Subdivision”). The application for the Subdivision was submitted to the City of Richmond, Virginia on November 24, 2025. The Affordable Housing Performance Grant for this Project is fully expected to be approved by Richmond City Council and the Economic Development Authority (EDA).

Subdivision approval is anticipated prior to January 9, 2026. The Affordable Housing Performance Grant for the Project will be introduced to City Council following approval of the Subdivision and is expected to be approved by City Council shortly thereafter and approved by the EDA following City Council approval.

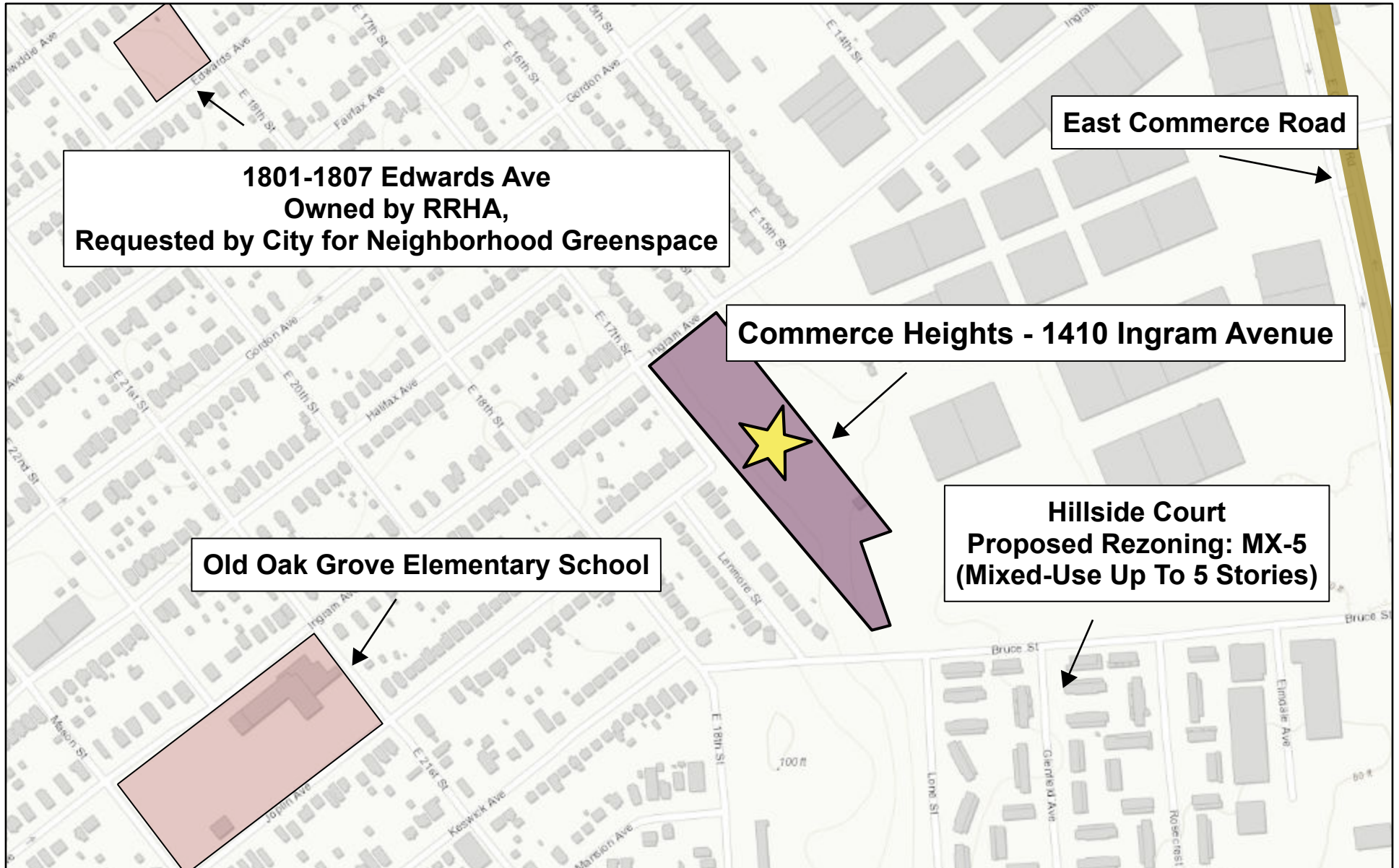
If you have any additional questions, I can be reached via email at [merrick.malone@rva.gov](mailto:merrick.malone@rva.gov).

Sincerely,

*Merrick T. Malone*

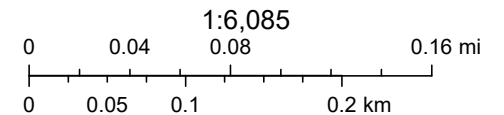
Merrick Malone  
Director  
City of Richmond, Department of Housing and Community Development

# Commerce Heights - 1410 Ingram Avenue



2/13/2026

Citations



County of Henrico, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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# COMMERCE HEIGHTS

1410 Ingram Avenue, Richmond, VA 23224

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# LIFT DEVELOPMENT

LIFT is newly formed multifamily development company, owned and operated by Harper Associates staff, focused on creating *high-quality, affordable housing* that *strengthens communities* and *expands access to opportunity*. Our team brings over 50 years of combined real estate development experience across all major asset classes from Multifamily to Industrial, giving us the perspective and technical depth to structure and deliver complex, mission-driven projects. We partner closely with public agencies, nonprofits, and private capital providers to implement developments that are financially sound, sustainably designed, and deeply responsive to resident and neighborhood needs. Our work is rooted in the belief that stable, affordable housing is the foundation of thriving communities—and we are committed to delivering projects that create lasting value for residents and stakeholders alike.

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# TEAM BIOS

## Erik Smith

Erik Smith serves as a Partner at LIFT and is a real estate development and finance executive specializing in affordable and mixed-income housing across the Richmond metropolitan region and Mid-Atlantic markets. As Vice President at Harper Associates, he leads the firm's affordable housing and community development initiatives—overseeing site acquisition, capitalization, and project execution for complex, high-impact multifamily developments.

## Russell Harper Jr.

Russell Harper Jr is a Project Manager at LIFT, where he supports all phases of the development cycle with a focus on pre-construction pricing, procurement, and full project delivery. With six years of experience as an owner's representative in the hospitality and medical office sectors, Russell has overseen the renovation or ground-up construction of more than 1,500 hotel rooms and over 500,000 square feet of medical office buildings and retail space.

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# TEAM BIOS

## Russell Harper Sr.

Russell serves as a Principal at LIFT and founded Harper Associates in 1995 with a clear vision to develop high-quality commercial real estate for major national retailers, including Walmart, Lowe's, Kroger, Ukrop's, Publix, and Target. Over the next two decades, Harper Associates acquired, entitled, and developed more than 80 shopping centers across Virginia, North Carolina, and Maryland, as well as Hunton Park, a significant mixed-use development in Henrico County.

## Will Allen

Will Allen is a Partner at LIFT; a Richmond-based real estate firm focused on creating high-quality, affordable housing. With more than 17 years of experience in asset management, investment analysis, and development, Will brings a comprehensive understanding of real estate operations and strategy. Before joining LIFT, he directed operations, financing, and development initiatives at Harper Associates, a privately held firm with a diverse portfolio of residential, commercial, retail, and industrial properties. His work there spanned acquisitions, entitlements, financial modeling, construction management, and portfolio optimization.

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# PAST PROJECTS

## 1800 Semmes

1800 Semmes is a 13-acre urban infill mixed use, commercial multi-family & residential development south-east of Richmond's historic (and booming) Manchester District. CBD and west of Historic Manchester District near the intersection of Cowardin (State Route 1) and Semmes (State Route 60).



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# PAST PROJECTS

## Stratford Hills Shopping Center

Stratford Hills Shopping Center is a retail development anchored by Target & Publix with quick service restaurant and retail shop space. Current retailers include:

- Chick-fil-A
- Wells Fargo
- Jason's Deli
- Verizon

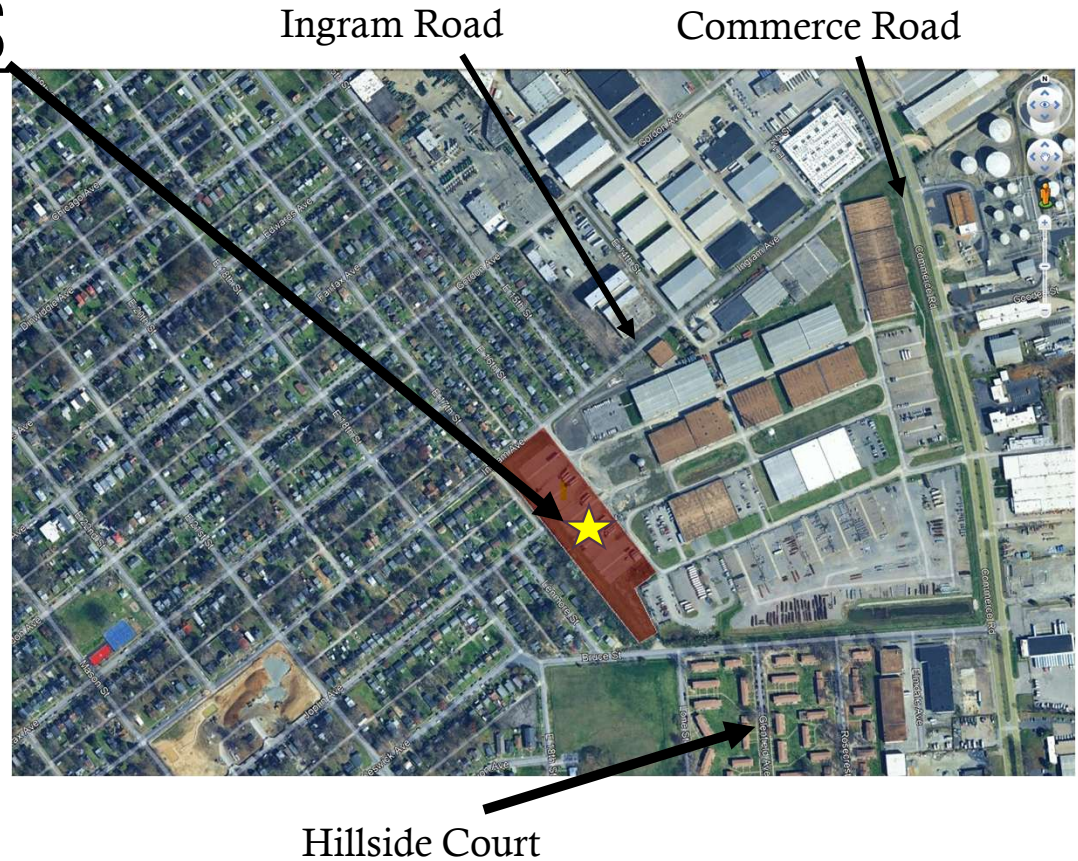


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# COMMERCE HEIGHTS

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Commerce Heights will be a new construction, 4-level product consisting of 230 units, composed of one-, two- and three-bedroom units. Amenities will include in-unit washers and dryers, outdoor green space, granite countertops, leasing office, clubhouse and fitness areas. Construction is anticipated to begin in Q4 2026 and is expected to take 18-months.



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# COMMERCE HEIGHTS

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# UNIT MATRIX

	Unit Type	# of Units	Rent	UAs	Effective Rent	Ft <sup>2</sup>
1x1	Type A	20	\$1,277	\$69	\$1,208	648
	Type B	35	\$1,277	\$69	\$1,208	631
	Type C	2	\$1,277	\$69	\$1,208	665
	Type D	4	\$1,277	\$69	\$1,208	646
	Type E	10	\$1,277	\$69	\$1,208	681
2x2	Type A	8	\$1,533	\$86	\$1,447	995
	Type B	38	\$1,533	\$86	\$1,447	978
	Type C	7	\$1,533	\$86	\$1,447	95
	Type D	10	\$1,533	\$86	\$1,447	911
	Type E	10	\$1,533	\$86	\$1,447	170
	Type F	5	\$1,533	\$86	\$1,447	959
3x2	Type A	18	\$1,770	\$95	\$1,675	1,155
	Type B	16	\$1,770	\$95	\$1,675	1,154
	Type C	4	\$1,770	\$95	\$1,675	1,192
	Type D	7	\$1,770	\$95	\$1,675	1,333
	Type E	36	\$1,770	\$95	\$1,675	1,302
<b>Totals</b>		<b>230</b>				

# CAPITAL STACK\*

Source of Funds	Amount	Per Unit
Permanent Financing	\$40,623,357	\$176,623
Grants	\$2,500,000	\$10,870
LIHTC Equity	\$21,731,480	\$94,485
Deferred Fee	\$561,911	\$2,443
<b>Total</b>	<b>\$65,416,748</b>	<b>\$284,420.64</b>



\*The proposed capital stack is subject to change as we confirm our path to a closing decision.



# HARPER ASSOCIATES

February 9, 2026

Ms. Sherrill Hampton, Senior Vice President  
Real Estate and Community Development  
Richmond Redevelopment and Housing Authority  
600 E. Broad Street, 4<sup>th</sup> Floor  
Richmond, Virginia 23219

## **Commerce Heights Bond Application**

Dear Ms. Hampton:

Further to our recent discussions regarding the captioned Bond Application submitted by Harper Associates Real Estate Development, Acquisitions and Investments (“Harper Associates”) to the Richmond Redevelopment and Housing Authority (“RRHA”), and in connection with RRHA’s review of same, Harper Associates hereby confirms its commitment to provide opportunities for minority and women-owned business enterprises (“MWBE”). Specifically, in the process of retaining contractors, subcontractors, suppliers, or other workers for the construction of Commerce Heights, and once built, hiring employees and workers at Commerce Heights, Harper Associates will:

1. Review current lists of certified MWBE firms from the Commonwealth of Virginia, the City of Richmond and RRHA, and direct its general contractor to affirmatively contact qualified MWBE firms in the relevant construction-related trades and materials suppliers, for pricing proposals during the project bid and procurement phases of the development.
2. Advertise subcontracting and job opportunities in [at least two] area news publications, prioritizing MWBE-focused trade publications.
3. Advertise subcontracting and job opportunities at the nearest City of Richmond Community Center.
4. During the construction phase of the development of Commerce Heights, host at least two job fairs and partner with community-based workforce programs that introduce women and minority candidates for potential construction jobs.
5. Provide Semi-Annual reporting to RRHA concerning the above initiatives.

We appreciate your consideration of the above commitments, and look forward to working with you and RRHA to make the financing and development of Commerce Heights a great success.



**HARPER**  
ASSOCIATES

Sincerely,

HARPER ASSOCIATES REAL ESTATE DEVELOPMENT,  
ACQUISITIONS AND INVESTMENTS

By: Erik Smith

February 24, 2026

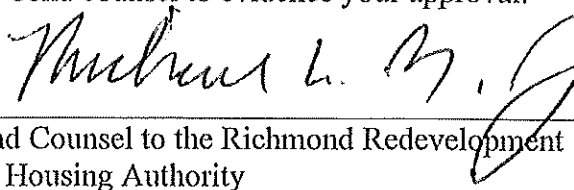
City Council  
City of Richmond  
Richmond, Virginia

**Richmond Redevelopment and Housing Authority  
Proposed Financing for Commerce Heights Apartments**

Commerce Heights, LLC (the "Borrower") has requested that the Richmond Redevelopment and Housing Authority (the "Authority") issue up to \$17,000,000 of its revenue bonds (the "Bonds") to finance or refinance a portion of (a) the cost of acquiring, constructing and equipping a multifamily residential rental housing project consisting of approximately 230 units contained in two four-story garden-style residential buildings, totaling approximately 262,390 square feet of space, including a community room for resident programs, a fitness center, a leasing office and flexible outdoor amenity space in aggregate (the "Project"), which is expected to be owned and used by the Borrower or a party related to the Borrower, (b) the funding of capitalized interest and reserve funds as permitted by applicable law and (c) the costs incurred in connection with the issuance of the Bonds (collectively, the "Plan of Finance"), as permitted under the Virginia Housing Authorities Act (the "Act").

As set forth in the resolution of the Authority attached hereto (the "Resolution"), the Authority has agreed to issue the Bonds as requested. The Authority has conducted a public hearing (the "Public Hearing") on the proposed financing of the Plan of Finance and has recommended that you approve the issuance of the Bonds as required by Section 147(f) of the Internal Revenue Code of 1986, as amended, Section 15.2-4906, as applicable to housing authorities, of the Code of Virginia of 1950, as amended (the "Virginia Code"), and Section 36-19(10) of the Virginia Code.

Attached hereto are: (1) a certificate evidencing the conduct of the Public Hearing, including (a) a copy of the Resolution and (b) a summary of the comments expressed at the Public Hearing; and (2) the form of resolution suggested by bond counsel to evidence your approval.

  
Bond Counsel to the Richmond Redevelopment  
and Housing Authority

CERTIFICATE

The undersigned bond counsel to the Richmond Redevelopment and Housing Authority (the "Authority") certifies as follows:

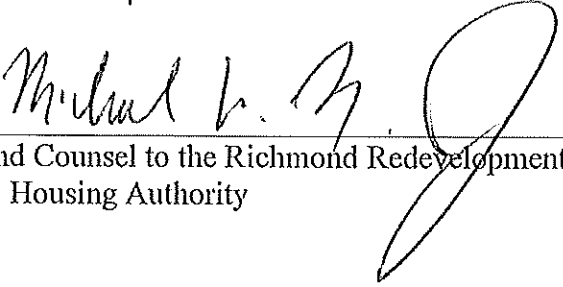
1. A public hearing of the Authority was duly called at 7:38, p.m., during the Authority meeting duly called and held at 5:30 p.m. on February 18, 2026, in accordance with applicable federal and Virginia law. The hearing was open to the public. The time and place of the hearing and the means by which the hearing was held provided a reasonable opportunity for persons of differing views to appear and be heard.

2. Representatives of the Authority announced the commencement of the public hearing on the application of Commerce Heights, LLC (the "Borrower") and that notice of the hearing was published on February 8, 2026 in the Richmond Times-Dispatch, a newspaper having a general circulation in the City of Richmond, Virginia (the "Notice"). The Notice was also published on February 12, 2026 in The Richmond Free Press. A copy of the Notice has been filed with the records of the Authority and is attached as Exhibit A.

3. A summary of the statements made at the public hearing is attached as Exhibit B.

4. Attached as Exhibit C is a true, correct and complete copy of a resolution adopted at a meeting of the Authority held on February 23, 2026 by a majority of the Commissioners present at such meeting. The Resolution constitutes all formal action taken by the Authority at such meeting relating to the matters referred to in the Resolution. The Resolution has not been repealed, revoked, rescinded or amended and is in full force and effect on this date.

WITNESS my hand on behalf of the Authority, this <sup>24<sup>th</sup></sup> day of February, 2026.

  
\_\_\_\_\_  
Bond Counsel to the Richmond Redevelopment  
and Housing Authority

Exhibits:

- A – Copy of Certified Notice
- B – Summary of Statements
- C – Resolution

**AFFIDAVIT OF PUBLICATION**

See Proof on Next Page

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Richmond Times Dispatch, a newspaper printed and published in the City of Richmond, State of Virginia, and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

**PUBLICATION DATES:** Feb. 8, 2026

**NOTICE ID:** nDCHMSSolli1TpDAP960

**PUBLISHER ID:** COL-7006042

**NOTICE NAME:** RRHA Commerce Heights Notice of Public Hearin

**Publication Fee:** \$684.64

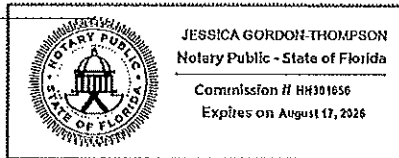
**Ad Size:** 2 X 67 L

**Category:** General Legal Notice

Under penalty of perjury, I, the undersigned affiant swear or affirm that the statements above are true and accurate to the best of my knowledge and belief.

*Edmar Corachia*

(Signed)



**VERIFICATION**

State of Florida  
County of Orange

Subscribed in my presence and sworn to before me on this: 02/09/2026

*J. Gordon-Thompson*

Notary Public  
Notarized remotely online using communication technology via Proof.

## NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING  
BEFORE THE RICHMOND REDEVELOPMENT AND  
HOUSING AUTHORITY  
ON PROPOSED  
PRIVATE ACTIVITY BOND FINANCING  
FOR COMMERCE HEIGHTS APARTMENTS

Notice is hereby given that the Richmond Redevelopment and Housing Authority (the "Authority") will hold a public hearing on the request of Commerce Heights, LLC, a Virginia limited liability company (the "Borrower"), whose address is c/o Harper Associates Real Estate Development, Acquisitions and Investments, Inc., 5607 Grove Avenue, Richmond, Virginia 23226, for the issuance by the Authority of up to \$17,000,000 of its multifamily housing revenue bonds to finance a portion of the costs of the acquisition, construction and equipping of a multifamily apartment project to be known as Commerce Heights, located in the City of 1410 Ingram Avenue, Richmond, Virginia, 23224, consisting of not less than 230 units contained in two four-story garden-style residential buildings, totaling approximately 262,390 square feet of space, including a community room for resident programs, a fitness center, a leasing office and flexible outdoor amenity space (the "Project"), including, as necessary, the financing of capitalized interest on the Bonds, any necessary reserve funds for the Bonds, and costs of issuance of the Bonds, in each case only as permitted by applicable law. The Project will meet the requirements of a qualified residential rental project within the meaning of Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code"), and will be owned by the Borrower. The public hearing, which may be continued or adjourned, will be held at 5:30 p.m. on February 18, 2026 before the Authority at its offices in the 5th Floor Board Room, at 600 East Broad Street, Richmond, Virginia 23219.

The proposed private activity bonds will not pledge the credit or the taxing power of the Commonwealth of Virginia, the City of Richmond, Virginia, or the Authority, but will be payable solely from the revenues derived by the Borrower from the Project and other amounts pledged therefor.

The public hearing will provide an opportunity for interested persons to be heard and communications and writings to be received and considered. Interested persons wishing to express their views on the issuance of the Bonds may also submit written comments prior to the time of the hearing to the attention of the Authority in care of, with a copy to Michael W. Graff, Jr., Esq., at McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800, Tysons, Virginia 22102-4215. The public hearing shall provide the fullest opportunity for the expression of opinion, for argument on the merits, and for the introduction of documentary evidence pertinent to the issuance of the proposed private activity bonds.

RICHMOND REDEVELOPMENT AND  
HOUSING AUTHORITY  
COL-7006042

Homes & Family Services, Inc. line item for the purpose of providing funding to support a family crisis fund.

**Ordinance No. 2026-037**  
To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$41,240.00 from the Virginia Opioid Abatement Authority and to appropriate the increase to the Fiscal Year 2025-2026 Special Fund Budget by increasing estimated revenues and the amount appropriated to the Department of Neighborhood and Community Services' OAA Harm Reduction Vending Machines Special Fund by \$41,240.00 for the purpose of providing funding for harm reduction vending machines to combat the opioid crisis.

**Ordinance No. 2026-038**  
To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$100,000.00 from the Virginia Opioid Abatement Authority, and to amend the Fiscal Year 2025-2026 Special Fund Budget by creating a new special fund for the Department of Neighborhood and Community Services entitled "OAA Mini Grants Special Fund" and appropriating the increase to the Department of Neighborhood and Community Services' "OAA Mini Grants Special Fund" by \$100,000.00 for the purpose of providing grants to community partners to combat the opioid crisis.

**Ordinance No. 2026-039**  
To amend City Code §§ 14-181, concerning definitions related to land use and development performance criteria in Chesapeake Bay Preservation Areas, 14-263, concerning general performance criteria, and 14-264, concerning criteria for resource protection areas for the purpose of aligning the City Code with state law. (COMMITTEE: Land Use, Housing and Transportation, February 17, 2026, 3:00 p.m.)

**Ordinance No. 2026-040**  
To amend City Code § 14-336, concerning Richmond Erosion and Stormwater Management Program fees, for the purpose of aligning such section with recent amendments to state law and regulations approved by the State Water Control Board. (COMMITTEE: Land Use, Housing and Transportation, February 17, 2026, 3:00 p.m.)

**Ordinance No. 2026-041**

**VIRGINIA:**  
**IN THE CIRCUIT COURT FOR THE COUNTY OF HANOVER**  
**PHET HUGHES,**  
Plaintiff  
v.  
**DONELL BRAXTON,**  
Defendant,  
Case No.: CL25004505-00  
**ORDER OF PUBLICATION**  
The object of this suit is to obtain a divorce from the bond of matrimony from the defendant on the ground of living separate and apart without any cohabitation and without interruption for a period exceeding twelve months.

It is ORDERED that the defendant, whose whereabouts are unknown, appear here on or before the 17th day of March, 2026 at 9:00 AM and protect his interests.  
A Copy, Teste:  
FRANK D. HARGROVE, JR., Clerk  
I ask for this:  
Dorothy M. Eure, Esquire  
Law Office of Dorothy M. Eure, P.C.  
VSB# 27724  
8460 Mount Eagle Road  
Ashland, VA 23005  
(804 798-9667)

**VIRGINIA:**  
**IN THE CIRCUIT COURT FOR THE COUNTY OF HANOVER**  
**LEWIS BAZEMORE,**  
Plaintiff  
v.  
**VICTORIA COUNCIL BAZEMORE,**  
Defendant,  
Case No.: CL25004120-00  
**ORDER OF PUBLICATION**  
The object of this suit is to obtain a divorce from the bond of matrimony from the defendant on the ground of living separate and apart without any cohabitation and without interruption for a period exceeding twelve months.

It is ORDERED that the defendant, who has been served with the Complaint by posted service appear here on or before the 12th day of March, 2026 at 9:00 AM and protect her interests.  
A Copy, Teste:  
FRANK D. HARGROVE, JR., Clerk  
I ask for this:  
Dorothy M. Eure, Plaintiff's Counsel  
VSB# 27724  
The Law Office of Dorothy M. Eure, P.C.  
8460 Mount Eagle Road  
Ashland, VA 23005  
(804 798-9667)

**VIRGINIA:**  
**IN THE CIRCUIT COURT FOR THE COUNTY OF HANOVER**  
**ETOYIA BURRELL,**  
Plaintiff  
v.  
**TERRY BURRELL,**  
Defendant,  
Case No.: CL25002680-00  
**ORDER OF PUBLICATION**  
The object of this suit is to obtain a divorce from the bond of matrimony from the defendant on the ground

without any cohabitation and without interruption for a period exceeding twelve months.

It is ORDERED that the defendant, whose whereabouts are unknown, appear here on or before the 5th day of March, 2026 at 9:00 AM and protect her interests.  
A Copy, Teste:  
FRANK D. HARGROVE, JR., Clerk  
I ask for this:  
Dorothy M. Eure, Esquire  
VSB# 27724  
Law Office of Dorothy M. Eure, P.C.  
8460 Mount Eagle Road  
Ashland, VA 23005  
(804 798-9667)

**VIRGINIA:**  
**IN THE CIRCUIT COURT FOR THE COUNTY OF HANOVER**  
**KATINA HOWARD,**  
Plaintiff  
v.  
**CHAUNCEY HOWARD, JR.,**  
Defendant,  
Case No.: CL25000676-00  
**ORDER OF PUBLICATION**  
The object of this suit is to obtain a divorce from the bond of matrimony from the defendant on the ground of living separate and apart without any cohabitation and without interruption for a period exceeding twelve months.

It is ORDERED that the defendant, whose whereabouts are unknown, appear here on or before the 5th day of March, 2026 at 9:00 AM and protect his interests.  
A Copy, Teste:  
FRANK D. HARGROVE, JR., Clerk  
I ask for this:  
Dorothy M. Eure, P.C.  
Dorothy M. Eure, Plaintiff's Attorney  
VSB# 27724  
8460 Mount Eagle Road  
Ashland, VA 23005  
(804 798-9667)

**CUSTODY**  
**VIRGINIA:**  
**IN THE JUVENILE AND DOMESTIC RELATIONS DISTRICT COURT OF THE CITY OF RICHMOND**  
Commonwealth of Virginia,  
in re  
**AUSTIN FORD**  
RDSS  
v.  
**TRACEY LEE FORD,**  
**MICHAEL JAMES STRASBURG, JR,**  
**UNKNOWN FATHER**  
FILE NO. J106098-02-00,  
JJ106098-03-00,  
JJ106098-04-00  
The object of this suit is to: Terminate the residual parental rights ("TPR") of Tracey Lee Ford (Mother), Michael James Strasburg, Jr. (Father) & Unknown Father (Father) of Austin Ford, child DOB 10/12/2025, child. "TPR" means all

Continued on next column

Richard Dempsey.  
It appearing from an Affidavit filed according to law, that the father of the child, Mathew Childress, cannot be located and his whereabouts are unknown, and that the due diligence has been used by or on behalf of the Petitioners to ascertain his location without effect, it is hereby

**ORDERED** that Respondent, Mathew Childress, appear before this court on or before the 12th day of March 2026 and do what is necessary to protect his interest herein, as the Petitioners shall appear and request the entry of a Final Order of Adoption on said date and time. It is further, ORDERED that this order shall be published once a week for four (4) consecutive weeks in The Richmond Free Press, a newspaper of general circulation, at the expense of the petitioners.

The Clerk of Court is directed to send certified copies of this order to counsel of record and The Richmond Free Press.

**NOTICE TO MATHEW CHILDRESS**  
TAKE NOTICE that on September 29, 2025, Kelsey Leigh Finn and Richard Dempsey filed a petition in the Circuit Court of Hanover County to adopt Olivia Rae Childress. You are required to appear and protect your interests on or before the 12th day of March.  
A COPY TESTE  
FRANK D. HARGROVE, JR. CLERK  
I ASK FOR THIS:  
Michael P. Tittermary (VSB #79142)  
Tittermary Law, PLC  
9097 Allee Station Road, Suite 116  
Mechanicsville, Virginia 23116  
(804) 508-7300  
(804) 508-7301 facsimile  
Counsel for Petitioners

**VIRGINIA:**  
**IN THE CIRCUIT COURT OF THE COUNTY OF HANOVER**  
In the matter of the adoption of a child to be known as Sophia Lola Davis by Jacob Madison Davis, III  
Case # CA 25000025  
**ORDER OF PUBLICATION**  
The object of the above-styled suit is to waive the consent of Nathan Joseph Carr, birth father of Sophia Lola Carr, to the adoption of Sophia Lola Carr by Jacob Madison Davis, III and approve a Final Order of Adoption. It is therefore ORDERED that Nathan


Continued on next column

**COMMONWEALTH OF VIRGINIA,**  
in re  
**MARIANNA LEE MCCURRY**  
RDSS  
v.  
**DAVID MCCURRY,**  
**UNKNOWN FATHER**  
Case No. JJ104967-05-00,  
JJ104967-06-00  
**ORDER OF PUBLICATION**

Continued on next page

**KATHRYN RAISA KOCH,**  
Respondent.  
Case No. CA24000024  
**ORDER OF PUBLICATION**  
Upon consideration of the foregoing Motion and the supporting Affidavit and it appearing that the Respondent, Kathryn R

Continued on next page



**CVTA**  
Central Virginia Transportation Authority

**The Central Virginia Transportation seeks public comment on its F Regional Revenue Draft Fundin**

The Authority will hold a public hearing on February 27, 2026, to receive input on the next funded transportation projects. A 15-day comment period is open from February 11-26, 2026.

Comments may be submitted at in person or through the form on the website. All comments must be received before 3 p.m. on February 26, 2026 will be provided to the CVTA in advance of the public hearing.

Public comment will also be accepted at the public hearing on February 27 at 9am at the public hearing on February 27 at 9am at St Suite 300, Richmond, VA 23005.

**In person:** February 27, 2026, at 9am, at St Suite 300, Richmond, VA 23005.

**Virtual:** Register for the Zoom Video Meeting and submit your comment via the Q&A.

The draft project list and comment form are available here: <https://cvtava.org/public-notice/>

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*The People's Paper*

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Circuit Court Clerk's Office

**RICHMOND CIRCUIT COURT CLERK'S OFFICE**  
PERSONNEL  
400 NORTH MAIN STREET  
RICHMOND, VA 23002  
NO WALK-INS OR PHONE CALLS

**Part-time Church Musician**  
Fountain Baptist Church in Church Hill seeks musician to lead and direct adult choir and play piano or keyboard during morning services.  
Mail resume to Fountain Baptist Church, 3125 P Street, Richmond, VA 23223 or email fountainbaptist@yahoo.com.

**NOTICE OF PUBLIC HEARING BEFORE THE**

EXHIBIT A

NOTICE OF PUBLIC HEARING

**NOTICE OF PUBLIC HEARING  
BEFORE THE RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY  
ON PROPOSED PRIVATE ACTIVITY BOND FINANCING  
FOR COMMERCE HEIGHTS APARTMENTS**

Notice is hereby given that the Richmond Redevelopment and Housing Authority (the "Authority") will hold a public hearing on the request of Commerce Heights, LLC, a Virginia limited liability company (the "Borrower"), whose address is c/o Harper Associates Real Estate Development, Acquisitions and Investments, Inc., 5607 Grove Avenue, Richmond, Virginia 23226, for the issuance by the Authority of up to \$17,000,000 of its multifamily housing revenue bonds to finance a portion of the costs of the acquisition, construction and equipping of a multifamily apartment project to be known as Commerce Heights, located in the City of 1410 Ingram Avenue, Richmond, Virginia, 23224, consisting of not less than 230 units contained in two four-story garden-style residential buildings, totaling approximately 262,390 square feet of space, including a community room for resident programs, a fitness center, a leasing office and flexible outdoor amenity space (the "Project"), including, as necessary, the financing of capitalized interest on the Bonds, any necessary reserve funds for the Bonds, and costs of issuance of the Bonds, in each case only as permitted by applicable law. The Project will meet the requirements of a qualified residential rental project within the meaning of Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code"), and will be owned by the Borrower. The public hearing, which may be continued or adjourned, will be held at 5:30 p.m. on February 18, 2026 before the Authority at its offices in the 5<sup>th</sup> Floor Board Room, at 600 East Broad Street, Richmond, Virginia 23219.

The proposed private activity bonds will not pledge the credit or the taxing power of the Commonwealth of Virginia, the City of Richmond, Virginia, or the Authority, but will be payable solely from the revenues derived by the Borrower from the Project and other amounts pledged therefor.

The public hearing will provide an opportunity for interested persons to be heard and communications and writings to be received and considered. Interested persons wishing to express their views on the issuance of the Bonds may also submit written comments prior to the time of the hearing to the attention of the Authority in care of, with a copy to Michael W. Graff, Jr., Esq., at McGuire Woods LLP, 1750 Tysons Boulevard, Suite 1800, Tysons, Virginia 22102-4215. The public hearing shall provide the fullest opportunity for the expression of opinion, for argument on the merits, and for the introduction of documentary evidence pertinent to the issuance of the proposed private activity bonds.

RICHMOND REDEVELOPMENT AND  
HOUSING AUTHORITY

## EXHIBIT B

### SUMMARY OF STATEMENTS

At 5:30 p.m. on February 18, 2026, the Chairman of the Richmond Redevelopment and Housing Authority (the "Authority") called to order a meeting of the Authority held in the Authority's offices located at 600 East Broad Street, 5<sup>th</sup> Floor, Richmond, Virginia 23219. After introductory remarks and pleasantries were exchanged and certain unrelated agenda items were discussed by the Authority, representatives of Commerce Heights, LLC, a Virginia limited liability company (the "Borrower"), and an affiliate of Harper Associates Real Estate Development, Acquisitions and Investments ("Harper Associates"), whose address is 5607 Grove Avenue, Richmond, Virginia 23226, provided a presentation to the Authority regarding a proposed multifamily apartment complex known as Commerce Heights Apartments located in the City of Richmond, Virginia at 1410 Ingram Avenue, Richmond, Virginia 23224, consisting of 230 units and related facilities (the "Project"). Upon completion of the Borrower's presentation, at 7:38 p.m., counsel to the Authority announced the commencement of a public hearing on the issuance by the Authority of its tax-exempt Multifamily Housing Revenue Bonds in a principal amount not to exceed \$17,000,000 (the "Bonds") to assist the Borrower in financing the costs of the acquisition, construction and equipping of the Project, including, as necessary, the financing of capitalized interest on the Bonds, any necessary reserve funds for the Bonds and costs of issuance of the Bonds, in each case only as permitted by applicable law.

Erik Smith and Will Allen of Harper Associates attended the meeting on behalf of the Borrower and presented the Project to the Authority, and Richard L. Hurlbert, Jr., Esq., of Haneberg Hurlbert PLC, Bond Counsel for the Borrower, also attended the meeting on behalf of the Borrower. Michael W. Graff, Jr., Esq., of McGuireWoods LLP, Bond Counsel to the Authority, also attended the meeting.

No person appeared in person at the public hearing to speak in support of or opposition to the Project or the issuance of the Bonds. One person who attended the public hearing by video conference made a comment that was addressed by the Authority and the Borrower, and Commissioners of the Authority asked several questions, all of which were addressed by the Borrower. After all questions were addressed, counsel to the Authority closed the public hearing at 7:43 p.m.

EXHIBIT C

RESOLUTION

[See Attached]

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

PROPOSED RESOLUTION

Meeting Date: February 23, 2026

Resolution No. 2026-06

TITLE: RESOLUTION REGARDING THE ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS FOR THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE APPROXIMATELY 230-UNIT COMMERCE HEIGHTS APARTMENTS MULTIFAMILY HOUSING FACILITY TO BE LOCATED IN THE CITY OF RICHMOND, VIRGINIA

RESOLUTION:

**WHEREAS**, the Richmond Redevelopment and Housing Authority (the "Authority") is empowered, pursuant to the Virginia Housing Authorities Law, Chapter 1, Title 36 (the "Act") of the Code of Virginia of 1950, as amended (the "Virginia Code"), to issue its bonds for the purpose, among others, of financing housing projects located within the territorial boundaries of the City of Richmond, Virginia (the "City"); and

**WHEREAS**, Commerce Heights, LLC (the "Borrower") has requested the Authority to agree to issue its multifamily residential rental housing revenue bonds under the Act in an expected maximum principal amount of \$17,000,000 (the "Bonds"), the proceeds of which will be used to finance or refinance a portion of (a) the costs of acquiring, constructing and equipping a multifamily residential rental housing project consisting of approximately 230 units contained in two four-story garden-style residential buildings, totaling approximately 262,390 square feet of space, including a community room for resident programs, a fitness center, a leasing office and flexible outdoor amenity space in aggregate (the "Project") expected to be owned and used by the Borrower or a party related to the Borrower, (b) the funding of capitalized interest and reserve funds, in each case as permitted by applicable law and (c) the costs incurred in connection with the issuance of the Bonds (collectively, the "Plan of Finance"), as permitted under the Act; and

**WHEREAS**, the Project shall be located at 1410 Ingram Avenue in the City of Richmond and established and maintained as a "qualified residential rental project" within the meaning of Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code"); and

**WHEREAS**, the Borrower has indicated that it will work in good faith with the Authority to endeavor to provide certain employment and/or contracting opportunities to the residents and businesses of the neighborhoods surrounding the Project and others (the "Borrower's Special Commitments"); and

**WHEREAS**, preliminary plans for the Plan of Finance have been described to the Authority and a public hearing (the "Public Hearing") has been held with respect to the Plan of Finance and the Bonds in accordance with Section 147(f) of the Code and Section 15.2-4906, as applicable to housing authorities, of the Virginia Code; and

**WHEREAS**, the Authority has determined that it is in the best interests of the Authority to issue its tax-exempt revenue bonds pursuant to the Act, in such amounts as may be necessary to finance or refinance the Plan of Finance.

**NOW, THEREFORE, BE IT RESOLVED BY THE RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY THAT:**

1. The foregoing recitals are approved by the Authority and are incorporated in, and deemed a part of, this resolution.
2. It is hereby found and determined that the Plan of Finance will further the public purposes of the Act by assisting in providing housing to low and moderate income persons in the City.
3. It is hereby found and determined that the Project will constitute "residential buildings" as that term is defined in the Act.
4. To induce the Borrower to undertake the Plan of Finance and maintain the Project as a "qualified residential rental project" within the meaning of Section 142(d) of the Code, the Authority hereby agrees, subject to approvals required by applicable law, to assist the Borrower in financing or refinancing the Plan of Finance by undertaking the issuance of (and hereby declares its official intent to issue) its multifamily housing revenue bonds therefor in an expected maximum principal stated amount of \$17,000,000 for the Project upon the terms and conditions to be mutually agreed upon between the Authority and the Borrower. The Bonds shall be issued in forms and pursuant to terms to be set by the Authority. The Bonds may be issued in one or more series at one time or from time to time, and the Bonds of any such series may be either taxable or tax-exempt for purposes of federal income taxation.
5. All other acts of the officers of the Authority that are in conformity with the purposes and intent of this resolution and in furtherance of the issuance and sale of the Bonds and the undertaking of the Plan of Finance are hereby ratified, approved and confirmed.
6. The Authority hereby designates Haneberg Hurlbert PLC, Richmond, Virginia, to serve as bond counsel ("Bond Counsel") and hereby appoints such firm to supervise the proceedings and approve the issuance of the Bonds.
7. The Borrower agrees to indemnify and save harmless the Authority, its officers, commissioners, employees and agents from and against all liabilities, obligations, claims, damages, penalties, losses, costs and expenses in any way connected with the issuance and sale of the Bonds.
8. All costs and expenses in connection with the financing and the Plan of Finance, including the fees and expenses of the Authority (including, without limitation, the Authority's application fee, origination fee and ongoing administrative fees), Bond Counsel, counsel for the Authority and any placement agent or underwriter for the sale of the Bonds shall be paid from the proceeds of the Bonds (but only to the extent permitted by applicable law) or by the Borrower. If

for any reason such Bonds are not issued, it is understood that all such expenses shall be paid by the Borrower and that the Authority shall have no responsibility therefor.

9. The Bonds shall be limited obligations of the Authority and shall be payable solely out of revenues, receipts and payments specifically pledged therefor. Neither the commissioners, officers, agents or employees of the Authority, past, present and future, nor any person executing the Bonds, shall be liable personally on the Bonds by reason of the issuance thereof. The Bonds shall not be deemed to constitute a general obligation debt or a pledge of the faith and credit of the Commonwealth of Virginia or any political subdivision thereof, including the Authority or the City (and the Bonds shall so state on their face), and neither the Commonwealth of Virginia nor any such political subdivision thereof shall be personally liable thereon, nor in any event shall the Bonds be payable out of any funds or properties other than the special funds and sources provided therefor. Neither the faith and credit nor the taxing power of the Commonwealth of Virginia, or any political subdivision thereof, shall be pledged to the payment of the principal of the Bonds or the interest thereon or other costs incident thereto. The Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

10. The Authority (including its officers, commissioners, employees and agents) shall not be liable and hereby disclaims all liability to the Borrower and all other persons or entities for any damages, direct or consequential, resulting from the issuance of the Bonds or failure of the Authority to issue the Bonds for any reason. Any obligation of the Authority to exercise its powers in the City to issue the Bonds as requested by the Borrower is contingent upon the satisfaction of all legal requirements and the Authority shall not be liable and hereby disclaims all liability to the Borrower for any damages, direct or consequential, resulting from the Authority's failure to issue the Bonds for the Plan of Finance for any reason, including but not limited to, the failure of the City Council of the City (the "City Council") to approve the issuance of the Bonds.

11. The Authority recommends that the City Council approve the issuance of the Bonds, in one or more series, at one time or from time to time, in an expected maximum stated principal amount of \$17,000,000 for the purposes of undertaking the Plan of Finance, as required by Section 147(f) of the Code.

12. Each of the Chair, Vice Chair, Chief Executive Officer, Secretary and any Assistant Secretary of the Authority is authorized and directed to deliver to the City Council (1) a reasonably detailed summary of the comments, if any, expressed at the Public Hearing and (2) a copy of this resolution.

13. Each of the Chair, Vice Chair, Chief Executive Officer, Secretary or any Assistant Secretary of the Authority, or the designee of any of them, is hereby authorized to request one or more allocations of the State Ceiling (as defined in Section 15.2-5000 of the Virginia Code) in accordance with the applicable provisions of the Virginia Code and any regulations or executive orders issued thereunder. All costs incurred by the Authority, if any, in connection with such proceedings shall be paid for by the Borrower.

14. No Bonds may be issued pursuant to this resolution until such time as (a) the issuance of the Bonds has been approved by the City Council, and (b) the Bonds have received

one or more allocations of the State Ceiling in accordance with the applicable provisions of the Virginia Code and any regulations or executive orders issued thereunder.

15. The approval of the issuance of the Bonds does not constitute an endorsement to any prospective purchaser of the Bonds of the creditworthiness of the Plan of Finance or of the Borrower.

16. This resolution is a Declaration of Official Intent under U.S. Treasury Regulations for purposes of Sections 103 and 141 to 150 of the Code. Based upon the representations of the Borrower, the Authority reasonably expects that certain costs of the Project may be reimbursed with the proceeds of the Bonds.

17. The issuance of the Bonds in the principal amount of up to \$17,000,000 for the Project pursuant to definitive bond documents to be prepared or reviewed by Bond Counsel and Counsel to the Authority (the "Bond Documents") is hereby authorized and approved. The Chair, Vice Chair, Secretary, Chief Executive Officer and any other officer of the Authority, any of whom may act alone (the "Authorized Officials"), are each hereby authorized and directed to execute the Bonds, which shall bear interest at the rates (which may be variable or fixed), shall mature on such dates and shall be subject to redemption at such times as are set forth in the Bond Documents. The Authorized Officials are hereby authorized to approve the final terms of the Bonds; provided, however, that the interest rates borne by the Bonds shall not exceed 15% per annum, the final maturity of the Bonds shall not be later than forty (40) years after the date of the initial issuances of the Bonds, and the principal amount of the Bonds shall not exceed \$17,000,000. Such approvals shall be evidenced conclusively by the execution and delivery of the Bonds.

18. The Bond Documents shall be in substantially the same forms as prepared or reviewed by Bond Counsel and Counsel to the Authority and submitted to the Authority, with such completions, omissions, insertions and changes (including, without limitation, changes of the dates thereof and the captions of the Bonds) as may be approved by the Authorized Officials executing them, such executions to constitute conclusive evidence of the approvals of any such completions, omissions, insertions and changes. The Bond Documents shall contain upon their execution and delivery provisions obligating the Borrower to comply with the Borrower's Special Commitments with respect to the Project. The execution, delivery and performance by the Authority of the Bond Documents are hereby authorized and directed.

19. The Authorized Officials are hereby authorized and directed to execute on behalf of the Authority and to deliver the Bonds, the Bond Documents, the related documents to which the Authority is a party and such other agreements, certificates, documents and instruments (collectively, the "Documents"), and to do and perform such things and acts, as are authorized hereby or contemplated by the Documents, and, if required, the Secretary or any other officer of the Authority is authorized and directed to affix the seal of the Authority to the Bonds and the other Documents and to attest such seal. The signatures of the Authorized Officials and the seal of the Authority on the Bonds may be by facsimile.

20. This resolution shall take effect immediately upon its adoption.

READ AND ADOPTED: February 18, 2026

The undersigned Counsel to the Richmond Redevelopment and Housing Authority hereby certifies that the foregoing is a true, correct, and complete copy of a resolution adopted by the Authority's commissioners present and voting at a meeting duly called and held on February 18, 2026, in accordance with law, and that such resolution has not been repealed, revoked, rescinded, or amended, but is in full force and effect as of the date hereof.

WITNESS my hand on behalf of the Authority this \_\_\_ day of February, 2026.

By: \_\_\_\_\_  
Counsel to the Richmond Redevelopment  
and Housing Authority

Recommended by: Sherrill Hampton  
Senior Vice President of RECD

Date: February 23, 2026

Approved by: Steven B. Nesmith  
Chief Executive Officer

Date: February 23, 2026

---

COMMISSIONERS' ACTION

RESOLUTION #: 2026-06


Approved FEB 23 2026  
Date

Disapproved \_\_\_\_\_  
Date

Tabled \_\_\_\_\_  
Date

Withdrawn \_\_\_\_\_  
Date

SIGNED:



Eddie L. Jackson, Jr., Chair  
RRHA Board of Commissioners

Votes Recorded				
Commissioner	Aye	Nay	Abstain	Absent
Eddie L. Jackson, Jr.	X			
Charlene Pitchford	X			
Dyanne Broidy	X			
Kyle R. Elliott	X			
Barrett Hardiman	X			
W.R. "Bill" Johnson, Jr.				X
Gregory Lewis	X			
Marika McCray	X			
Harold Parker, Jr.	X			