

Gra Michael W. Jr.

From: Graff, Michael W. Jr.
Sent: Tuesday, October 15, 2019 5:22 PM
To: Brown, Meghan K. - Council Chief of Staff Office
Subject: RRHA Chamberlayne Senior Apartments/Finance Committee Meeting Thursday at 1 p.m.
Importance: High

Dear Meghan—In light of some of the comments from Council members during yesterday’s Council meetings, I am transmitting below remarks (transcribed by RRHA staff) of the one speaker who opposed the four recent RRHA revenue bond program resolutions at the September 18 RRHA public hearing. As I have previously noted, following the public hearing, each resolution was adopted unanimously by the RRHA commissioners present and voting. Please feel free to share this information with the members of the Finance Committee in advance of Thursday’s 1 p.m. meeting at which the last of the four items (Chamberlayne Senior Apartments) is scheduled to be considered. Sincerely, --Mike Graff

Citizen Information Period

Omari Al-Qadaffi addressed the Board of Commissioners to discuss the 4 bond resolutions. He stated the following: “Fifty percent of the median income for a two person household in the city of Richmond is \$34,000 per year. A two person household is the average household of the size in RRHA and the average income is under \$10,000 per year for the resident. Back in September 2018, the Housing Authority approved the \$16 million bond for SPA Lofts and the IRS requires a small amount to be affordable for households at fifty percent or less of the median income. RRHA was diligent enough to require that the borrower of the bond try to make at least 10% of those be acceptable to the housing choice voucher units. This is very helpful because without a commitment to one for one unit replacement, RRHA’s redevelopment plans will result in a net loss of public housing units and as a consequence this is in direct contrast to the city’s consolidated plan. The city’s anti-poverty commission report cites the lack of undeveloped multifamily zoned land in the county to provide housing and the city’s fair housing analysis cites the failure of housing choice vouchers to deconcentrate poverty or expand housing choice outside of racially and ethnically concentrated areas of poverty. Tonight there are 4 bond resolutions for a total of \$66.5 million to develop housing where the only affordability requirement is the one that’s being imposed by the IRS. There are no requirements for housing choice vouchers or intentionality around those most in need in the city of Richmond. RRHA’s current action plan shows that there are nearly twice as many households at 30 % of the median income than those who are at 50% median income. I don’t think that anyone on this board would disagree that the availability of affordable housing outside of public housing for the majority of RRHA’s tenants is less than it was last year. Rents are rising, housing instability is rising, and now is the time for bold leadership to take bold steps that Richmond has been crying out for to secure the dignity and quality of life for the men, women and children that the Authority has been entrusted with. I ask that you delay this vote today on those bond resolutions until it can be re-worked with a commitment from the borrower to benefit the residents of Richmond who are most in need and not just an appeal to the college students young professionals who are moving into the city who are looking for cheaper housing. We need to put in the same requirements if not more requirements that we were putting in last year to have the acceptance of housing choice vouchers in these units and if we are really crazy, we can do what’s best for the residents of

From: [Bieber, Craig K. - City Council Office](#)
To: [Brown, Meghan K. - Council Chief of Staff Office](#)
Cc: [Gray, Kimberly B. - City Council](#)
Subject: Request for Capital Maintenance Reserve Funding
Date: Wednesday, October 16, 2019 2:30:47 PM
Attachments: [1816 Burial Ground Boundary Map.pdf](#)

Meghan:

Per our conversation today, Ms. Gray would like to make a formal request for \$50,000 in funding from the Capital Maintenance Reserve Fund related to property located at 1305 N. 5th Street, known as the Second African Burial Ground or alternatively the Grave Yard for Free People of Color and Slaves (Site 44HE1203). During the High Speed Rail DC2 RVA Process, DRPT in consultation with FRA and the DHR committed to the following mitigation measures and stipulations regarding this site:

C3.1 – Completion of a landscape analysis of site 44HE1203 and surrounding area to understand the chronology of area development, including revisiting site boundaries and NHRP eligibility;

C3.2 – Archeological testing within the final limits of disturbance in the area of this site to examine the subsurface integrity and ascertain the potential for intact Burials;

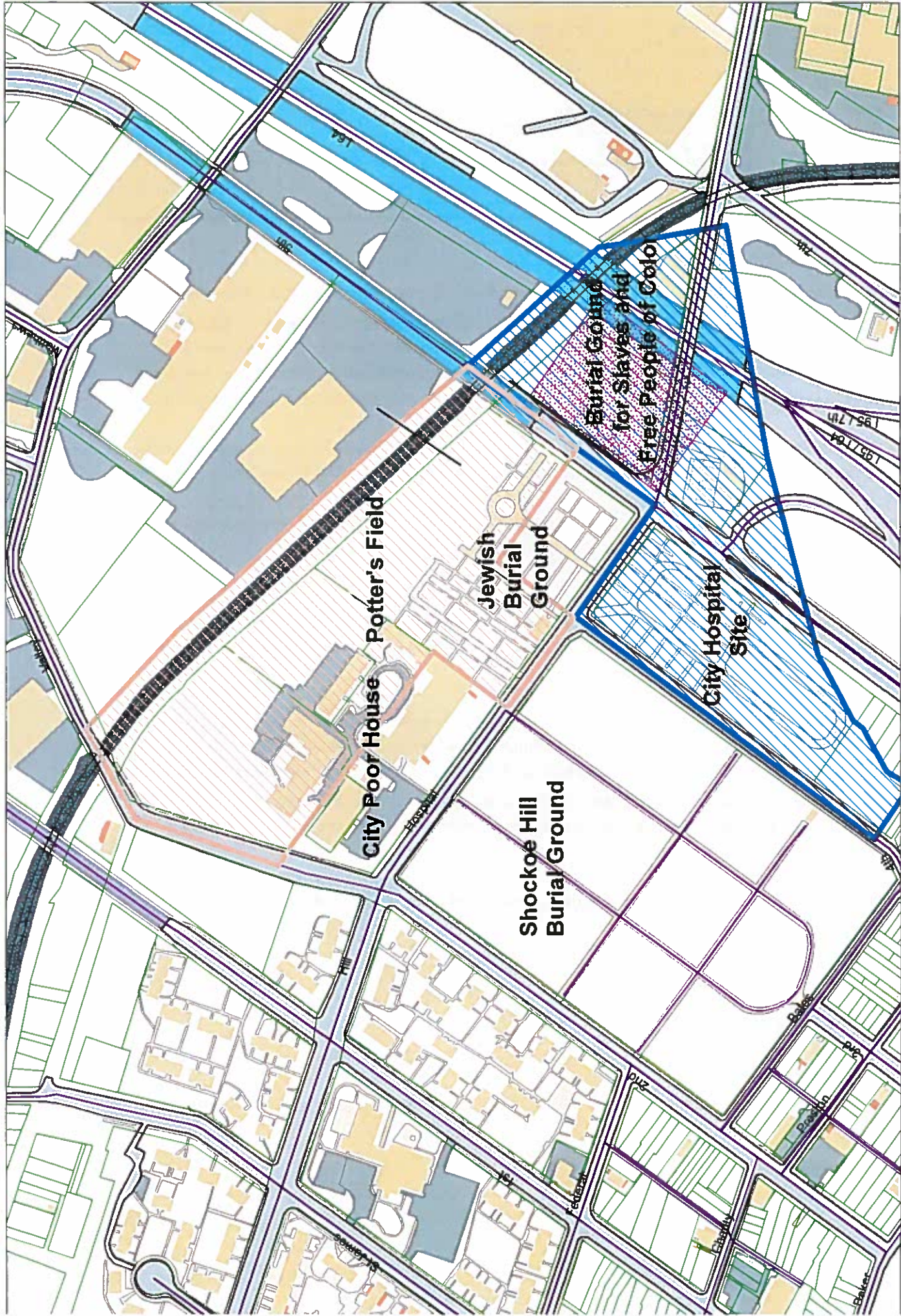
C3.3 – During construction of the rail line, archeological monitoring by a Secretary of the Interior-qualified archeologist during all DC2RVA construction-related ground disturbing activities in this area to assure that no unanticipated or undiscovered archeological or burial remains are encountered during ground-disturbing construction.

Ms. Gray would like for additional deed and documentary research to be conducted to better identify the boundary of the burial ground designated in later maps as “Potter’s Field.” She believes that, prior to step C3.2, some analysis with Ground Penetrating Radar might be helpful, especially of the area north of Hospital Street to the railroad tracks between 5th and 2nd Streets, and prior to excavation as well. Attached is a map that approximates the full extent of the burial ground and Potter’s Field.

Please let me know if you have any questions or need additional information.

Sincerely,

Craig Bieber, Liaison
Councilwoman Kim Gray
646-6532
Craig.Bieber@richmondgov.com



1849 Boundary (11 acres)
 Burial Ground for Slaves and Free People of Colour
 (Potter's Field)

— Railroads (small extent)
 □ Bates 1835 shape
 City generated from 1877 Beers Atlas



Legend