

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY

Annual Plan

Fiscal Years 2017 - 2018

Version 2



Richmond **Redevelopment**
& **Housing** Authority

BUILDING VIBRANT COMMUNITIES



Demolition and/or Disposition (continued)

the demolition or disposition. Information on planned and pending demolition and/or disposition efforts is provided in the following tables.

The Authority received authorization from HUD to rescind its Section 32 Homeownership plan for 66 of the scattered site public housing units and received approval of a disposition application for those vacant units. The remaining 44 units will be rescinded from the Section 32 Homeownership plan and RRHA will submit an additional disposition application.

Additionally, RRHA will submit a disposition and demolition application to HUD requesting authorization from HUD to allow RRHA to dispose of all one hundred and nine (109) scattered site buildings which house one hundred and ten (110) units (one building holds two units). Individual houses within this scattered site project may be sold to qualified residents, or sold to third parties in accordance with the strategy and HUD regulations.

There are two additional scattered site public housing project areas, Overlook Small House/Used House; RRHA will submit demolition/ disposition applications for the remaining scattered site public housing units.

The Greenwalk project consists of 20 single family detached homes. A portion of this project will be sold to qualified residents or sold to third parties in accordance with the strategy and HUD regulations. If no qualified buyers are available, RRHA will submit demolition/disposition plan.

RRHA plans to submit Demolition/Disposition Applications for the six large public housing developments, which includes Gilpin, Creighton, Whitcomb, Fairfield, Hillside and Mosby Court.

Table #1	Demolition/Disposition Activity Description
1a. Development name:	Small House/Used House
1b. Development (project) number:	VA007000016
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
Date application approved, submitted, or planned for submission: 4/28/2017 (Approved)	
5. Number of units affected:	110
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	

Richmond Tenants Organization (RTO) and Resident Advisory Board (RAB)

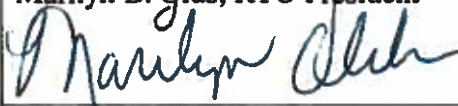

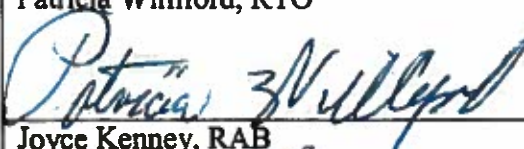
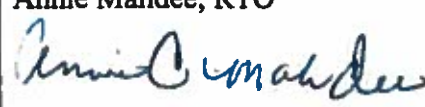
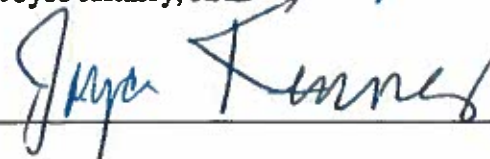
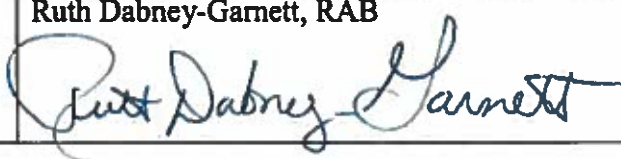
Comments On the
2017-2018 Annual Agency Plan by the
Richmond Redevelopment and Housing Authority

The Richmond Tenants Organization (RTO) and the Resident Advisory Board (RAB) have no COMMENTS regarding the 2017-2018 Agency Plan of the Richmond Redevelopment and Housing Authority (RRHA).

The RTO joins the position taken by the RAB, which is comprised of the RTO and Housing Choice Voucher Program representatives at meetings between the RAB and RRHA.

The above comment was approved on this 14th day of June, 2017, by the Richmond Tenants Organization and the Resident Advisory Board.

Witness the signature of authorized representatives of the RTO and RAB.

Marilyn B. Glds, RTO President 	Cynthia Vaughan, RTO 
Patricia Williford, RTO 	Annie Mahdee, RTO 
Joyce Kenney, RAB 	Ruth Dabney-Garnett, RAB 

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Selena Cuffee-Glenn, the Chief Administrative Officer
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the
Richmond Redevelopment and Housing Authority
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the
City of Richmond
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

<u>Selena Cuffee-Glenn</u> Name of Authorized Official	<u>Chief Administrative Officer</u> Title
<u>Selena Cuffee-Glenn</u> Signature	<u>6/16/17</u> Date



PUBLIC NOTICE

Richmond Redevelopment and Housing Authority
901 Chamberlayne Parkway - Richmond, VA 23220 780-4200

Richmond Redevelopment & Housing Authority ****SPECIAL MEETING****

June 12, 2017

The Richmond Redevelopment and Housing Authority's (RRHA) Real Estate Committee retreat for Board of Commissioners and Staff members will be held on **Wednesday, June 28, 2017 starting at 9:00 a.m. and running until 4:00 p.m.** at Troutman Sanders LLP, 1001 Haxall Point, 15th Floor Large Conference Room - The Roberts Room.

No resolutions or formal action will be taken at this meeting.

For more information contact RRHA at (804) 780-4200 / (TDD- DIAL 711)

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for these meetings, he asked Marica Davis to provide the commissioners with a few key points that they can use when meeting with representatives of city council.

Chief Executive Officer's Comments

CEO Somanath provided the following comments and updates:

- o A meeting was held with Chief Durham to discuss safety as well as the installation of the Shot Spotter in RRHA communities. The goal is to have the cameras installed within the next 30 – 45 days.
- o He met with Councilwomen Newbille to discuss the Armstrong school site and 3/MBE.
- o He met with the editor of the Richmond Times Dispatch (RTD) to discuss ways in which they can assist RRHA by providing a balanced opinion when reporting information pertaining to RRHA.

I Action Item: Commissioner Harrigan suggested that staff meet with Mr. Hinkle, the new mayor of Norfolk and representatives of the Norfolk Housing Authority to see how they are planning to implement this platform in their area.

Resolution(s)

The following resolution(s) were presented for consideration:

Agenda Item No. 1 – Resolution of the Richmond Redevelopment and Housing Authority authorizing staff to proceed with initial implementation of plans to facilitate stabilization and redevelopment for the six large public housing communities and to preserve and improve the remainder of the public housing stock as discussed during a June 28, 2017 Real Estate Committee retreat

(17-14) WHEREAS, the Board of Commissioners met during the June 28, 2017 Real Estate Committee retreat and received recommendations to stabilize funding, improve interim conditions and ultimately redevelop the larger six public housing developments and discussed the preservation of the remaining public housing stock using the Rental Assistance Demonstration (RAD) of the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, as an initial step, Richmond Redevelopment and Housing Authority may investigate all steps to be taken to seek approval from HUD for the disposition of six large public housing developments (Gilpin, Mosby Court, Fairfield, Creighton, Hillside, Whitcomb) and the replacement of public housing funding with Section 8 project-based vouchers; and

WHEREAS, over the longer term, the Richmond Redevelopment and Housing Authority intends to consider the full redevelopment of the six large sites in a manner that guarantees housing choices for current residents and ensures housing rental assistance, promotes their advancement, seeks community consensus, draws on governmental and private resources, de-concentrates poverty and dramatically improves the situation from the standpoint of both fulfilling Richmond's affordable housing needs and contributing to a vibrant Richmond community;

THEREFORE, BE IT RESOLVED BY THE RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY THAT THE BOARD OF COMMISSIONERS AUTHORIZES THE STAFF TO:

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 10/01/2017 ___, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Richmond Redevelopment and Housing Authority
PHA Name

VA 007
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2018

5-Year PHA Plan for Fiscal Years 20 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official Robert Adams	Title Vice Chairman of the Board of Commissioners
Signature	Date 7/10/17

IDENTIFIED IMPEDIMENTS

Impediment 1

The economic and social isolation of many inner city neighborhoods – the entrenched cycle of poverty – restricts housing choice for a significant number of low-income, disabled, elderly, and minority residents.

Richmond is segregated economically and racially. The issues city officials face today are the legacy of long-since banned policies at all levels of government. Isolation and segregation is reflected in the socioeconomic characteristics of residents, the costs of housing, the physical characteristics of dwellings, and the availability of resources. Richmond's minority-concentrated neighborhoods experience the city's highest poverty rates, lowest household incomes, lowest home values, and lowest measures of opportunity.

Over time, two distinct housing markets have developed within the city: one for affluent whites, the other for low-income minorities. This duality is underscored when examining the spatial distribution of several socioeconomic indicators including race and poverty. Changing the entrenched, segregated housing pattern of the city will take extraordinary, prolonged effort. In fact, it will take numerous generations of incremental change to overcome. The City has taken the first steps to addressing the economic inequality throughout the city. Implementing the strategies outlined in the Mayor's Anti-Poverty Commission Report, specifically, "pursuing best practice, model example of public housing redevelopment without displacement," must be made a priority of the City.²

However, there exist issues beyond the scope of poverty that contribute to the social and economic isolation and serve to limit housing choices for inner city residents. The City must also strive to expand housing opportunities for residents beyond the neighborhoods predominated by their own race. Affordable housing options need to be made available throughout a wide range of the city's neighborhoods, particularly those neighborhoods with good schools, access to public transportation and jobs.

Impediment 2

Housing market externalities limit the development of accessible housing affordable to families and individuals earning 50% or less of the Area Median Income (AMI).

The development of housing affordable to households at moderate and very-low incomes is unlikely to ever be a profitable venture. However, the need for housing remains. The private market does not allocate for the most severely impoverished residents of Richmond. For example, Low-Income Housing Tax Credits (LIHTC) works well for the development of housing affordable to individuals and families earning more than 50% AMI but does little to meet the demand for housing affordable to lower-income persons. The responsibility for this type of housing has regularly fallen to the public sector. Increasing federal budgetary constraints

² Mayor's Anti-Poverty Commission (Chair, Ellen Robertson), *Mayor's Anti-Poverty Commission Report to Dwight C. Jones, Mayor of City of Richmond*, 105.