

MINUTES OF IN PERSON MEETING OF THE  
REAL ESTATE AND COMMUNITY DEVELOPMENT COMMITTEE MEETING  
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY  
AT 600 EAST BROAD STREET  
5TH FLOOR CONFERENCE ROOM  
IN RICHMOND, VIRGINIA  
TUESDAY, MAY 14, 2024, 5:30 p.m.

**Committee Members In Attendance**

Eddie Jackson, Chair  
Charlene Pitchford, Commissioner  
Harold Parker, Jr., Commissioner

**RRHA Staff:**

Steven Nesmith, Chief Executive Officer  
Mike Kelly, Chief Operating Officer  
Alicia Garcia, VP of Real Estate  
Logan McClary, Executive Assistant  
Precious Washington, SVP/CFO  
Colene Orsini, VP of Procurement.  
Kenyatta Green, SVP of Affordable Housing  
Gerald Carter, General Counsel

**Virtual Attendance**

Alicia Garcia, VP of Real Estate  
Joe Sarver, VP of Central Maintenance  
George Martin, Lead Counsel  
Bill Johnson, Chair of RRHA Board

**Call To Order**

Chair Eddie Jackson called the meeting to order at 5:30 p.m.

**Opening Comments/Announcements**

Chair Jackson indicated that he had a family matter to attend to and if the meeting was not ended by 6:15/6:30 he would have to leave and he would be turning the meeting over to Commissioner Parker.

### **Lead Counsel's Comments**

No Counsel comments.

**Motion (Jackson/Parker) to allow Bill Johnson to participate remotely in the meeting.**

**Motion Carried Unanimously.**

### **Approval of 04/09/2024 Minutes**

**Motion (Parker/Pitchford) to accept the 04/09/2024 minutes.**

**Motion Carries Unanimously.**

### **Citizens' Comment**

There were no citizens signed up for comment.

### **Disposition of 901 and 918 Chamberlayne Parkway Offices Buildings, Steven Nesmith/Alicia Garcia**

- 901 and 918 Chamberlayne Parkway Buildings have been identified as great sites for relocation sites during the Gilpin project which involves 781 units.
- Also looking into the possibility of a permanent site for the Stem Program at one of these locations after the transfer of the Calhoun Center to the City of Richmond.
- It was also discussed about expanding people's skills with electrical, plumbing, HVAC, etc. with the developer.
- With the Next Big Moves plan there are hopes to have a work force development hub for residents.
- More detailed plans of what these buildings will look like will be submitted at a later time as work is still being completed with the developer.

## **Update on 400 E. Grace Street & Fay Towers, Steven Nesmith/Alicia Garcia**

- Very exciting, a big jewel in our portfolio, location is everything. This will be 100% affordable housing.
- RFP for bidders is out (closes out June 10).
- This will be turnkey or merchant developer approach both Fay and Grace Street. At least 25% of the units to be relocation units for families residing in Gilpin Court.
- The Grace Street building is tied to a tax credit issue and a new 15-year tax credit compliance through Virginia Housing will be sought.
- Grace Street will be first and all depends on what architects and engineers find which may make the process a little slower.
- Fay Towers will be a gut job so may move more quickly.
- There are no HUD restrictions on either building and it's possible that Fay and Grace will start before 901 and 918 due to no HUD restrictions.
- As far as relocation, teams have been assembled and are working diligently with folks to assess needs, special needs, etc. to ensure a smooth relocation process. Focus now is on 700 S. Lombardy for relocation for the seniors with 90-day notices already sent and a 60 and 30-day notice to be sent out.
- Gilpin Court relocation is through our development partner HRI Communities along with Urban Strategies. This will be a very robust process in what we are calling Supportive Services to include meeting with each family to understand their particular needs.
- Some units are being considered offline so as when they become vacant, they can be used for senior relocation as opposed to hotels or other options. Relocations are going to be done in "phases", such as one floor at a time. Conversations are being had with senior residents to give them an opportunity to decide where they want to go, i.e., relative's house, etc.
- CEO Nesmith mentioned that lots of people are involved in this process and are doing a great job and focusing on the senior's special needs is very important. This is a big joint effort.

## **Update on Mosby South**

- A Resident Council meeting was held recently to show the initial site plan. Feedback is continuing to be received. Most residents wish (through initial assessment) to return to the community rather than moving away with vouchers.
- We are anticipating replacing all 105 units from Mosby South with a denser community with about 330 units (this number is subject to change).
- The environmental review needs to be done for the Section 18 application as well as updating the physical needs assessment of those units for HUD.
- Mosby South was moving at a slow pace but is now on track.
- Concerning subsidies, seniors are moving temporarily so their subsidy is not changing. For the residents living in large family sites the subsidies are changing as a part of the permit relocation options and they are being given an array of options such as a Tenant Protection Voucher (works the same as HCVP Program), also the option to stay on site at Creighton or wherever we are developing and temporarily move into a project-based voucher unit or they can remain in the public housing platform.

## **RDC – Providing Bylaws, Structure of Board and latest Agenda, Steven Nesmith**

- CEO Nesmith discussed documents included in the packet.
  - RDC Board Structure which includes a 5-person board of directors that is appointed by the board based on the position they hold within RRHA.
  - The board meets approximately every 2 months (there are no requirements). CEO Nesmith as chair decides when to meet.
- One big discussion is how to bring in additional nonfederal revenue.
  - Thinking out of the box with things such as billboards, parking lots, etc.
  - Becoming CDFI certified would be very helpful and allow RRHA to possibly make loans to residents for home ownership or small business loans. It would kind of create “our own fund” at RRHA.
  - Repositioning RRHA’s assets away from public housing and other great opportunities such as bonds, etc. These will be further discussed towards late

summer/early fall. Ms. Washington is making sure that balance sheets are strong which is a very important step.

- Amendments may need to be made as far as the number of board members and to reflect the positions that are held and also to check to make sure they conform with the Articles of Incorporation. It will be a good idea to have a board member on the board to report back to the Board of Commissioners to avoid any future problems.

### **Adjournment**

The meeting was adjourned at approximately 6:38 p.m.