

MINUTES OF THE BOARD WORK SESSION
OF THE COMMISSIONERS OF
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD AT 600 EAST BROAD STREET
IN RICHMOND, VIRGINIA
ON MONDAY, MARCH 25, 2024
AT 5:30 P.M.

Board of Commissioners

Veronica Blount
Dyanne Broidy
Kyle Elliott
Gregory Lewis
Harold Parker, Jr.
Charlene Pitchford

Absent

Barrett Hardiman

In Attendance Via GoToMeeting

Bill Johnson, Chair
Eddie Jackson, Jr.

RRHA Staff

Steven Nesmith, CEO
Mike Kelly, CFO

Vice Chair Charlene Pitchford called the meeting to order at 5:31 p.m. A quorum was established.

Remote Participation:

Chair W. R. “Bill” Johnson participated in the March 25, 2024 board work session from his home in Richmond, VA remotely for personal reasons.

Commissioner Eddie Jackson participated in the March 25, 2024 board work session from his home in Richmond, VA remotely for personal reasons.

Motion: (Blount/Elliott) Move to allow Chair W.R. “Bill” Johnson and Commissioner Eddie Jackson, Jr. to participate in the March 25, 2024 Board of Commissioners Work Session remotely.

Motion Carried Unanimously

Citizen Comment Period

Sharlene Riley addressed the Board of Commissioners to address assistance in implementing summer programs within the community this summer.

Opening Comments

CEO Steven Nesmith provided remarks concerning the Annual and 5-Year Agency Plans for FY 2025-29. He explained that these plans provide a comprehensive guide to our agency regarding its programs, operations and strategies for meeting local housing needs and goals.

Presentation on the Annual Plan for FY 2025-2029

Staff provided the following updates on the Annual and Five-Year Agency Plans for FY 2025-29.

- The Quality Housing and Work Responsibility Act (QHWRA) of 1998 created the public housing agency Five-Year and Annual Plan requirement.
- The Annual Agency Plan is a comprehensive guide to the public housing agency's policies, programs, operations and strategies for meeting local housing needs and goals.
- RRHA has been designated as a standard performing Housing Authority.
- RRHA partners with a Resident Advisory Board (RAB) during the development of the PHA annual plan. The RAB is comprised of a limited number of Resident Council Officers living in public housing communities along with Housing Choice Voucher Program representatives.

New Annual Plan Submission Process.

- RRHA will submit its Annual and Five-Year Agency Plans via HUD's public housing portal. All documents will be submitted electronically in accordance with the FY start and submission dates.

Revision of Plan Elements.

- Proposed Revision of PHA Plan elements include:
 - Statement of Housing Needs and Strategy for Addressing Housing Needs.

- De-concentration and other Policies that Govern Eligibility, Selection and Admissions.
- Financial Resources.
- Rent Determination
- Operation and Management.
- Homeownership Programs.
- Safety and Crime Prevention.

Strategies to Address Housing Needs.

- Maximizing the number of available affordable housing units.
- Ensuring housing remains affordable.
- Creating greater awareness of housing opportunities.
- Conducting activities to further fair housing.

Operation and Management – Changes to the LIPH and HCV Programs.

- Housing Opportunities Through Modernization Act (2016) – HOTMA. On February 14, 2023, HUD published a final rule where implementing Sections 102 and 104 of HOTMA. In the final rule, HUD stated that the effective date of most of the changes would be January 1, 2024. HUD afforded Public Housing Authorities (PHAs) up to one additional year to make policy, programmatic and system changes to implement HOTMA.
- PHAs may set a compliance date of anytime between January 1, 2024 and January 1, 2025 to come into compliance with HOTMA.

Operation and Management - Admissions and Continued Occupancy Policy (ACOP) Changes.

- Flat Rents and Earned Income Disallowance.
 - Earned Income Disallowance (EID) will no longer be an option effective January 1, 2024. EID will be available only to families that are eligible for and already participating in the program on the effective date of the final rule; no new families may be added.
 - The EID program ends January 1, 2026.
- Income and Adjusted Income.

- Earned Income Disallowance (EID) will no longer be an option effective January 1, 2024. EID will be available only to families that are eligible for and already participating in the program on the effective date of the final rule; no new families may be added.
- The EID Program ends January 1, 2026.
- Reexamination and Income Change.
 - Increase in earned income prior to January 1, 2024 for the employment of a current household member to which the EID has not been applied.
- Inspection, Repair and Maintenance.
 - An inspection of each RRHA public housing unit must be accomplished by RRHA or its representative each year using HUD's National Standards for Physical Inspection of Real Estate (NSPIRE).
 - All inspections, including routine annual inspections, will include a check of all smoke and carbon monoxide detectors to ensure proper working order.
- Transfer Policy
 - Keys must be returned from the old unit to the management office within 5 business days of signing the new lease.
 - The transferring family's next annual reexamination date will change to the 1st of the month following the new lease date to reflect the date that the lease was signed at the receiving development. The receiving development will be required to complete a new reexamination for all transfers within HUD's regulations.
- List of Standard Changes – After Hours Calls.
 - These hours include weekends and holidays.
 - All maintenance calls made by tenants for services that are not an emergency or caused by the tenant, a member of the household or a guest will be billed at the after-hours rate set from \$50 to \$127 depending on the Service Technician that is needed to complete the service, excluding the cost of Lock out services for the elderly buildings.

Operation and Management - Administrative Plan Changes.

- Briefings and Voucher Issuance – Determining Family Unit (voucher) Size.
 - RRHA will assign one bedroom for each two persons in the household. The update will reflect that 18 years and older will be allowed a separate bedroom.
- Housing Quality Standards and Rent Reasonableness Determinations Enforcing Owner Compliance.
 - Updating reasonable notice of HAP contract termination by RRHA from 30 days to 60 days.
- Inspecting Units.
 - RRHA will inspect on an annual basis.
 - RRHA will begin utilizing the Nan McKay Model Admissions and Continued Occupancy Policy and Administrative Plan for FY 2025. These models will include all HUD Regulations and updates as they are implemented and will allow RRHA to add its Discretionary Policies accordingly.

Homeownership Programs.

- RRHA's "ComeHome" Homeownership Program.
 - Eligibility – public housing residents and RRHA voucher holders only.
 - The program was announced on July 11, 2023 and rolled out on March 5, 2024. housing residents.

Safety and Crime Prevention.

- Security force officers were brought in during the month of September 2023.
- Ongoing check-in meetings are being held.
- Security cameras have been beneficial to the security team.
- Partnership with the Drug Enforcement Agency.
- Continued partnership with RPD.
- Assistance to VAWA survivors

New activities that RRHA plan to undertake.

- HOPE VI or Choice Neighborhoods.

- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-based Assistance.
- Conversion of Public Housing to Project-based Project Rental Assistance or Project-based Vouchers under RAD.
- Occupancy by Over-income Families.
- Project-based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs.

Conversion of Public Housing to Tenant-based Assistance.

- Such conversion may involve applications for Section 18 Demolition/Disposition or a RAD/Section 18 Blend for public housing communities or other public housing in RRHA's inventory.

Other Capital Grant Programs.

- RRHA, in partnership with the City of Richmond, the Richmond City Health District and Urban Strategies have been meeting with stakeholders, community members and residents to finalize the community plan for Gilpin Court and Jackson Ward.

Progress Report.

- Job/Technical Training.
 - Resident Services will engage residents by offering more job fairs, job training programs and apprenticeship programs.
- Health and Wellness.
 - Resident Services will engage and encourage residents to participate in health fairs, seminars and know their vital statistics.
- Develop existing strategic partnerships and cultivate new ones to advance RRHA's mission.

- RRHA will implement a resident leader mentorship program in conjunction with the CEO's Summer Youth Academy to develop young adult leaders that aspire to work with and eventually become Resident Leaders within their communities.
- Foster an innovative and collaborative organizational culture.
 - RRHA will be upgrading our Cisco VoIP to Cisco Webex Calling during the summer of 2024.

Capital Improvements.

- Senior Sites at 1700 South Lombardy, 1920 Stonewall, 1611 4th Avenue, Fox Manor, 3900 Old Brook Circle and 1200 Decatur are getting extensive interior renovations.

FY 2022 Audit.

- There were two findings.
 - Inadequate controls over financial reporting due to staff turnover.
 - Late submission of financial statements to FAC and REAC.

Affirmatively Furthering Fair Housing (AFFH).

- Five core impediments to fair housing choice in and around the City of Richmond.
 - Furthering fair and equitable housing.
 - Continue to improve internal processes to ensure fair and equitable housing by appointing a Chief Compliance Officer.
 - Implementing Yardi's New Case Manager software.
 - Rental housing choices.
 - Attaining homeownership.
 - Accessing high opportunity environments.
 - Partnership with H.O.M.E. to assist voucher recipients with locating housing in high opportunity areas.
 - Fair housing knowledge and awareness.

Five-Year Agency Plan for FY 2025-29.

- Mission.
 - RRHA's mission is to provide safe, sanitary and quality affordable housing to extremely low-to-moderate income households, foster sustainable communities and cultivate opportunities for residents to improve their lives.
- Goals and Objectives.
 - Increase real estate development activity to create revitalized residential communities supported by commercial and retail.
 - Increase asset management capacity within the Authority and its development subsidiary to support the repositioning of the public housing portfolio and new pursuits in affordable housing and commercial sectors.
 - Implement quality control procedures in property management, asset management and procurement to increase Authority efficiency, improve customer service levels, and re-establish fiscal responsibility.
 - Develop an organizational structure responsive to current staffing needs and projected changes in Authority roles and responsibilities.

Violence Against Women Act (VAWA) Goals.

- VAWA 2022 Reauthorization Act provided the following: the term victim replaced with survivor; the survivors of human trafficking have been added; and individuals who believe they have been injured by a VAWA violation or will be injured by such a violation that is about to occur may file a VAWA complaint with HUD's Office of Fair Housing and Equal Opportunity (FHEO).
 - Improve the timeframe to grant transfers to safe houses/units for survivors and their families.
 - Increase accessibility and availability of services for domestic violence, dating violence, sexual assault, stalking and human trafficking survivors.
 - Improve coordination and collaboration among service providers to ensure comprehensive care.
 - Enhance outreach efforts to raise awareness about available resources and support options.

Key Milestone Dates.

- March 25th – Board Work Session at 5:30 p.m.
- April 14th – Advertise Public Comment and Review Period
- April 15th – May 31st – Public Review/Comment Period.
- May 16th – Public Meetings (12 noon – in-person and 5:30 p.m. virtual).
- June 19th – Board Approval.
- July 15th – Submission to HUD.

Adjournment

There being no further business, the meeting adjourned at approximately 7:47 p.m.

Chairman

Chief Executive Officer/Secretary