

MINUTES OF THE MEETING OF THE
PROPERTY MANAGEMENT AND ASSISTED HOUSING
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD AT 600 EAST BROAD STREET, 5TH FLOOR
IN RICHMOND, VIRGINIA
ON JUNE 13, 2024, 5:30 p.m.

Attendees

Commissioners

Charlene Pitchford, Vice Chair of the Board/Chair of Property Management & Assisted Housing Committee
Edward Jackson, Jr., Commissioner
Barrett Hardiman, Commissioner
Veronica Blount, Commissioner

RRHA Staff

Steven Nesmith, CEO
Mike Kelly, COO
Tonise Webb, Associate Lead Counsel & Chief Compliance Officer
Marty Harrison, VP of Public Housing
Theo Reynolds, Deputy/Assistant Vice President of Public Safety
Charles Williams, Assistant Vice President.
Calandra Trotter-Assistant VP of Compliance
Angela Fountain, VP of Public Relations
Fatimah Smothers-Hargrove, Vice President of TSO and HCVP
Monte Gayle
Wanda Daniel, Program Manager
Christie Smith, Assistant Vice President of Homeownership.
Bobbette Davis, Executive Administrative Assistant
Tiana Parker, Executive Administrative Assistant of Affordable Housing

Virtual Attendance

Eddie Jackson, Jr., Commissioner

Call To Order

Vice Chair Pitchford called the meeting to order at 5:30 p.m. A quorum was not established at the opening of the meeting. However, Commissioner Blount arrived late, and a quorum was then established.

Approval of Minutes, (02/08/2024 – 03/14/2024 – 04/11/2024 – 05/09/2024

Motion (Hardiman/Blount) to Approve the January 11, 2024, February 8, 2024, March 14, 2024, April 11, 2024, and May 9, 2024, meeting minutes.

Motion Carries Unanimously.

Citizens' Comment Period

Former Commissioner Patrice Shelton signed up to speak, however was not online at this point in the meeting.

Old Business

Lease Enforcement, Charles Williams

- As of 06/10/2024 there are 1,637 families with a balance of \$51.00 or more, with a total balance just over \$3.5 million dollars.
- Increase from last month of 27 families and approximately \$187,000.
- The Compassion Action & Initiative Plan will begin and repayment agreements will start July 1, 2024 and end August 30, 2024. Residents must make appointments during this time frame to sign the repayment agreements. Reexamination status must be up to date. Letters are going to be going out to all residents with information about this program.
- Discussions are being had involving criminal lease violations to determine if they will be allowed to sign the Agreements.
- CEO Nesmith explained that this will be a big outreach campaign to make sure that all residents are informed about the Compassion Action & Initiative Plan.

Public Safety Update, Marty Harrison, VP of Public Safety

- Tipline Update: When it first started there were only about 4 calls a month. At this point in 2024 there are approximately 20 calls a month which shows the citizens are using this tipline.
- There are 8 Sentry Force Officers working split shifts and they are working in conjunction with RPD to help bring down crime with being involved in things such as Safe Summer Initiative that is bringing in law enforcement agencies to help with the “hot spots”. These are areas that are more prone to violent crime and gun use.

- Right now, we are at 10 homicides for this year so it is not under or over but one homicide is too many, so the Deputy Director of Public Safety Theo Reynolds is working to come up with a plan to get more people on the ground to combat violent crime. The question was brought up as to whether 8 officers is sufficient.
- The officers walk sites in groups of 2 if it is a quiet night and if there is a “hot bed” brewing they will walk in groups of 4. After roll call all 8 officers will go out and walk together and then move to the next site.
- CEO Nesmith mentioned he is bringing in an organization called Real Life to help with implementing a de-escalation program which has been very successful in the Hopewell area.

Annual Plan, *Tonise Webb*

- Time to approve the Annual Plan and the 5-Year Plan as well as the Capital Improvement Plan. Along with this will be ACOP and Admin revisions and will be going before the board on Tuesday to vote to approve all those submissions.
- Online training and webinars have been attended to be able to use the new system to make sure submission is done properly.
- Notices were sent as well as in-person meetings held for public comment. There have been no public comments to date.
- Discussion was had concerning how the RAB members are being informed.

New Business

- **Curb Appeal of Sites, *Charles Williams***
 - New Litter control contract.
 - Power washing will be done at all of the sites.
 - Work is continually being done to enhance the curb appeal of all the sites.
 - Vice Chair Pitchford brought of the need to make sure that all maintenance staff has everything that need to continue their work and also to make sure they are safe out in the communities.

- **Capital Fund Grant Program, *Mike Kelly***

- A reconciliation has now been completed of the past years and standard operating procedures have been established on how to draw money down and budget revisions.
- Board approval of two senior sites (700 S. Lombardy & 1411 Fourth Avenue) to begin major renovations of the sites.
- Next week the board will be asked to approve a relocation contract to assist the seniors in the phasing of moves.
- Hard construction will begin the first week of August on 700 S. Lombardy and later in August Fourth Avenue to begin construction.
- Standardizing things like luxury vinyl tile flooring in all spaces, HUD compliant kitchens, fresh paint, etc. is being done.
- A meeting with seniors was held and there was overwhelming joy expressed at the work that is beginning.
- CEO Nesmith expressed this is a big day for the board. This shows promises made, promises kept.

Next Committee Meeting

The next Property Management & Assisted Housing Meeting will be Thursday, July 11, 2024.

Adjourn

Vice-Chair Pitchford adjourned the meeting at approximately 6:12 p.m.

Chairman

Chief Executive Officer/Secretary