

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 TUESDAY, SEPTEMBER 17, 2024, 5:30 p.m.

Attendees

Commissioners

Charlene Pitchford- Vice Chair of the Board/Chair of Property Management and Assisted Housing Committee

Dyanne Broidy RRHA Commissioner- Co-Chair of the Property Management and Assisted Housing Committee

Barret Hardiman- RRHA Commissioner

RRHA Staff

Steven Nesmith- Chief Executive Officer

Mike Kelly- Chief Operating Officer

Kimberley Cole- Chief of Staff

Sherill Hampton- Senior Vice President of Real Estate

Tonise Webb- Associate Lead Counsel and Chief Compliance Officer

Patrick Baisi- Associate Counsel

Charles Williams- Vice President of Public Housing

Ralph Stuckey- Vice President of Resident Services

Fatimah Smothers- Hargrove- Vice President of TSO and HCVP

Marty Harrison- Vice President of Public Safety

Calandra Trotter- Assistant Vice President of Compliance

Theodore Reynolds- Assistant Vice President of Public Safety

Pamela Kearney- Assistant Vice President of Public Housing Management

Don Mullins- Vice President of Capital Projects

Angela Fountain- Vice President of Communication and Public Relations

Tiana Parker- Executive Administrative Assistant of Affordable Housing

Call To Order

Chair Pitchford called the meeting to order at 5:30 p.m. A quorum was established.

Approval of Minutes, 06-13-2024

Motion (Broidy/Hardiman) to Approve the June 13, 2024, meeting minutes.

Motion Carries Unanimously.

Citizens' Comment Period

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

Chair Updates

Chair Pitchford asked for CEO Nesmith to give any updates, however there were no updates.

New Business

- **Vacancies/Lease Updates and Strategies**

Charles Williams presented an update regarding new leases and filling vacancies. Will be at close to 98% occupancy by the beginning of the fiscal year. There was some discussion around pulling more from the wait list to get to the people that are actually interested in housing. There was also discussion concerning when units sit it leaves them open to the problem of squatters coming in and then it just causes more problems to get them out and then have to turn the unit again. Mr. Williams' team is working with public safety and the security team to come up with measures to avoid this situation.

- **Compassion Action Initiative Last Chance Repayment Agreement Update**

- Major efforts through phone calls, social media platforms, public service announcements, door to door visits as well as text messaging and email blasts were done to get tenants to sign up.
- A total of 756 repayment agreements were signed with 396 having a balance of \$1,000 to \$30,000.
 - Creighton, 37.
 - Fairfield, 138.
 - Gilpin, 213.
 - Hillside, 117.
 - Mosby, 116.
 - Whitcomb, 100.
 - Elderly 35.

- An early intervention team will be helping residents in the future when several missed payments are recognized to help them stay current and not get this far behind again. Different organizations will meet at a luncheon to be partners to help keep folks from being homeless.
- There are 900 families that have not signed up for the Last Chance Repayment Agreement and will be headed towards lease enforcement. Strategies will be developed so that these are not all enforced at one time.
- **HUD National Standards for the Physical Inspection of Real Estate Update**
 - Gilpin Court had a score of 59.
 - Whitcomb Court, score of 81, (with a 1-year inspection reprieve).
 - Fay AMP, score of 84.
 - Dove II, score of 93, (with a 2-year inspection reprieve).
 - Blackwell Senior Cottages, score of 96, (with a 2-year inspection reprieve).
 - Upcoming inspections:
 - October 15, 2024, Creighton Court.
 - October 16, 2024, Fairfield Court.
 - October 28, 2024, Hillside Court.
 - October 29th, Dove I.
 - October 31, 2024, Stonewall AMP.
- **Moving Tenant Selection Office, Call Center and HCV back to Chamberlayne Road.**
 - Tenant Selection Office, Call Center and HCV will be moving back to Chamberlayne. The building will get some upgrades.
- **Public Safety/Crime Report**
 - Homicides are at 15 versus 14 last year this time
 - Robberies are down.
 - Aggravated assaults by hands/fights, domestic assaults are up by 5.
 - Aggravated assaults by firearms are up by 17.
 - There were 81 tipline calls to date. The tipline is very helpful and has proven more so this year since it was rebranded with 10 calls a month as opposed to last year only maybe three or four calls a month.

- Will be encouraging residents to use the tipline for minor as well as major infarctions.
 - 2130's will be given out and enforced moving forward.
 - Enforcement of trespassing and barment will be pushed going forward.
 - A possibility of using "sting operations" for surveillance, etc. is a possibility to identify problems. A lot of crimes/drug sales, etc. involves people that are not residents of RRHA.
- **Next meeting Thursday, October 10, 2024**

Adjournment

Chair Pitchford adjourned the meeting at 6:33 p.m.