

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 THURSDAY, FEBRUARY 13, 2025, 5:30 p.m.

Attendees

Commissioners

Charlene Pitchford-Chair of the Board/Chair of Property Management and Assisted Housing Committee
Barrett Hardiman- RRHA Commissioner
Eddie Jackson

RRHA Staff

Steven Nesmith- Chief Executive Officer
Mike Kelly-Chief Operating Officer
Charles Williams- Vice President of Public Housing
Ralph Stuckey- Vice President of Resident Services
Fatimah Smothers- Hargrove- Vice President of TSO and HCVP
Tiana Parker- Executive Administrative Assistant of Affordable Housing

Call To Order

Chair Pitchford called the meeting to order at 5:35 p.m. A quorum was established.

Citizens' Comment Period

Dream Boyd signed up to speak but was not present online.

Chair Updates

Chair Pitchford asked for CEO Nesmith to give any updates.

New Business

Compassion Action Initiative/Lease Enforcement -- Some residents signed up for a new repayment agreement and some were not interested. Lease enforcement is beginning with the group of residents that have the highest balance of rent owed (\$10,000 to \$30,000).

LIPH Update – Charles Williams reported that the new monthly reporting process is underway. Reporting will be done monthly focusing on occupancy, rent collection, vacant unit turn time, emergency workorders and reexaminations.

Ion Radios – These radios will give the staff state of the art maintenance tools which will greatly improve efficiency and effectiveness and resident satisfaction. Full implementation of use of the Ion radios is expected to be March 1, 2025. CEO Nesmith expressed that he wants to ensure that all staff is properly trained on the use of the Ion radios as accountability is very important.

Public Housing Department Update – Mr. Williams informed the board that Ms. Tiana Parker is now the Assistant Vice President for Public Housing Operations and that her knowledge and experience rounds out the department as a whole and the department will greatly benefit from this.

Housing Choice Voucher Program Highlights –

- Utilization Goal is 94% and is currently at 92.9%.
- A great milestone was being deemed a high performer.
- Goal of issuing 600 vouchers by the end of the year.
- Second meet and lease is scheduled for March 15, 2025.
- Recertification is at 99.3% and continuing with twice monthly clinics.

Calhoun Center Update – The Calhoun Center will close on February 28, 2025, and renovations will begin. Construction is expected to take 270 days. Services and programs are being relocated to other locations during this period.

Next Meeting

Thursday, March 13, 2025.

Adjournment

Chair Pitchford adjourned the meeting at 6:22 p.m.