

COMMISSIONERS' REGULAR ELECTRONIC MEETING
September 16, 2020

Resolution(s) Passed:

- 20-16 Resolution evidencing the Board's interest in RRHA's participating in HUD's HCVP Mobility Demonstration and its willingness to comply with all applicable requirements, including reporting requirements, and evaluations

MOTIONS: Jones/Kessler

VOTE: Aye: Blount, Gooden, Hardiman, Johnson, Jones, Kessler

ABSTAIN: None

ABSENT: Coleman, Pitchford

Note: Commissioners Coleman and Pitchford were not present at the meeting when Resolution #1 was voted on. Commissioner Shelton attended the board meeting, but did not abstain or vote on Resolution #1.

- 20-17 Resolution of the Richmond Redevelopment and Housing Authority to Approve the Authority-wide operating budget of \$76,729,624 for the Fiscal Year Ending September 30, 2021

MOTIONS: Jones/Kessler

VOTE: Aye: Blount, Gooden, Hardiman, Johnson, Jones, Kessler

ABSTAIN: None

ABSENT: Coleman, Pitchford

Note: Commissioners Coleman and Pitchford were not present at the meeting when Resolution #2 was voted on. Commissioner Shelton attended the board meeting, but did not abstain or vote on Resolution #2.

MINUTES OF THE REGULAR ELECTRONIC MEETING
OF THE COMMISSIONERS OF
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD VIA GOTOMEETING
IN RICHMOND, VIRGINIA
ON WEDNESDAY, SEPTEMBER 16, 2020

In Attendance via GoToMeeting:

Board of Commissioners

Veronica Blount, Chairman
Neil Kessler, Vice Chairman
Jonathan Coleman
Robley Jones
Basil Gooden
Barrett Hardiman
W. R. "Bill" Johnson, Jr.
Charlene Pitchford
Patricie Shelton

RRHA Staff

Stacey Daniels-Fayson, Interim Chief Executive Officer

Chairman Blount called the meeting to order at 5:46 p.m. with Ben Titter serving as Acting Legal Counsel. A quorum was established.

General Counsel Comments

This meeting is an electronic meeting called and conducted in accordance with City of Richmond Ordinance No. 2020-093 (the "Ordinance"), which was ordained under the authority conferred unto the City by Va. Code § 15.2-1413. The Board is meeting by entirely remote means and a quorum of the Board is not physically assembled. The Board is conducting an electronic meeting due to the novel coronavirus (Covid-19) pandemic, which has made it unsafe for a quorum of Board members to physically assemble in a single location. RRHA's Board of Commissioners is a "public body" within the meaning of the Virginia Freedom of Information Act (Va. Code § 2.2-3700 *et seq.*), as well as Section 1(B)(5) of the Ordinance, in that the members of this Board are appointed to office by the City Council.

Notice of this electronic meeting was published on RRHA's website on **Wednesday, September 9, 2020**. That Notice identified that this meeting will be an "electronic meeting" within the meaning of the Ordinance, that the meeting will be conducted through GoToMeeting, and that members of the public could observe and, if applicable, participate in the meeting. Specific instructions to access the meeting by Internet and by phone were disclosed in the Notice. The Notice also directed members of the public to a link at which they could register to deliver public comments in real time in accordance with the Citizens' Comment provisions of this Board's Bylaws. All such requests to speak are delivered to Priscilla Jackson, Executive Administrative Assistant.

Members of the public must register in advance to make public comments in accordance with the Board's Bylaws. To do so, members of the public must access an online link by which they can provide the information required by the Board's Bylaws. These comments must be made at electronic meetings of this Board in real time through the GoToMeeting application, either by Internet or by phone.

In accordance with the Bylaws, no member of the public may address the Board unless they have registered to speak, or have otherwise been called upon by the Chair to speak. Accordingly, all members of the public are instructed to disable any audio or video

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broadcasts until and unless the Board has called upon such individual to deliver comments. If a member of the public refuses to disable an audio or video broadcast after having been warned to do so by the Chair, then the individual may be permanently banned from the remainder of the meeting.

Please disable your audio and video broadcasts now.

All members of this body in attendance at this meeting are participating electronically. The members who are participating in this meeting include: (1) Ms. Veronica Blount, Chair, (2) Mr. Neil S. Kessler, Vice Chair, (3) Mr. Jonathan Coleman, (4) Mr. Basil Gooden, (5) Mr. Barrett Hardiman, (6) Mr. W. R. "Bill" Johnson, Jr., (7) Mr. Robley S. Jones, (8) and Ms. Charlene Pitchford.

Members are reminded that all voting during this electronic meeting must be conducted by roll call vote. When a motion is on the floor, I will call each member by name, in alphabetical order, to state their vote individually, until all members are polled.

I have no further comments.

Minutes

The Minutes from the *August 19, 2020 Regular Electronic Board of Commissioners Meeting*, were approved.

1 Motion: (Jones/Kessler) Move to adopt the Minutes from the August 19, 2020 Regular Electronic Board of Commissioners Meeting

Motion Carried

Absent: Johnson, Shelton

Note: Commissioners Johnson and Shelton joined the meeting after the minutes were voted on.

Citizen Information Period

No citizens were scheduled to speak.

Chairman/CEO Reports

Chairman's Comments – Chairman Blount said "*I am excited that we have new Commissioners so that we can become a full board*". She welcomed the new members to the Board of Commissioners.

Interim Chief Executive Officer's comments – Interim CEO Stacey Daniels-Fayson provided the following comments and/or updates.

COVID-19 Update:

- As part of our strategy to address routine work orders during the pandemic, the CEO and Executive Vice President met with staff to discuss concerns about fully re-opening our sites. The Director of the Public Housing has outlined certain protocols and procedures for the maintenance staff to return to work full time beginning on October 1, 2020. A pilot program is being tested at Gilpin Court.

- The schedules for the maintenance staff reporting to work will be staggered. We feel confident that the protocols and procedures that have been implemented will keep our staff safe as we work to address routine work orders.
- The Re-imagining team continues to work on a variety of processes to move our organization forward virtually.

Redevelopment:

- RRHA has requested planning and engagement funds from the City of Richmond for the Creighton Court project. We anticipate receiving those funds shortly.
- RRHA submitted the Inventory Removal application to HUD for the first phase of the Creighton Court redevelopment project for 192 units.
- We are moving forward with the Rental Assistance Demonstration (RAD) Family 1 (Fulton, Bainbridge, and Afton) and Family 2 projects. We anticipate closing on RAD Family 1 in December 2020 and on RAD Family 2 in the first quarter of 2021.
- Staff have been meeting with the residents of Fay Towers to discuss the progress of the Baker School site. We anticipate that construction will be completed on this site in 2021. Once completed, residents from Fay Towers will be moved to this facility.

Grants:

- Due to capacity and timing issues, we did not apply for the Choice Neighborhood Planning and the ConnectHome U.S. 2020 Cohort grants as originally planned.
- We are moving forward with applying for the Mobility Demonstration grant in partnership with Housing Opportunities Made Equal (HOME).
- Staff will review the possibility of applying for the Lead Based Capital Grant.

Meetings:

- Met with HOME on August 24, 2020 to discuss partnering on the Mobility Demonstration program.
- Met with the Mayor and his staff on August 26, 2020 to discuss the eviction moratorium and the impact that it has on RRHA, redevelopment projects, Wi-Fi and childcare needs.
- Participated in an introductory meeting with staff from the Office of Community Wealth Building on September 10, 2020.
- Met with various partners and stakeholders on September 14, 2020 to discuss the violence in RRHA communities. There were several discussions regarding programs for the youth. The next step is to reconvene a meeting to discuss the specific projects.
- Met with ConnectCapital on September 15, 2020 to discuss their ongoing partnership with RRHA..
- Discussions continue with the City of Richmond and Richmond Public schools regarding Wi-Fi for RRHA residents.

Legislative Updates:

- The CARES Act moratorium on lease termination expired at the end of July. RRHA continued to refrain from such actions pursuant to orders of the Governor and the Supreme Court of Virginia.
- The CDC issued an order preventing lease terminations for nonpayment of rent until the end of this calendar year if the tenant provides, under the penalty of perjury, certain declaration. HUD views this order as legal and binding on all housing authorities and encourages the use of repayment agreements to address tenant balances.
- The moratorium required by the orders of the Governor and Supreme Court of Virginia expired on September 7th.
- House Bill 5111 prevents landlords from terminating a rental agreement or seeking possession of the leased property unless the landlord provides the tenant with information about rental assistance programs or helps the tenant to apply for such assistance.
- Senate Bill 5051 prevents landlords from terminating a rental agreement or seeking possession of the leased property for any reason except a criminal or willful act that is not remediable and poses a threat to health or safety.
- Senate Bill 5088 allows the Governor to issue an executive order activating the requirement for landlords to offer tenants a repayment agreement before terminating a rental agreement or seeking possession of leased property during a declared state of emergency.

Presentation on the Annual Agency Plan – FY 2021

Staff provided a presentation on the Annual Agency Plan for FY 2021 to the Board of Commissioners for consideration. The Annual Plan documents are available on RRHA's website for review.

Committee Updates

Interim Controller, *Tianna Wooldridge* stated that the *Administration and Finance Committee* met on September 14, 2020. The following items were reviewed and discussed:

- FY 19 Financial Statement and Single Audit Presentation.
- HCVP Mobility Demonstration Program.
- FY 21 Budget Presentation.
- Budget Overview.

Presentation on the FY 2021 Budget

Tianna Wooldridge provided a presentation on the FY 2021 Budget. The following items were reviewed and discussed.

- The FY 2021 budget reflects net operating income of \$.9 million and restricted income of \$1.2 million for a total net income of \$2.2 million.
- RRHA's short term priority is the stabilization of our existing public housing communities. Key challenges and considerations related to this goal include obtaining the level of funding necessary to address all capital expenses while prioritizing issues that affect resident health and safety, fully staffing and retaining staffing levels of Low Income Public Housing management and maintenance teams and the efficient collection of debts owed to RRHA.
- RRHA is also focused on increasing the number of residents and tenants we serve. In past years, the Housing Choice Voucher (HCV) program has partnered with HUD and the Commonwealth of Virginia to serve some of the most vulnerable residents of the the Richmond metropolitan area. RRHA endeavors to increase its HCVP voucher authority wherever possible. In this current fiscal year, RRHA furthered this goal by receiving an increase of 5 vouchers in HUD's VASH (VA Supportive Housing) program serving homeless veterans and 15 additional vouchers for the State's Rental Assistance Program (SRAP) serving individuals with developmental disabilities. We also obtained 60 Mainstream Vouchers totaling approximately \$.5 million serving homeless, non-elderly disabled individuals. RRHA's 2021 budget builds upon these improvements by:
 - Continuing both the VASH, SRAP and Mainstream Voucher programs.
 - Supporting redevelopment efforts through issuance of project based vouchers.
 - Increasing the total number of HCVP participant families served from about 3,200 to 3,300.
- During this current fiscal year, RRHA received the ROSS grant in the amount of \$717,500 to be spent over three years to expand the Resident Services' capacity for outreach to our residents.
- RRHA's long term goal is the agency-wide redevelopment of RRHA's housing stock. Anticipated Congressional funding will not be sufficient to support the capital needs of RRHA's housing stock over the coming years. RRHA will continue to partner with public and private entities to support this effort.

Resolution(s)

Agenda Item No. 1 - Resolution evidencing the Board's interest in RRHA's participating in HUD's HCVP Mobility Demonstration and its willingness to comply with all applicable requirements, including reporting requirements, and evaluations

(20-16) WHEREAS, the United States Department of Housing and Urban Development ("HUD") published notice, in the Federal Register (the

“Notice”), of an upcoming Mobility Demonstration within HUD’s Housing Choice Voucher Program (“HCVP”); and

WHEREAS, pursuant to the Notice, HUD is accepting applications to participate in the Mobility Demonstration (the “Demonstration”); and

WHEREAS, the Demonstration will provide increased opportunities for RRHA’s HCVP families to receive additional services and assistance in moving to low-poverty areas of opportunity; therefore

BE IT RESOLVED that RRHA’s Board of Commissioners desires that RRHA should apply for the Demonstration and accepts all applicable requirements, including reporting requirements, and evaluations; and

BE IT FURTHER RESOLVED that the Interim Chief Executive Officer, or her designee, is authorized and directed to complete and submit a complete application for RRHA’s participation in the Demonstration.

2 Motion: (Jones/Kessler) Move to adopt Resolution 1

Motion Carried

Absent: Coleman, Pitchford

Note: Commissioners Coleman and Pitchford were not present at the meeting when Resolution #1 was voted on. Commissioner Shelton attended the board meeting, but did not abstain or vote on Resolution #1.

Agenda Item No. 2 - Resolution of the Richmond Redevelopment and Housing Authority to Approve the Authority-wide operating budget of \$76,729,624 for the Fiscal Year Ending September 30, 2021

(20-17) BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority (the “Commissioners”) that the proposed operating budget for the fiscal year ending September 30, 2021 is reasonable and representative of the estimated operating income and expenditures associated with the operation of the Authority; and

BE IT RESOLVED that HUD has defined certain budgetary mandates related to Asset Management implementation including:

- ❖ Operating budgets developed for each Asset Management Project (AMP),
- ❖ AMP operating budgets must be approved by the public housing authority’s Board before commencement of the fiscal year; however, the Board is not required to pass a resolution for each project budget, and
- ❖ The Board resolution must be filed at the local field office. (HUD-FORM 52574)

BE IT RESOLVED that funding sources for Richmond Redevelopment and Housing Authority includes the U. S. Department of Housing and Urban Development, the City of Richmond Virginia and other independent and private sources.

BE IT FURTHER RESOLVED that the FY 2021 operating budget is hereby approved and adopted.

3 Motion: (Jones/Kessler) Move to adopt Resolutions 2

Motion Carried

Absent: Coleman, Pitchford

Note: Commissioners Coleman and Pitchford were not present at the meeting when Resolution #2 was voted on. Commissioner Shelton attended the board meeting, but did not abstain or vote on Resolution #2.

Adjournment

There being no further business, the meeting adjourned at 7:30 p.m.



Chairman



Interim Chief Executive Officer/Secretary