

MINUTES OF THE ELECTRONIC BOARD WORK SESSION
OF THE COMMISSIONERS OF
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD VIA GOTOMEETING
IN RICHMOND, VIRGINIA
ON MONDAY, JANUARY 31, 2022

Board of Commissioners

In Attendance Via GoToMeeting:

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

RRHA Staff

Stacey Daniels-Fayson, Interim Chief Executive Officer

Chairman Basil Gooden called the meeting to order at 5:38 p.m. with Ben Titter serving as General Counsel. A quorum was established.

General Counsel Comments

This meeting is an electronic meeting conducted in accordance with Va. Code § 2.2-3708.2(A)(3) as well as City of Richmond Ordinance 2020-R025, which was adopted pursuant to Va. Code § 44-146.21 The Board is meeting by entirely remote means and a quorum is not physically assembled due to the COVID-19 pandemic, which has made it unsafe for a quorum of Board members to physically assemble in a single location. The purpose of this electronic meeting is to allow the Board to provide for the continuity of RRHA operations and carry out the Board's lawful purposes, duties, and responsibilities.

Notice of this electronic meeting was published on RRHA's website on **January 24, 2022**. That Notice identified that this meeting will be an "electronic meeting" conducted through GoToMeeting and that members of the public could observe and participate. Specific instructions to access the meeting by internet and by phone were disclosed in the Notice, which also directed members of the public to a link where they could register to deliver public comments. All requests to speak are delivered to Priscilla Jackson, Executive Administrative Assistant.

Members of the public must register in advance in accordance with the Board's Bylaws in order to make public comments during the meeting. To register, members of the public must access an online link by which they can provide the registration information required by the Board's Bylaws. Public comments must be made at electronic meetings of this Board in real time through the GoToMeeting application, either by internet or by phone. Written comments will not be accepted and will not be included in the minutes of this meeting.

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 broadcasts until and unless the Chair 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 and attendance at this meeting are participating electronically. Members are reminded that all voting during this electronic meeting will 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.

Citizen Comment Period

No citizens were scheduled to speak.

Opening Comments

Interim CEO Stacey Daniels-Fayson provided brief remarks regarding the Annual Plan Process. The purpose of this work session is to provide the Commissioners with an update on the Revised FY 2021-2022 Annual Agency Plan and to kick off the process for the FY 2022-2023 Annual Agency Plan.

Presentation on the Annual Agency Plan

Staff provided the following update on the Revised FY 2021-2022 and FY 2022-2023 Annual Agency Plans.

FY 2021-2022 Revised Annual Agency Plan

- o The plan is currently out for public review and comment.
- o Public meetings will be held on February 22, 2022 at 12:00 p.m. and 5:30 p.m.
- o The revised plan and public comments will be presented to the Commissioners for approval at the March 16, 2022 board meeting.

FY 2022-2023 Annual Agency Plan.

- o RRHA has been designated as a standard performing agency.
- o The Affirmatively Furthering Fair Housing (AFFH) section was added to outline strategies and actions to achieve the agency's fair housing goals.
- o Proposed Revision of PHA Plan elements include:
 - Statement of Housing Needs and Strategy for Addressing Housing Needs.
 - Maximize our leasing capabilities to increase the number of affordable units available.
 - Increase leasing capabilities and acquire additional Project-Based vouchers.
 - Maintaining affordable rental rates for our current HCVP participants to increase housing choice for families who want to move because of a desire for better opportunities, and not for necessity due to unaffordability.
 - De-concentration and other Policies that Govern eligibility, Operations and Admissions.
 - Financial Resources.
 - Operation and Management.
 - Grievance Procedures.
 - Homeownership Programs.

- Safety and Crime prevention.
- o Admissions and Continued Occupancy Policy (ACOP) and Administrative Plan.
 - Inserted language in all applicable chapters of the ACOP and ADMIN Plan allowing the agency to conduct remote hearings and briefings when challenges to conduct in-person hearings or briefings exist.
 - Criminal Grid.
 - Removing property crimes entirely.
 - Juvenile Offenses.
 - Convictions occurring prior to the age of 18 will not be considered unless tried and convicted as an adult.
 - RAD Relocation
 - With RRHA consent, public housing units may be utilized as temporary relocation units for a RAD property
- o List of Standard Charges.
 - Recommendation to remove the list of Standard Charges from the ACOP to allow for regular updates of charges more often than just during the annual agency plan process.
- o Administrative Plan.
 - Determining Voucher Size.
 - The household will be granted an additional bedroom for persons of the opposite sex when they reach five years of age, during voucher issuance following eligibility, during the move process or at their next annual reexamination (if applicable).
 - Voucher Extensions.
 - Documentation must be provided to show efforts of housing searching.
 - Changes in Lease or Rent.
 - After the initial occupancy period, the owner may request a contract rent adjustment in accordance with the owner's lease which cannot exceed more than 5% of the current contract rent. Contract rent increases that are more than 5% of the current contract rent requires documentation to support significant upgrades.

Discussion: A brief discussion was held regarding contract rent adjustments. Staff explained that the landlord can request a contract rent adjustment every year after the initial year. If the contract adjustment is less than 5 percent, the request will go through the normal process for contract rent increases. If the request exceeds 5 percent, the landlord will be required to provide documentation to show that they have made significant upgrades in the unit. A question was raised as to whether the landlord should have the option to request a rental adjustment due to increased utility costs in addition to making significant upgrades in the unit. Staff will review this option and adjust the

language in the plan for contract rent adjustments that exceeds 5 percent to allow the landlord to request a rent adjustment for providing significant upgrades, amenities or services in the unit or due to increased utility costs, with appropriate documentation.

Action Item: Staff will review this option and adjust the language in the plan for contract rent adjustments that exceeds 5 percent to allow the landlord to request a rent adjustment for providing significant upgrades, amenities or services in the unit or due to increased utility costs or services, with appropriate documentation.

- Homeownership.
 - Create a Homeownership Unit or Resource Center (Center”) within the Authority that serves the many needs of public housing families and City of Richmond first-time homebuyers. Integrating and streamlining current homeownership activities into a centralized homeownership functional area of expertise.
- New activities that RRHA plan to undertake were briefly discussed:
 - HOPE VI or Choice Neighborhoods.
 - Mixed Finance Modernization or Development.
 - Demolition and/or Disposition.
 - Designated Housing for Elderly and/or Disabled Families.
 - Project Based Vouchers.
 - Additional PBV availability for existing developments will be explored.
- Key milestone dates:
 - January 10, 2022 – Meeting with RAB to discuss the Revised FY 2021-2022 Annual Agency Plan Revisions.
 - January 31, 2022 – Capital Improvement Requests Due.
 - February 7, 2022 – Planning session with Legal Aid.
 - February 16, 2022 – RAB to Review Draft.
 - February 21, 2022 – Posting of FY 2022-2023 Draft Plan for Community Review.

Adjournment

There being no further business, the meeting adjourned at approximately 6:50 p.m.


Chairman


Interim Chief Executive Officer/Secretary