

COMMISSIONERS' REGULAR BOARD MEETING
August 18, 2021

Resolution(s) Passed:

21-15 Resolution of the Richmond Redevelopment and Housing Authority accepting CliftonLarsonAllen LLP Independent Auditor's Report for the fiscal year ended September 30, 2020

MOTIONS: Jones/Hardiman

VOTE: Aye: Blount, Coleman, Gooden, Hardiman, Johnson, Jones, Kessler,
Pitchford, Shelton

ABSTAIN: None

ABSENT: None

MINUTES OF THE REGULAR BOARD MEETING
OF THE COMMISSIONERS OF
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD IN THE OFFICES OF RRHA
901 CHAMBERLAYNE PARKWAY, RICHMOND, VIRGINIA
ON WEDNESDAY, AUGUST 18, 2021

Board of Commissioners

Neil Kessler, Acting Chairman
Veronica Blount
Basil Gooden
Robley Jones
Barrett Hardiman

In Attendance via GoToMeeting:

Jonathan Coleman
W. R. "Bill" Johnson, Jr.
Charlene Pitchford
Patrice Shelton

RRHA Staff

Stacey Daniels-Fayson, Interim Chief Executive Officer

Acting Chairman Neil Kessler called the meeting to order at 5:38 p.m. with George Martin of McGuireWoods, LLP as Legal Counsel. A quorum was established.

General Counsel Comments

This meeting is being conducted in accordance with the Virginia Freedom of Information Act. The Board is physically assembled at the central offices of the Richmond Redevelopment and Housing Authority. Due to the COVID-19 pandemic, which has made it unsafe for persons to gather in a single indoor location, this meeting is also available via GoTo Meeting in accordance with Va. Code § 2.2-3708.2(E).

Notice of this meeting was published on RRHA's website on **Friday, August 13, 2021**. That updated Notice identified that this meeting is available 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 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.

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The members who are participating in this meeting include: (1) Commissioner Veronica Blount, (2) Commissioner Jonathan Coleman**, (3) Commissioner Basil Gooden, (4) Commissioner Barrett Hardiman, (5) Commissioner Bill Johnson**, (6) Commissioner Robley Jones, (7) Commissioner Neil Kessler, (8) Commissioner Charlene Pitchford**, and (9) Commissioner Patrice Shelton**.

[** denotes Commissioners who participated in the meeting electronically via GoTo Meeting]

Members are reminded that all voting during this 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.

Minutes

The Minutes from the *July 12, 2021 Special In-Person Board of Commissioners Meeting and the July 21, 2021 Regular In-Person Board of Commissioners Meeting* were approved.

Motion: (Gooden/Hardiman) Move to adopt the Minutes from the July 12, 2021 Special In-Person Board of Commissioners Meeting and the July 21, 2021 Regular In-Person Board of Commissioners Meeting

Motion Carried Unanimously

Absent: Shelton

Note: Commissioner Shelton arrived at 5:43 p.m. after the minutes were voted on.

Citizen Information Period

Margaret Rittenhouse addressed the Board of Commissioners on behalf of LaFonda Page regarding the denial of a Housing Choice Voucher. She requested that RRHA reconsider this decision and grant Ms. Page a voucher. Chairman Kessler thanked Ms. Hargrove for her comments and informed her that he will discuss this issue with staff first and then get back in touch with her about what should be done and how to proceed.

Mesha Macklin addressed the Board of Commissioners regarding the relocation of residents who live in the properties that were sold to Michaels and the treatment that they are receiving. Chairman Kessler thanked Ms. Macklin for providing her comments and asked Interim CEO Stacey Daniels-Fayson to follow up with Ms. Macklin regarding these issues.

Yohance Whitaker addressed the RRHA Board of Commissioners regarding concerns that residents have expressed about the escalation of police surveillance in the community. Chairman Kessler thanked Mr. Whitaker for his comments and informed him that staff will follow up after examining this situation.

As-Saddique Abdul-Rahman addressed the RRHA Board of Commissioners regarding felon disbarment in RRHA properties. He asked the Board to re-examine its policy of not allowing people who have been convicted of felonies into public housing. Chairman Kessler thanked Mr. Abdul-Rahman for his comments and added that RRHA will do what we can to the extent that we can by law or by HUD regulations to open up

the housing so that people who have been convicted of felonies will be able to have available housing

Ra-Twoine Fields addressed the RRHA Board of Commissioners regarding increasing the overall dimensions of well-being inside of the public housing areas by focusing on physical, environmental, emotional, social, occupational, spiritual, and intellectual needs. Chairman Kessler than Mr. Fields for his comments.

Maisie Osteen addressed the RRHA Board of Commissioners regarding the need for RRHA to invest in the community through programs, housing improvements, and community center reinvestment rather than over-surveilling and over-policing the neighborhoods. Chairman Kessler thanked Ms. Osteen for her comments.

Teenora Thurston addressed the RRHA Board of Commissioners regarding not being able to access the resident portal and safety and security issues. Chairman Kessler thanked Ms. Thurston for her comments and asked her to follow-up with Stacey Daniels-Fayson, RRHA's Interim CEO on these items.

The following citizens had signed up to speak during the Citizen Information Period; however they did not attend or speak during the August 18th board meeting.

- o Carmen Terrell
- o Vernita Coleman

Parliamentary Procedures

Commissioner Jones provided information on parliamentary procedures for the Board of Commissioners meeting for the month of August. The topic for this month is Minutes and Reports of Officers taken from Robert's Rules of Order Newly Revised, page 446. Section 48:2 states the following:

Content of the Minutes. In an ordinary society, the minutes should contain mainly a record of what was done at the meeting, not what was said by the members. The minutes must never reflect the secretary's opinion favorable or otherwise, on anything said or done.

Commissioner Jones re-emphasized that the minutes should contain mainly a record of what was done at the meeting, not what was said by the members. In keeping with the direction of Robert's Rules of Order and the fact that RRHA's Bylaws require that we follow Robert's Rules of Order, he admonished the Commissioners and staff to take a minimalist approach to the minutes. Not only would this approach save time for staff, but it would also save time for the Commissioners who must review those minutes before they are voted on. He added that this approach is fitting because the minutes are now recorded.

CliftonLarsonAllen, LLP

Greg Bussink, Principal with CliftonLarsonAllen provided the following update on RRHA's FY 2020 Financial Audit:

- o There are no changes or issues from the preliminary results of the audit that was presented to the board in July.
- o RRHA is in good financial and fiscal condition.

Summer Youth Jobs Program

Interim Chief Operating Officer, Kenyatta Green, provided the following update on RRHA's Summer Youth Jobs Program.

- The 2021 Summer Youth Jobs Program is coming to an end. The program has already ended for youth between the ages of 8 – 13, and will end for the 14 - 18 year old youths on August 20, 2021.
- The youth were mentored by staff and had the opportunity to participate in various cultural enrichment activities such as the Washington Football Team training camp and Top Golf.
- The older youth completed an online training course that included mental wellness basics along with an entrepreneurial expedition course. In addition, they discussed ways to build healthy relationships, keys to their future college and career readiness, and financial literacy for high school participants.
- The college interns received hands-on supervision experience by working with the younger age groups. They were responsible for day-to-day operations; collecting, maintaining, and organizing attendance, processing paperwork for payroll, communicating with Resident Services Coordinators and parents, and planning the cultural enrichment activities for the older youth. All college intern assignments will end August 31, 2021.
- A Shining Star Awards and Acknowledgement Ceremony will be held on August 20, 2021 to thank the youth for participating in RRHA's 2021 Summer Youth Jobs Program.

Eviction Moratorium

Interim Chief Executive Officer, Stacey Daniels-Fayson provided the following update on the Eviction Moratorium.

- The CDC has issued a new eviction moratorium that will last until October 3, 2021.
- RRHA will not resume lease enforcement during the month of September or October 2021. Further discussions will be held to determine when RRHA will resume lease enforcements.

Come Current Program

Interim Chief Executive Officer, Stacey Daniels-Fayson provided the following update on the "Come Current" Program.

- Approximately 1,700 residents are behind on their rent. Staff have contacted approximately 1,400 of those residents who are behind on their rent. Approximately 869 of those residents have been interviewed.
- 461 rental assistance applications have been submitted; approval have been received for 252 residents.
- Property management staff have been working very hard to assist our residents. From August 2nd – 6th, staff went from door to door in each of our

communities, worked on the weekends and took phone calls in an effort to help our residents with rental assistance.

- RRHA's goal is to ensure that no resident becomes homeless or is evicted.
- Discussions are being held with Councilwoman Robertson on ways that she can support RRHA's "Come Current" Campaign.

Calhoun Center Pool

Interim Chief Operating Officer, Kenyatta Green provided the following update on the Calhoun Center Pool.

- The assessment report for the Calhoun Center has been received from the engineers.
- Staff met with the engineers to discuss the report and better understand the costs that are included in the report.

Creighton Court Redevelopment

Deputy Chief Real Estate Officer, Desi Wynter provided the following update on the Creighton Court Redevelopment project.

- Staff anticipates that City Council will review and approve the funding for infrastructure for Creighton Phase 1A and the Community Unit Plan at their September 13th meeting.
- The Notice of Funding for Tenant Protection Vouchers (TPVs) was received from HUD. The sixty-three residents who chose TPVs as their housing option have received notification that they must fill out the necessary paperwork and submit their documentation through RRHA's portal.
- Residents who have chosen Project Based Vouchers have begun moving to development sites such as Kings Ridge Apartments.

Acting Chairman/Interim CEO Reports

Acting Chairman's Comments – Acting Chairman Kessler provided the following comments.

- Commissioner Blount has been chosen for Leadership Metro Richmond's next Leadership Quest Class. Since the business community is interested in helping RRHA and its residents, this will be a good opportunity to communicate our needs to the public. He congratulated Commissioner Blount on her appointment.

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

- COVID-19.
 - Vaccination efforts continues. 76% of RRHA's employees have been vaccinated. In addition, 861 residents have been vaccinated.
- Eviction Moratorium.
 - Currently, there are 779 repayment agreements in place (this is a slight decrease from the previous month).

- Public Safety.
 - Violent crime in RRHA's communities is lower this year in comparison to last year.
- Meetings were held with various partners and organizations throughout the month.

Committee Updates

Deputy Chief Real Estate Officer, *Desi Wynter* stated that the *Real Estate and Community Development Committee* met on August 16, 2021. The following items were reviewed and discussed:

- Creighton Court Update.
- Board/Real Estate Retreat.
- Greenwalk Update.
- RAD Development.
- Richmond Family 1 and 2.
- Highland Grove.

The *Administration and Finance Committee* met on August 16, 2021.

Commissioner Jones provided an update on the following items:

- 2020 Audit Update.
- Agency Vacancies.
- Procurement Update.
- IT Update.
- Cash Flow.
- June Financials.

Interim Chief Operating Officer, *Kenyatta Green* stated that the *Property Management and Assisted Housing Committee* met on August 11, 2021. The following items were reviewed and discussed:

- "Come Current" Campaign.
- Post COVID Lease Enforcement Process.
- Calhoun Pool Restoration.

Action Item: Ben Titter should re-send the e-mail to Commissioner Hardiman regarding the procurement changes and RRHA's Bylaws.

Resolution(s)

Agenda Item No. 1 – Resolution of the Richmond Redevelopment and Housing Authority Authorizing the Interim CEO to Execute that certain Deed of Utility Easement

WHEREAS, the Richmond Redevelopment and Housing Authority ("RRHA"), is the owner of that certain real estate commonly known as Church Hill North Phase 2A; and

WHEREAS, the City of Richmond (the "City") has requested that RRHA grant it an easement to install, operate, and maintain public water

facilities, all as more particularly described on **EXHIBIT A**, attached hereto and incorporated herewith; and

WHEREAS, RRHA believes that granting this easement will further the redevelopment of Church Hill North and serve all residents who live there.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of RRHA that the Interim Chief Executive Officer of RRHA, or her designee, is directed to release such Restrictions, and is authorized to execute the Deed of Utility Easement, attached hereto as Exhibit A, in order to effect the same.

Note: Deputy Chief Real Estate Officer, Desi Wynter requested that Agenda Item #1 be pulled from the agenda. The resolution will be re-submitted at the September 2021 board meeting.

Agenda Item No. 2 – Resolution of the Richmond Redevelopment and Housing Authority accepting CliftonLarsonAllen LLP Independent Auditor’s Report for the fiscal year ended September 30, 2020

(21-15) WHEREAS, chapter 24 of the Code of Federal Regulations, part 5 subpart H requires public housing authorities to have an independent audit annually; and

WHEREAS, the Richmond Redevelopment and Housing Authority has complied with this federal regulation by procuring CliftonLarsonAllen LLP to conduct the independent audit for the fiscal year-ended September 30, 2020; and

WHEREAS, the independent audit was conducted in compliance with federal regulations issued by the Office of Management and Budget referred to as A-133, and generally accepted government auditing standards established by the U.S. Government Accountability Office; and

WHEREAS, the independent audit for the year-ended September 30, 2020, resulted in a modified audit opinion. This is the result of not fully implementing GASB 68 due to the Virginia Retirement System not providing the required actuarial data through September 30, 2020.

NOW, THEREFORE, BE IT RESOLVED, the Commissioners of RRHA accept the Independent Auditor’s Report for the Richmond Redevelopment and Housing Authority for fiscal year ended September 30, 2020. Any significant modification made to this audit report subsequent to this resolution will require board approval.

Motion: (Jones/Hardiman) Move to adopt Resolution #2

Motion Carried Unanimously

Adjournment

There being no further business, the meeting adjourned at approximately 7:24 p.m.


Interim Chief Executive Officer/Secretary


Acting Chairman