

MINUTES OF THE BOARD WORK SESSION OF THE COMMISSIONERS
OF RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD AT ARMSTRONG RENAISSANCE COMMUNITY ROOM
1665 NORTH 31ST STREET, RICHMOND, VIRGINIA
ON MONDAY, AUGUST 23, 2021

Board of Commissioners

Veronica Blount
Barrett Hardiman
W. R. "Bill" Johnson, Jr.
Patrice Shelton

Absent

Robley Jones

In Attendance via GoToMeeting:

Jonathan Coleman
Basil Gooden
Neil Kessler, Acting Chairman
Charlene Pitchford

RRHA Staff

Stacey Daniels-Fayson, Interim Chief Executive Officer

Guests

Dave Barlow, CHA Companies
Matt Cathone, CHA Companies

Commissioner Barrett Hardiman served as the Acting Chair for this meeting. He 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 being conducted in accordance with the Virginia Freedom of Information Act. A quorum of the Board is physically assembled at Armstrong Renaissance in the city of Richmond. 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 **Wednesday, August 18, 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.

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Please disable your audio and video broadcasts now.

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 Neil Kessler**, (7) Commissioner Charlene Pitchford**, and (8) 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.

Citizen Information Period

No citizens were signed up to speak

Calhoun Pool Restoration

An update was provided on the Calhoun Pool restoration. The following key points were mentioned.

Background: The Calhoun Center is a two-story community center (177,000 square foot facility) with the pool at the basement level and a second level gym, multipurpose room, and various offices constructed in 1971, with an addition of first floor offices to the south of the pool area completed in 1996. The center is 50 years old.

- The pool needs to be reconstructed and the interior finish needs to be replaced.
- Some of the HVAC equipment within the pool area is way beyond its useful life.
- Several code compliance items need to be addressed.
 - Pool deck equipment.
 - Filtration equipment.
 - Main drains.
- The pool's shell and concrete are in fair condition; therefore, it will not be necessary to remove the entire old shell and concrete and install a new shell and concrete. Performing various repairs will get the pool up and running.
- The estimated cost to repair the pool is \$1.9 million. This amount does not include the costs to repair the HVAC and electrical systems or abate any hazardous materials, if necessary.
- The estimated annual costs to operate the pool is \$175,000.

Funding Options

- Capital funds cannot be used to restore the pool. The Capital Fund Guidebook specifies that capital funds cannot be used to make repairs to swimming pools.
- The local HUD field office has suggested various funding options that RRHA could use to restore the pool. One option is to request a waiver according to PIH Notice 2018-16; staff is exploring the possibility of using this option. If this option is utilized, it will not increase the capital fund dollars that RRHA

receives. RRHA would have to defer other projects to make the repairs to the pool.

- Another option is to use LIPH program reserves. If this option is utilized, additional operating costs that will impact annual funding will need to be considered.
- The local HUD office also suggested using a non-capital funds/financing option which involves transferring the ownership of the Calhoun Center from RRHA.

Discussion: A suggestion was made for the Interim CEO to have a conversation with the Mayor to discuss creative ways to finance the restoration of the pool. In addition, it was suggested that staff explore public-private partnerships with such organizations as the Boys & Girls Club and SwimRVA for the Calhoun pool.

Lease Enforcement

An update was provided on Lease Enforcement. The following key points were mentioned.

- In the fall of 2019, RRHA instituted a voluntary, temporary halt on lease enforcement actions based solely on nonpayment of rent. The moratorium was intended to give RRHA an opportunity to engage Yardi in changing the payment sequence and implement policy changes that were negotiated with Legal Aid. This was to make RRHA more efficient and automate the processes for the property managers.
- RRHA's moratorium was scheduled to end the first quarter of 2020. A few weeks before this schedule ended, the COVID-19 virus spread and governments at all levels sought to keep families housed by enacting their own moratoria.
- As of February 2020, the pre-pandemic tenant debts were 968 totaling \$854,720, and the pre-pandemic repayment agreements were 232 totaling \$725,208.
- As of June 2021, the post-pandemic tenant debts were 1,890 totaling \$1,443,070, and the post-pandemic repayment agreements were 788 totaling \$882,070.
- As federal and state moratoria and temporary procedural requirements continue to lift, RRHA will resume lease enforcement for nonpayment beginning January 1, 2022.
- RRHA will continue to:
 - Connect residents with available rental assistance funds and offer repayment agreements with slightly different terms.
 - Prioritize lease enforcement against those households with higher balances.
 - Initially, only file unlawful detainers against households whose balance exceeds two months of their current monthly rent amount,

provided that doing so is in line with all relevant law, regulations, policies and procedures.

Action Item:

1. Staff should look at the possibility of putting a notice in the rent statements to inform residents that there are resources available to assist them with paying their rent.

"Come Current" Campaign

An update was provided on the Come Current Campaign. The following key points were mentioned.

- o RRHA began this media campaign in April 2021.
- o One of the campaign's goals is to assist residents in applying for outside rental assistance funds to apply towards their balance.

Adjournment

There being no further business, the meeting adjourned at approximately 7:16 p.m.


Chairman


Interim Chief Executive Officer/Secretary