

COMMISSIONERS' REGULAR BOARD MEETING
September 23, 2021

Resolution(s) Passed:

21-16 Resolution of the Richmond Redevelopment and Housing Authority to Approve the Authority-wide operating budget of \$91,268,571 for the Fiscal Year Ending September 30, 2022

MOTIONS: Jones/Pitchford

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

ABSTAIN: None

ABSENT: Blount

MINUTES OF REGULAR MEETING
OF THE COMMISSIONERS OF
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD IN THE OFFICES OF RRHA
901 CHAMBERLAYNE PARKWAY, RICHMOND, VIRGINIA
ON THURSDAY, SEPTEMBER 23, 2021

Board of Commissioners

Robley Jones
Neil Kessler, Acting Chairman
Patrice Shelton

Absent

Veronica Blount

In Attendance via GoToMeeting:

Jonathan Coleman
Basil Gooden
Barrett Hardiman
W. R. Bill Johnson, Jr.
Charlene Pitchford

RRHA Staff

Stacey Daniels-Fayson, Interim Chief Executive Officer

Acting Chairman Neil Kessler called the meeting to order at 5:35 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 the Richmond Redevelopment and Housing Authority 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 **Tuesday, September 7, 2021**. That 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.

The members who are participating in this meeting include: (1) Commissioner Jonathan Coleman**, (2) Commissioner Basil Gooden**, (3) Commissioner Barrett Hardiman**,

4330

(4) Commissioner Bill Johnson**, (5) Commissioner Robley Jones (6) Commissioner Neil Kessler, Acting Chair, (7) Commissioner Charlene Pitchford**, and (8) 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 29, 2021 Special Board of Commissioners Meeting* and the *August 18, 2021 Regular Board of Commissioners Meeting* were approved.

Motion: (Johnson/Jones) Move to adopt the Minutes from the July 29, 2021 Special Board of Commissioners Meeting and the August 18, 2021 Regular Board of Commissioners Meeting

**Motion Carried Unanimously
Absent: Blount**

Citizen Information Period

Ben Himmelfarb addressed the Board of Commissioners regarding the increase in the number of RRHA residents visiting the library and requesting assistance from library staff with RRHA online processes.

Presentation on License Plate Readers

Jim Craige with the Leonardo Company provided a brief update on License Plate Readers. The following key points were mentioned.

- The system is designed with cameras that are aimed to the rear of a vehicle to take a picture of the license plate of every vehicle that goes by.
- Using character recognition, the letters and numbers from the license plates are deciphered and checked against lists of stolen vehicles, missing people, and other criminal activity that's on the list.
- The majority of the items on the list come from the FBI's National Criminal Information Center in West Virginia. Each day they compile a list of stolen vehicles, missing persons and other activity that are associated with the license plate. They then send this information to the Virginia State Police.
- The Virginia State Police puts the information onto their license plate reader server; these cameras receive that list from the server and use it during the day to process and look for those items that are on the list.
- When the license plate reader encounters an item on the list, an alarm is sent to the server with a picture of the car. This information is monitored by the Virginia State Police; it can also be monitored by authorized users who have been trained and have access to the system. Some Richmond patrol officers have been trained

on how to use the system have the system active in their cars. If trained patrol officers are in the area, they can react to one of those alarms.

- This is a constantly running process. As soon as a new list is updated, the old list is discarded.
- The Virginia State Police keeps this information on that server for no more than seventy-two hours.

Parliamentary Procedures

Commissioner Jones provided information on parliamentary procedures for the Board of Commissioners meeting for the month of September. He distributed a Simplified Chart of Parliamentary Motions for the commissioners to review.

Summer Youth Jobs Program

Program Manager, Wanda Daniel, provided an update on RRHA's Summer Youth Jobs Program. The following key points were mentioned.

- The 2021 Summer Youth Jobs Program has ended.
- A total of 98 applications were received; sixty-five residents were accepted into the program.
- There were three age groups of youth that participated in the program ranging in ages from 8 – 19.
- Staff is continuing to work with two of the 18-year-old youth on the work experience program so that they can return to RRHA to work.

Eviction Moratorium

Interim Chief Executive Officer, Daniels-Fayson provided an update on the Eviction Moratorium. The following key points were mentioned.

- The Supreme Court struck down the CDC's eviction moratorium; therefore, the eviction moratorium is no longer in place.
- RRHA staff is continuing to work with residents to encourage them to come into their management office so that staff can assist them with applying for rental relief.
- RRHA will resume lease enforcement in January 2022.

"Come Current" Campaign

Interim Chief Executive Officer, Daniels-Fayson provided an update on the Come Current Campaign. The following key points were mentioned.

- As of September 22, 2021, RRHA has submitted approximately \$1.3 million in rent relief applications for approximately 785 residents.
- To date, approximately 450 residents have been approved for rent relief.
- The Department of Housing and Community Development will allow RRHA to apply for rent relief for residents who were under a repayment agreement from April 2020; anything before April 2020 will not qualify for rent relief.

4332

Action Item:

1. Staff should provide the Commissioners with a breakdown on the numbers, the amounts and how much RRHA is covering as part of the rent relief.

Calhoun Center and Pool Update

Interim Chief Executive Officer, Daniels-Fayson provided the following update on the Calhoun Center Pool.

- There is an issue at the Calhoun Center with heating, cooling and hot water. A contractor has been secured to make these needed repairs to the building.
- As the heating season approaches, staff will be looking at alternative heating sources for the building.

Creighton Court Redevelopment

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

- The City of Richmond will receive \$32 million from the American Rescue Plan Act. The Mayor has proposed that RRHA receive \$6.8 million to address the infrastructure needs for Phase I of Creighton Court.
- Relocation activities continues for the families of Creighton Court. There are 98 families in Phase I. Fifty-two families have completed the intake application; 14 families have attended voucher briefings, and 11 families have received Tenant Protection Vouchers. Nine families have completed their assessment and have moved to project-based voucher units within the City of Richmond.

2021–2022 Budget Presentation

Interim Controller, Tianna Wooldridge provided an update on the FY 2021-2022 Budget.

- The 2022 budget is a continuation of the agency's ability to address several specific policy goals and priorities.
- It reflects a net operating income of \$.9 million.
- RRHA's short-term priority remains the same with 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, maintenance, and resident services teams, and the efficient collection of debts owed to RRHA. The 2022 budget addresses these considerations and challenges by:
 - Providing for operational funding needed to maintain approximately 3,000 units.
 - Increase the capital spending to address health and safety issues.

- Continuing to implement preventative maintenance programs that began in fiscal 2019.
- Absorbing staff from the Small Family and Senior Sites that will be transitioning from RRHA ownership through the RAD program.
- Analyzing staffing levels for maintenance and resident services to provide an even greater impact to our residents.
- Increase its HCVP voucher authority wherever possible.
- Continuing both the VASH, SRAP, Mainstream, and Emergency Housing Vouchers programs.
- Supporting redevelopment efforts through issuance of Project-Based and RAD Project-Based vouchers.
- Supporting redevelopment efforts through issuance of Tenant Protection Vouchers for Creighton and RAD projects.
- Adding additional staff to address the increased vouchers coming into the program.
- Increasing the total number of HCVP participant families served from about 3,300 to 3,800.
- Providing for a range of professional Services for Real Estate and Finance to begin discussing self-development and managing LIHTC properties along with legal and accounting advice, financial and market analysis, and architectural and engineering services.
- Closing out the final stage of the Fay Towers RAD conversion and begin initial discussion on the development of the vacant Fay Towers building.
- Self-development activities for 400 E Grace Street.
- Planning the financial closing for RRHA's "Scattered Site" RAD conversion covering RRHA's remaining senior communities also known as Richmond Family Senior.
- Accounting for receipt of developer fees related to various development projects.

Acting Chairman/Interim CEO Reports

Acting Chairman's Comments – Acting Chairman Kessler did not provide any comments.

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

- o COVID-19.
 - Vaccination efforts continues for RRHA employees and residents; 80% of employees have been vaccinated.
- o Eviction Moratorium.

- Currently, there are 737 repayment agreements in place (this is a slight decrease from previous months). Approximately 603 payment agreements are in arrears.
- o Public Safety.
 - Violent crime in RRHA's Big 6 communities is lower this year in comparison to last year.
- o The Mayor submitted his American Rescue Plan to City Council on September 13, 2021. His recommendation was for the following projects to receive funding.
 - Creighton Court - \$6.8 million.
 - Highland Grove project - \$5.5 million.
 - Calhoun Center - \$8 million.
- o On September 19, 2021, Jerryl Bennett with the Federal Interagency STEM Initiative program did a video entitled "What's Cooking with Kids" in Hillside Court. The video highlighted Hillside's community garden.
- o Meetings were held with various partners and organizations throughout the month.

Action Items:

1. Staff should invite Amy Popovich with the Virginia Department of Health to attend the October board meeting to provide an update on COVID-19 and the impact that it is having in our area.
2. Interim Chief Executive Officer Daniels-Fayson should look at scheduling monthly meetings with the Department of housing and Community Development, Virginia Housing, Better Housing Coalition and the Maggie Walker Land Trust.

Committee Updates

Deputy Chief Real Estate Officer, *Desi Wynter* stated that the *Real Estate and Community Development Committee* met on September 20, 2021. The following items were reviewed and discussed:

- o Creighton Court Update.
- o Real Estate Retreat.
- o Greenwalk Update.
- o Jackson Commons Homeownership.
- o Blackwell Homeownership.
- o Neighborhood Homeownership Initiative Program.
- o RAD Development.
- o Richmond Family 1 and 2.
- o Highland Grove.
- o Mosby Court.
- o Senior Cottages.

The *Administration and Finance Committee* met on September 20, 2021.

Commissioner Jones provided an update on the following items:

- FY 2022 Budget Presentation
- Procurement Policy Update.
- Agency Vacancies/Section 3 Hires.
- IT Update.
- Procurement, MBE and Section III Reporting.
- Cash Flow.
- July Financials.

Interim Chief Operating Officer, *Kenyatta Green* stated that the *Property Management and Assisted Housing Committee* met on September 8, 2021. The following items were reviewed and discussed:

- “Come Current” Campaign.
- Post COVID Lease Enforcement Process.
- Calhoun Center Pool Restoration.
- Housing Choice Voucher Program Jurisdiction.
- Work Orders.
- Weather Related Incidents.
- Opening of the Wait List.
- RFP for Additional Project-Based Vouchers.

Resolution(s)

Agenda Item No. 1 – Resolution of the Richmond Redevelopment and Housing Authority to Approve the Authority-wide operating budget of \$91,268,571 for the Fiscal Year Ending September 30, 2022

(21-16) 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, 2022 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 2022 operating budget is hereby approved and adopted.

Motion: (Jones/Pitchford) Move to adopt Resolution #1

Motion Carried Unanimously

Absent: Blount

Barment Policy

Commissioner Hardiman requested that staff remove the three gentlemen from the Barment List. After a lengthy discussion, Commissioner Gooden Called for the Question.

Motion: (Gooden/Hardiman) Move to Call for the Question regarding the removal of the three gentleman from the Barment List.

Motion Not Carried

Aye: Gooden, Hardiman, Johnson, Shelton

Nay: Jones, Kessler

Abstain: Coleman, Pitchford

Absent: Blount

Motion: (Gooden/Hardiman) Move to remove the names of three gentleman off of the Debarment List unless significant evidence is presented as to why their names should not be removed

Motion Carried

Aye: Gooden, Hardiman, Johnson, Shelton

Nay: Coleman, Jones, Kessler

Abstain: Pitchford

Absent: Blount

Closed Session

At 8:12 p.m., Commissioner Jones asked to go into Closed Session and read the following motion:

I move that we go into closed meeting to consult with Legal Counsel pertaining to actual litigation, specifically the matter of LaFonda Page v. RRHA and Brenda Page v. RRHA, because such consultation in an open meeting would adversely affect the litigating posture of RRHA, as permitted by Section 2.2-3711(A)(7) of the Virginia Freedom of Information Act.

Motion: (Jones/Shelton) Move to go into Closed Session.

Motion Carried Unanimously

Absent: Blount, Coleman

At 8:58 p.m., Commissioner Jones asked to come out of Closed Session.

CERTIFICATION OF CLOSED MEETING

WHEREAS, the Board of Commissioners of the Richmond Redevelopment and Housing Authority (the "Board") convened a closed meeting on this date pursuant to an

affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3711(B) of the Code of Virginia of 1950, as amended, requires a certification by the Board that such closed meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Board.

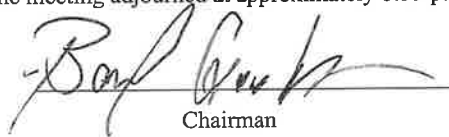
Motion: (Jones/Hardiman) Move to come out of Closed Session

Motion Carried Unanimously

Absent: Blount, Coleman

Adjournment

There being no further business, the meeting adjourned at approximately 8:59 p.m.


Chairman


Interim Chief Executive Officer/Secretary