

COMMISSIONERS' SPECIAL ELECTRONIC BOARD MEETING
July 5, 2022

Resolution(s) Passed:

22-24 Resolution of the Richmond Redevelopment & Housing Authority to
Approve the Revised Annual Agency Plan for Fiscal Year 2022-2023

MOTION: Johnson/Pitchford

VOTE: Aye: Blount, Hardiman, Jackson, Johnson, Parker, Pitchford, Shelton

ABSTAIN:

ABSENT:

MINUTES OF SPECIAL ELECTRONIC MEETING
OF THE COMMISSIONERS OF
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD VIA GOTOMEETING
IN RICHMOND, VIRGINIA
ON TUESDAY, JULY 5, 2022

Board of Commissioners

In Attendance Via GoToMeeting:

Barrett Hardiman, Acting Chair
Veronica Blount
Eddie Jackson, Jr.
W. R. "Bill" Johnson, Jr.
Harold Parker, Jr.
Charlene Pitchford
Patrice Shelton

RRHA Staff

Sheila Hill-Christian, Interim Chief Executive Officer
Ben Titter, General Counsel

Acting Chairman Barrett Hardiman called the meeting to order at 5:30 p.m. with Ben Titter serving as General Counsel. A quorum was established.

General Counsel Comments

RRHA's General Counsel offered an opening statement about the legal basis for the electronic meeting.

Acting Chairman Comments

Acting Chairman Hardiman welcomed Commissioners Harold Parker, Jr. and Eddie Jackson, Jr. to RRHA's board.

Agenda

Acting Chairman Hardiman asked if there were any additional items for the July 5, 2022 special board meeting agenda. No additional items were recommended; therefore, the agenda was accepted as presented.

Citizen Information Period

No citizens had signed up to speak.

Presentation on the Annual Agency Plan

Staff provided the following updates on the 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 The Resident Advisory Board and Role:
 - RRHA has a resident council known as the Richmond Tenants Organization (RTO) that represents the public housing communities that RRHA serves.

- The Resident Advisory Board (RAB) is also a partner with RRHA during the development of the agency's annual plan. The RAB's role is to assist and make recommendations regarding the development of the Housing Authority's plan and any significant amendments or modifications.
- The Resident Advisory Board is comprised of RTO members from our public housing communities as well as participants from our Housing Choice Voucher Program to properly reflect the population that we serve.
- o Proposed Revision of PHA Plan elements include:
 - Statement of Housing Needs and Strategy for Addressing Housing Needs.
 - Maximize leasing capabilities to increase the number of affordable units available.
 - Ensuring housing remains affordable by adopting appropriate payment standards and thoroughly reviewing landlord requests for contract rent increases.
 - Creating greater awareness of housing opportunities by publicizing and marketing agency programs and resources.
 - Conducting activities to further fair housing.
 - De-concentration and other Policies that Govern Eligibility, Operations and Admissions.
 - Financial Resources.
 - Operation and Management.
 - Proposed Admissions and Continued Occupancy Policy (ACOP) and Administrative Plan Changes.
 - Grievance Procedures.
 - Homeownership Programs.
 - 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.
 - Safety and Crime Prevention.
- o 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.
 - Conversion of Public Housing to Tenant-Based Assistance.
 - Conversion of Public Housing to Project-Based Vouchers under RAD.
 - Non-Smoking Policies.
 - Project Based Vouchers.
 - Other Capital Grant Programs.
- o Affirmatively Furthering Fair Housing (AFFH).

- RRHA remains deeply committed to ensuring that all of our families and citizens have access to the agency's programs and services.
- RRHA partnered with the City of Richmond and other neighboring jurisdictions to conduct a regional analysis of impediments to fair housing choice and identified five core impediments that we will be focusing on:
 1. Furthering fair and equitable housing.
 2. Increasing rental housing choices.
 3. Attaining homeownership.
 4. Accessing high opportunity areas.
 5. Enhancing fair housing knowledge and awareness.

Discussion

The following questions were discussed and answered:

- Q:** Did we address the homelessness and veteran housing as part of our coordination with the City for another component of housing?
- A:** In our component on affirmatively furthering fair housing, we will continue to collaborate with the City on homeless programs. We took a broad look at not just the city of Richmond but the surrounding jurisdictions to determine how to work collaboratively to address the problem of homelessness. With the recent change in Virginia law that includes military status as a protected class under Virginia Fair Housing law, the Affirmatively Furthering Fair Housing section including coordinating with the City, would apply to anyone whether they are a current service member, active duty reserve or a veteran.
- Q:** What provision does RRHA have in place to keep foster children who are aging out of the system from becoming homeless?
- A:** There are provisions in place for youth who are about to become adults and age out of the foster care system. They could be given a preference for housing on said waitlist when those waiting lists are open.
- Q:** Do HCVP participants have a chance to be a part of the Section 3 program?
- A:** Public housing residents as well as HCVP participants are eligible to compete for those Section 3 job opportunities and be part of that process. We've made great strides and efforts to strengthen and increase participation in that program.
- Q:** Is there anything that can be done to check on the elderly residents in the senior communities to ensure that they safe?
- A:** In the past, RRHA had an "I'm OK" program in the elderly communities where staff and neighbors checked on each other on a daily basis to ensure that they were safe and well. This program has been re-implemented in some of RRHA's senior buildings.

Action Item: Ms. Trotter will follow up with resident services staff to determine if the "I'm OK" program has been re-implemented in all of RRHA's senior communities.

Q: Is there any language in the plan that addresses whether an individual is eligible to move into public housing or participate in the HCVP if he is a registered sex offender or has committed domestic violence?

A: Regarding sex offenders, HUD requires that we deny anyone who is subject to a lifetime sex offender registry requirement. That would be a permanent ban; they would never be eligible to receive housing assistance through any of the HUD programs. If it is a shorter registration requirement, we do have some discretion and some flexibility there.

The domestic violence would fall under our general crimes against a person. We do not have a particular ban for individuals who have been convicted of a domestic assault. VAWA does apply in that instance; however, it would not operate to prevent someone from getting housing. It means that we would potentially have to relocate the victim, terminate the lease as to the perpetrator, and bifurcate the lease and allow the victim to remain and take other steps and precautions.

Discussion: After briefly discussing this item, it was requested that staff add specific language to the annual plan that addresses barring individuals who commit domestic violence acts from RRHA properties.

Action: Staff will add language in the next annual plan that specifically addresses barring individuals from RRHA properties who commit domestic violence acts.

Q: What is the status of Section 3 in Creighton Court? Are we utilizing the people that live in that community to the maximum for that particular project? And are we looking forward to doing the same in future projects?

A: We are utilizing Section 3 in all of our redevelopment projects. The Community Builders, our partner for Creighton and Armstrong, have been using a subcontractor to help them with Section 3 outreach. On Armstrong Renaissance, they surpassed their goal of 30 percent of Section 3 and minority business hired to about 42 percent. They are working to achieve if not surpass their goal at Creighton Court, and we have been seeing success thus far with our Creighton residents being hired for the demolition work. We've had quite a few hires on the demo process, and we're advertising in all of the nearby communities for job opportunities at Creighton.

Q: Are you still utilizing the facility on Hospital Street to train residents in heating, air conditioning, and other trades? Is that program still in existence?

A: We've had some conversation about that program. We've looked at how we can begin training Section 3 individuals to be qualified. We think this program would be an excellent opportunity to do so. We are not sure what happened to the program, but it is something we'd like to explore again.

- Q:** Are you looking to install more lighting and security cameras in Hillside and Gilpin?
- A:** We are hoping to have the lighting project in Gilpin to kick off sometime in mid to late August. We are also working with the City to request additional cameras.
- Q:** In regards to calculating the number of bedrooms that a family needs; if someone is pregnant, will they get two rooms at that time so that the child will have a room or will they continue to be get one room?
- A:** We are presuming that a newborn and infant would reside in a room with someone else for the first couple of years.

Action Item: Staff will review the language in the policy regarding the room size and availability and provide that information to Commissioner Shelton.

Resolution(s)

Agenda Item No. 1 – Resolution of the Richmond Redevelopment & Housing Authority to Approve the Revised Annual Agency Plan for Fiscal Year 2022-2023


(22-24) BE IT RESOLVED by the Board of Commissioners of the Richmond Redevelopment & Housing Authority that the submission of the Revised Annual Plan, which was read and considered, is approved.

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

Motion Carried Unanimously

Adjournment

There being no further business, the meeting adjourned at 6:37 p.m.



Chairman



Interim Chief Executive Officer/Secretary