

Before We Get Started:



- Be sure to SIGN IN
- If you wish to make a comment for the record, make sure that you have indicated that on the Sign-in sheet
- SILENCE YOUR CELL PHONES (In respect of those in attendance and those speaking)
- Feel free to visit RRHA's Division tables for additional assistance
- Restrooms are located on this floor outside of the door left of the bleachers
- Please hold ALL COMMENTS the comment period

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

Annual Agency Plan

FY 2023-2024

(October 1, 2023 – September 30, 2024)

Public Meeting

Thursday, May 18, 2023

www.rrha.com



Agenda

- **Welcome** | Steven Nesmith, CEO
- **What is the Annual Plan?** | Calandra Trotter, Asst. VP of Housing Compliance
- **Role of the RAB** | Calandra Trotter, Asst. VP of Housing Compliance
- **Revision of Plan Elements** | Selected Staff
- **Proposed Admissions and Continued Occupancy Policy (ACOP) Revisions** | Charles Williams, VP of Public Housing
- **Proposed Administrative Plan Revisions** | Fatimah Smothers-Hargrove, VP of HCVP and Tenant Selection
- **New Activities** | Selected Staff
- **Public Comments** | Angela Fountain, VP of Communications and Public Relations
- **Key Milestone Dates**

What is the Annual Agency Plan?

- The PHA Plan will outline the Agency's policies, programs, services, and strategies it intends to operate during FY 2024 (Oct 1, 2023 – Sept 30, 2024).
- Designated as a Standard Performing Agency, RRHA will continue to complete [HUD Form 50075-ST](#).

The Process at a Glance



Role of Resident Advisory Board (RAB)

- RRHA has a resident council (known as the **Richmond Tenants Organization - RTO**) that represents the public housing communities that RRHA serves. The RTO is in compliance with tenant participation regulations of **24CFR Part 964**, therefore, a limited number from this group along with Housing Choice Voucher Program (HCVP) representatives serve as the **Resident Advisory Board**. RRHA will ensure that reasonable efforts are made to secure adequate representation and participation in the RAB.
- The RAB is to partner with RRHA during the development of the PHA Annual Plan. The RAB's role is to assist and make recommendations regarding the development of the PHA plan, and any significant amendment or modifications to the plan. (**24 CFR Part 903**)
- **RAB members should:**
 - Adequately reflect and represent the residents and participants assisted by RRHA
 - Be willing to volunteer their service
 - Be willing to commit sufficient time and effort to this process

RB.1: Revision of Plan Elements

Y N

x		Statement of Housing Needs and Strategy for Addressing Housing Needs
x		Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions
x		Financial Resources
X		Rent Determination
x		Operation and Management
	<u>X</u>	Grievance Procedures
x		Homeownership Programs
	x	Community Service and Self-Sufficiency Programs
x		Safety and Crime Prevention
	x	Pet Policy
	x	Asset Management
	x	Substantial Deviation
	x	Significant Amendment/Modification

Statement of Housing Needs & Strategy to Address

The need for quality, affordable housing inversely correlates to income. In other words, the lower a family's income the more competition they face for housing.

RRHA's strategies to address the housing needs of these families include:

- 1) Maximizing the number of available affordable housing units
- 2) Ensuring housing remains affordable
- 3) Creating greater awareness of housing opportunities
- 4) Conducting activities to further fair housing

Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants		
a) Public Housing Operating Fund	22,171,366	
b) Public Housing Capital Fund	19,176,283	
c) Capital Fund Recovery Grant	-0-	
d) HOPE VI Revitalization	-0-	
e) HOPE VI Demolition	-0-	
f) Annual Contributions for Section 8 Tenant-Based Assistance	34,575,176	
g) Family Self-Sufficiency Grant	64,238	
h) Resident Opportunity and Supportive Services Grant	267,486	
Other Federal Grants (list below)	-0-	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 2019 as of 12/31/2022	1,109,025	In accordance with application
CFP 2020 as of 12/31/2022	3,432,541	In accordance with application

Financial Resources

CFP 2021 as of 12/31/2022	5,804,093	In accordance with application
3. Public Housing Dwelling Rental Income	9,465,511	Operations of PHA sites
4. Other income (list below) Leases Estimated HUD Held Cash Reserves for 2022	-0- 315,991	LIPH Operations HCVP HAP
5. Non-federal sources (list below) Interest – 159,116 Sale of Property – 2,093,525 Bond Fees – 219,783 Developer Fees – 263,460	2,735,884	Agency wide use RECD Operations and LIPH Dispositions RECD Operations RECD Operations
Total resources	99,117,594	

Operation & Management

**Staff will reference Exhibit B.1-2 which outlines
changes made to RRHA's**

Admissions and Continued Occupancy Policy (ACOP);

**Exhibit B.1-3 which outlines changes to the
Administrative Plan.**

VAWA Final Rule 2022

RRHA has revised its Violence Against Women Act Policy to reflect the changes implemented by HUD in the VAWA 2022 Reauthorization Act Final Rule.

- The new rule removes the term “victim” and replaces it with the term “survivor”.
- The new Rule adds a complaint process that can be initiated by any survivor who believes they have been injured by a VAWA violation or will be injured by such a violation that is about to occur.
- As a regulatory requirement updates will be made to both the ACOP and Administrative Plan.

Homeownership

- Plans to construct houses on scattered lots owned by RRHA.
- Reopening Homeownership Opportunities for Housing Choice Voucher Program participants
 - RRHA will make the HCVP Homeownership Option available to qualifying HCVP families.
 - Qualified families will receive coordinated services linking them to homeownership education and resources within the community that support their pursuit of homeownership.
 - HCVP Homeowners will be able to use their housing subsidy towards their mortgage payment.



Safety and Crime Prevention

- RRHA's Public Safety Division (PSD) will obtain funding to initiate a **Hope, Jobs and Security program** to help reduce incidents of violent crime in RRHA public housing communities.
- The PSD program will establish collaborative partnerships with **Drug Enforcement Administration (DEA) and Substance Abuse (SA) agencies** for services/programs within RRHA communities **to address prevention, addiction, and to make NARCAN administration training** available for staff and residents/family members of individuals with SA issues **to reduce incidences of resident overdoses/deaths.**
- PSD will seek funding to establish a Violence Against Women Reauthorization Act (**VAWA**) and **Special Placements Coordinator** to provide resources for victims of domestic violence, dating violence, sexual assault and stalking. **Agency policies will be amended to incorporate VAWA 2022 proposed final rule upon implementation.**
- **Conflict Resolution/management to address neighbor disputes.**
- **Partnering with the Richmond Tenant Organization (RTO) to engage in community activities and events**
- **Active shooter training for staff.**

New Activities

Y N

x		Hope VI or Choice Neighborhoods
x		Mixed Finance Modernization or Development
x		Demolition and/or Disposition
x		Designated Housing for Elderly and/or Disabled Families
x		Conversion of Public Housing to Tenant-based Assistance
x		Conversion of Public Housing to Project-based Rental Assistance or Project-based Vouchers under RAD
x		Occupancy by Over-income Families
	x	Occupancy by Police Officers
	x	Non-smoking Policies
x		Project-based Vouchers
	x	Units with Approved Vacancies for Modernization
x		Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants)

New Activities

Mixed Finance Modernization or Development

A development partner has been **SELECTED** and **APPROVED** by the board for Mosby Court.

Other Capital Grant Programs:

- **CNI Planning Grant** | RRHA is in its *second year* of the Choice Neighborhood Initiative (CNI) Planning Grant.
 - Over the past year, RRHA, in partnership with the City of Richmond and the Richmond City Health District have been meeting with stakeholders, community members, and residents to finalize the community plan for Gilpin Court and Jackson Ward.
 - The plan will be submitted to HUD in November 2023.

Progress Report

Reposition RRHA's large public housing communities

- HUD approved RRHA's Section 18 Demolition/Disposition application for the entirety of Creighton Court, comprised of 504 units.
- 4% LIHTC tax credits for Townes at River South.

Support the success of our families

- Expansion of STEM/Computer labs to all PH communities by **December 2024**.
- To date **1006 families'** needs have been assessed using the Leading Individuals and Families Towards Self-sufficiency (LIFTS) in the following areas: Employment, Job/Technical Training, Education and Health and Wellness.
- RRHA plans to add additional partners/participants to expand available resources in 2023 for the **CEO Youth Leadership and Employment Academy (YLEA)**.
- Resident Opportunities and Self Sufficiency (ROSS) Case Managers have enrolled **112** residents from the communities into the Family Self Sufficiency (FSS) program.

Progress Report

Develop existing strategic partnerships and cultivate new ones to advance RRHA's mission

RRHA has worked with Virginia Housing ("VH"), the Commonwealth's state finance agency, to establish parameters for a VH-administered capital grant that provides funding to the Public Housing Authorities in Virginia.

RRHA has received \$11.05 million in capital fund grant dollars from Virginia Housing.

D. 1 Affirmatively Furthering Fair Housing (AFFH)

RRHA remains deeply committed to ensuring that all persons have access to the Agency's programs and services. To that end, RRHA continues to work toward accomplishing the goals outlined in the **Regional Analysis of Impediments to Fair Housing Choice** identified in conjunction with the City and surrounding jurisdictions.

1) Furthering Fair and Equitable Housing

- a. Development of a Compliance Department to better assess and address Agency and client needs
- b. RRHA continues to provide telephonic translation and document translation services for LEP
- c. RRHA will equip all Blackwell Senior cottages (#) with sensory equipment.

D. 1 Affirmatively Furthering Fair Housing (AFFH)

2) Increasing Rental Housing Choices

- a. Increase PBV units
- b. Recruiting new landlords
- c. RRHA has submitted over 3,000 applications and the agency has received nearly \$4 million to pay towards tenant balances. RRHA continues to offer repayment agreements to give families more time to get past due balances paid and bring their rental accounts current.

3) Attaining Homeownership - implementation of HCV Homeownership Program

4) Accessing High Opportunity Areas

- a. Re-establishing landlord briefings
- b. Continued collaboration with H.O.M.E.
- c. Entering MOU with Homeward

5) Enhancing Fair Housing Knowledge and Awareness – The Compliance Department will continue to coordinate agency specific Fair Housing (and related) training for staff and stakeholders (i.e. residents, participants, landlords) and post updates to regulations on the website.

PUBLIC COMMENT PERIOD

**The deadline to submit
PUBLIC COMMENT(s) is Friday, May 19th**

Submit comments to:

info@rrha.com

(Subject: Agency Plan Comment)

or by Mail to

Attn: Compliance

P.O. Box 26887

Richmond, VA. 23261-6887



Key Milestone Dates...

Friday May 19th

Conclude Public Comment Period

Wednesday June 21st

Submit Resolution for Board Approval

Friday July 14th

**Submission to US Department of
Housing and Urban Development (HUD)**