

MINUTES OF THE PROPERTY MANAGEMENT AND ASSISTED HOUSING
BOARD COMMITTEE MEETING
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD AT 600 EAST BROAD STREET
IN RICHMOND, VIRGINIA
ON THURSDAY, February 8, 2024, 5:36 p.m.

Board of Commissioners

Charlene Pitchford, Vice Chair

In Attendance:

Charlene Pitchford, Vice Chair.

Commissioners Attending Virtually:

Edward Jackson, Jr.

Veronica Blount

RRHA Staff

Steven Nesmith, Chief Executive Officer

Tonise Webb, Associate Lead Counsel and Chief Compliance Officer (Virtually)

Charles Williams, Vice President of Public Housing

Calandra Trotter, Assistant Vice President of Housing

Pamela Kearney, Assistant Vice President of Public Housing Management

The “in person” meeting of Property Management and Assisted Housing Board Committee began at 3:50 p.m. at 600 E Broad Street, Richmond, VA.

Chair Charlene Pitchford meeting called the regular meeting to order at 5:36 p.m. It was established that a quorum was not present, so there would no voting on issues. However, it was ascertained that there were no action issues that needed to be voted on.

Citizens’ Comment Period

There were not citizens comments, as no one signed up to speak.

Old Business

Lease Enforcement, Charles Williams, VP Public Housing

Mr. Williams gave a Lease Enforcement Update from January 2024; February numbers have not been run as of this meeting.

- 1,626 families that are on the aged receivables report having a balance of \$51.00 or more. This is a \$444,000 increase from the previous month. The main reason for this is that many families have defaults on repayment agreements and money was placed back on their accounts.
- 1,707 late notices were issued.
- 28 unlawful detainers.
- 3 evictions.
- 910 folks were on repayment agreements.
- 317 families that had defaults on their repayment plans.

Mr. Williams stressed that staff has taken an aggressive approach to correct these accounts moving forward.

CEO, Steven Nesmith spoke about how HUD is stressing that a more aggressive collection process needs to happen. He stated that Kenyatta stated there is approximately \$3,000,000 on the balance sheet. This is a very high number. He and Kenyatta have a plan to get this number down and will be bringing this plan to the full board meeting to come up with a strategy to deal with this. The RTO has stated it is not fair that they are paying their rent and you must start evicting people. He spoke with Marty at Legal Aid and explained there are folks that have been living for 1-2 years and have not paid any rent. He asked for his support in this endeavor of getting this corrected.

New Business

NSPIRE Inspections, Charles Williams, VP Public Housing

Mr. Williams spoke about the new inspection process that HUD rolled out in July of 2023 which is the biggest change in the inspection process in the last 25 years. More emphasis will now be focused on the units. Five different areas will now be focused on: There were two INSPIRE inspections the week of January 23rd (Whitcomb Court and Gilpin Court). He feels that Whitcomb Court will pass but Gilpin Court will not. They are working

on keeping the stuff updated and learning the new process as is this a learning experience for HUD.

Mr. Nesmith stated that additional sites are going to come into play for inspections and he wants to be prepared and not just reacting. He wants to be proactive.

Resident Tenant Council Election, Calandra Trotter, Assistant VP Housing Compliance

Ms. Trotter spoke about the 2024 Resident Council Election which was rolled out on February 1st. This is the third year for the current officers. Information has gone out via email, on social media platforms and the RRHA website about this upcoming election. Mr. Stuckey has already begun information sessions and meetings with current Resident Council Officers. Handouts are also available in various locations for nomination forms. There will be information sessions offered February 29th, and March 7th which will answer any and all questions about what the resident council is. There are posters in all management offices posted.

Mr. Nesmith reiterated that he wants to see more young people involved in the Resident Council that it is needed and very important to have young people involved. There are young people expressing interest in wanting to be involved and have some leadership roles. Mr. Nesmith plans to bring this to the full board explaining a plan for the upcoming year in helping to create youth leadership and involvement.

Ms. Trotter also explained that there is also the Resident Advisory Board interest period which is open to the Housing Choice Voucher participants. The same effort is being placed on this as far as communication via emails, social media, etc. HUD strongly encourages all public housing communities to have a Resident Council.

Closing Remarks, Steven Nesmith, CEO/Charlene Pitchford

In closing Mr. Nesmith stated that since the weather is getting warmer, he will be getting out into the community more and encourages all commissioners to do the same.

Commissioner Pitchford encouraged all to join the local school PTA's.

The next Committee Meeting will be March 14, 2024.

Adjournment

There being no further business, the meeting adjourned.

Chairman

Chief Executive Officer/Secretary

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