

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, March 14, 2024, 5:04 p.m.

**Attendees**

**Commissioners**

Charlene Pitchford, Vice Chair

**RRHA Staff**

Steven Nesmith, CEO

Mike Kelly, COO

Kenyatta Green, SVP of Affordable Housing.

Charles Williams, VP of Public Housing.

Ralph Stuckey, VP of Resident Services.

Colene Orsini, VP of Procurement.

Giovanni Anderson, Maintenance Specialist.

Emanuel Henry, Maintenance Specialist.

Priscilla Jackson, Executive Administrative Assistant to the CEO

**Welcome & Opening Comments**

Vice Chair Commissioner Pitchford welcomed everyone to the meeting and called the meeting to order at 5:04 pm. A quorum was not established.

**Citizens' Comment Period**

Ms. Patrice Shelton signed up to speak with several questions.

- Where does RRHA stand with the towing of vehicles on the property.
- What is the board's actions on having the committee back up and running with members voting or non-voting.

Mr. Charles Williams spoke about the towing policy and stated that they are looking to revise

the towing policy and work with the security force to include weekends as well. He is aware that there are some concerns regarding the weekends. Currently they are enforcing the lease as they have been in the past.

Ms. Shelton further asked if the revision would include vehicles being picked up in a timely fashion or still the 24-48 hours, such as is being done presently with tagging the vehicles and waiting for them to move. She stated that with no consequences it will continue. It should be consistent across the board.

Mr. Williams expressed that something will be done and the security team will be instrumental in helping with the towing issue.

CEO Nesmith addressed the second question stating that a letter was sent out and the boards will consist of only board members.

### **Old Business**

- Lease Enforcement, *Kenyatta Green*

Aged Receivables as of March 12, 2024:

- 1,343 families with a balance of \$51.00 or more for a total balance of approximately \$3,100,000. There was a decrease for the month of February which also included a decrease in the number of families by 192 which is due to lease enforcements.
- Late notices have been issued, unlawful detainers have been filed with more pending and there have been a number of evictions. Mr. Nesmith explained to the committee that he and Ms. Green had just returned from a City Council Subcommittee meeting where this was discussed, and Mr. Nesmith had explained that there has been great efforts to be compassionate where lease enforcement is concerned but this can no longer continue. He expressed the many efforts that have been put in to try to help residents such as knocking on doors, putting things in newsletters, etc. If RRHA does not move forward with evictions they could be fined by HUD. The debt on the balance sheets needs to be cleared up and will still be done in a compassionate way. Mrs. Green stated that this will include partnering with the City and putting together an early intervention program to hopefully prevent residents from getting to this point in the future. There also may be some funding available for the residents that have balances with the least amount owed.

- NSPIRE Inspections, *Charles Williams*

Mr. Williams gave an update regarding the NSPIRE inspections. He explained briefly the difference in the NSPIRE inspections as opposed to the previous inspections which is the

biggest change in 25 years. With the INSPIRE inspections focus is also addressed to the units themselves, not just the site, exterior or the building and building systems as before. He explained that this causes some difficulty with scores because if you lose points for a unit it will almost automatically give you a failing score.

### **2024 NSPIRE inspections to date**

- 10 NSPIRE inspections to date in the State of Virginia with 60% failing.
  - 60% of these have failed. 30% passed with 80's or better. Some sites actually received a 72 score.
  - RRHA had Gilpin Court with a 59 and Whitcomb Court passing with an 81. RRHA is the largest public housing authority in the state. This score of 81 was accomplished with the great help from staff and all the people working on the grounds.

Emanuel Henry and Giovanni Anderson spoke to the committee on the challenges they faced and how they all came together and worked together to get this goal accomplished. They expressed that without the leadership of Thomas West this would not have been accomplished.
  - Commissioner Pitchford mentioned that maybe a certificate should be given for these accomplishments and that the RRHA workers should be recognized for their accomplishments.

### **New Business**

#### **Safety/Crime Update, *Theodore Reynolds***

- Total homicides from 2023 were up 50%, overall violent crime was down 38%.
  - In comparison to last year with 2 homicides to this year 3.
  - Robberies in 2023 were 3, this year 5 so far.
  - So 3 out of 6 that had no homicides in the first quarter last year compared to this year.
  - In 2023 there were 16 homicides in the RRHA developments.
    - 10 homicides have been solved. Six out of the 10 were solved by using RRHA's security cameras and the remaining 4 were solved by other means.

- 6 homicides are still pending due to evidence and litigation issues.
- Adding Sentry Force Security in late August has been tremendously helpful in slowing down the crime in the RRHA developments.
- The times that Sentry Force Security is working has been changed which has also impacted the crime rate.
- The Sentry Force Security has been a great help to RPD in solving crimes as well. Mr. Nesmith has spoken with Chief Edwards and further meetings will be held to see what improvements can be made to further help with crimes. Putting out there to the residents, if you see something, say something is very helpful.
- Mr. Nesmith asked Theodore Reynolds to make sure that these statistics were given to the full board, and this was a big, big deal. Ms. Pitchford brought up the point of knowing what hours the crimes happen which would facilitate the security officers as well as giving some tips to help prevent these crimes. Mr. Williams stated that this is being addressed and hours have been adjusted.
- Save My Spot
  - Save My Spot started on March 1, 2024.
    - To date, 7,786 families have responded to save their spot.
    - Help has been provided on Wednesdays from 9:00 to 12:00 to help with assistance with Save My Spot.
    - Save My Spot is very helpful in being able to respond to residents.

### **Closing Remarks**

In closing, Mr. Nesmith stated that the work this committee has done is excellent and the work the people have done in the field is really important, sometimes more important. He thanked the workers for all their hard work and dedication. RRHA has some of the oldest structures from Miami to Vermont.

Ms. Pitchford thanked each and every member and expressed her gratitude. She ended the meeting with a quote “Do today what should be done, your tomorrow may not come”.

### **Adjournment**

Vice Chair Pitchford adjourned the meeting.