

CEO Corner

As CEO of the Richmond Redevelopment and Housing Authority, I am excited and hopeful about what our Agency is doing to help all residents become self-sufficient! April is Fair Housing month and RRHA is proud to be among those organizations who continue to ensure resident protections against discriminatory housing practices.

In fact, RRHA just recently launched a historic homeownership program with a national partner, the Neighborhood Assistance Corporation of America (NACA), at a three-day homeownership event on March 21-23. By combining our "ComeHome" homeownership program with NACA, hundreds of RRHA public housing residents and voucher holders were able to attend and start their journeys to realize their dreams of homeownership. This comprehensive homeownership program for public housing residents and voucher holders is the first of its kind to be offered by a public housing authority.

As an income-based housing provider, RRHA takes our mission of "Building Communities. Changing Lives," very seriously. We are committed to doing everything in our power to preserve public housing for those families who qualify and need the safety net it provides. Currently, RRHA is gearing up to move forward in a determined and focused manner to enforce lease agreements and repayment agreements that some have ignored and failed to honor.

We appreciate those families that continue to pay their rent and honor their repayment agreements. These are the examples that should be highlighted and recognized for doing the right thing.



Steven B. Nesmith
RRHA CEO

What is the **Family Self-Sufficiency (FSS) Program?**



The FSS program helps eligible applicants **develop assets** and **achieve economic independence**. Participants are provided with an interest-bearing escrow (savings) account upon completion of the program. This program is available to both **public housing residents** and **Housing Choice Voucher participants**.

The FSS program supports residents with **childcare; transportation; education and training; job search and retention skills; financial planning (including credit counseling); homeownership counseling; and more.**

FSS by the Numbers

IN 2024...

6	49	31
households joined the program from the waiting list	participating households	successful graduates

2025 GOALS

11	120
new households to the program	households on the waiting list



Congratulations 2023 & 2024 Graduates!

Last December, we were honored to host a graduation ceremony for the 2023 and 2024

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graduates of the RRHA FSS Program. The ceremony featured two RRHA public housing residents and ten RRHA voucher holders.

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*We could not be prouder of these FSS program participants! The success of RRHA families is our priority and the FSSP is at the core of RRHA's mission to **empower** families in public housing and voucher holders to move from assistance to **independence**.*”

Steven Nesmith, RRHA CEO



“MEET AND LEASE” EVENTS *Connect Landlords and Voucher Holders*



On Saturday, March 15, landlords and Housing Choice Voucher holders had the chance to meet at RRHA's "Meet and Lease" Housing Fair. It was an amazing opportunity to get potential tenants and landlords face-to-face with one another, asking questions and finding solid housing arrangements that work for both parties.

Turnout at this event was phenomenal, with 94 voucher-holding participants and 18 landlords. For most attendees, it was their first time at this kind of housing event, and almost all respondents to our survey felt it surpassed their expectations.

If you missed this one, keep your contact information up to date so you hear when the next one is coming!

“Meet and Lease” events are chances for voucher holders to:

- Connect with landlords
- Explore affordable housing options tailored for active voucher holders
- Meet with RRHA leasing specialists who can assist you in the process

Testimonials from our Fall 2024 Meet and Lease:

“Great outcome, lots of traffic, and good vibes”
— landlord

“Everyone was lovely and you're finding things that you want to find” — tenant

If you're a landlord interested in participating in the HCV program or future Meet & Lease events, please visit:

→ rrha.com/housing/vouchers/landlords

RRHA Issues 50 Housing Choice Vouchers



RRHA is always working to alleviate the affordable housing crisis in the City of Richmond by reducing wait times on our waiting list and providing housing opportunities for as many people as possible. We are proud to share that RRHA issued 50 vouchers at our Housing Choice Briefing event on January 15th, 2025.

At the end of the briefing, 50 participants received vouchers to begin their search for new homes. To support their efforts, RRHA is offering a dual incentive:

- \$250 to **current and potential** landlords who have units to rent within the City of Richmond that enter into a new Housing Assistance Payment (HAP) contract with a new voucher holder
- Reimburse participants up to \$150 to assist with application fees and utility connection fee

Are you eligible to receive a voucher?

Eligibility is determined by ensuring you are in good standing. The best way to ensure good standing is to **pay rent on time**.

Check your waiting list status via the applicant portal at:

► rrha.info/applicant-portal

Learn more about voucher programs at:

► rrha.com/housing/vouchers

Waitlists

Project-based voucher (PBV) and public housing waiting lists were opened on Monday, March 10. In addition to many online requests, RRHA assisted 229 in-person applicants in registering, gaining access to the portal, and applying to the waitlist during the opening week.

Before the PBV waiting list was closed again on Friday, March 14,

- We assisted **229** applicants in person with registering, gaining access to the portal, and applying to the waitlist during the opening week.
- We received **6,044** requests to be placed on the waitlist during the opening week.

The public housing waiting lists closed on Thursday, April 10, and included the Fairfield, Gilpin, Hillside, Mosby, and Whitcomb communities.

RRHA Lease Enforcement due to Non-Payment

RRHA is dedicated to transforming the lives of families and communities by providing safe, decent, and sanitary housing. This housing can only be made affordable based on the tenant's income. Rent payments are crucial for RRHA to help as many Richmonders as possible.



Charlene Riley signed up for RRHA's Compassion Action repayment plan in August 2024 and initially had more than **\$2,000** in rent debt. As of February 3, Riley had **paid off nearly \$700**.

Riley stated, "I felt like the program worked because I made it work and I was

committed to making sure that I get these things done."

Sign-ups for the plan were open from July 1, 2024, through August 31, 2024. As of February, 2025:

- **786 people with rent debt signed up for a repayment plan**
- **Of those, 220 people have reached a \$0 balance on their rent**

What's New in Redevelopment?

Mosby Makeover



RRHA is in the planning phase for the revitalization of Mosby Court South, led by a community partner, [The Richman Group \(TRG\)](#).

IN PROGRESS:

- 2025 Project Timeline
- Site Plans, Elevations, and Renderings

As of late March, **94** of **96** current residents have completed their relocation assessments with J&G Workforce Development.

Call our Information Line at (804) 780-3420 to hear a recording of the latest updates or visit

► rrha.com/redevelopment/mosby.

Senior Sites Renovations

"Promises Made
Promises Kept"



In January, the third-floor renovations at our 700 Lombardy Street community were finished, and residents have moved back into their newly improved units.

The 2nd floor is next up for renovations, with current residents relocating temporarily to the 1st floor while similar improvements are made.

Keep Your Contact Info UPDATED!



When RRHA has updates about waiting lists, new programs, neighborhood revitalization, or other important topics, we contact residents via email and/or text.

To ensure you stay in the know about relevant RRHA news and announcements, please make sure your information is up to date, including your email address and phone number, in the Resident Portal at

► rrha.info/resident-portal

Housekeeping Inspections are Underway

An inspection of each RRHA public housing unit will be completed by December 15, 2025. These inspections are aimed at preventing fire hazards, infestations, or other unsafe conditions for residents and neighbors. They're not intended to police or punish anyone over superficial uncleanliness or clutter.

Inspections are being conducted by RRHA property managers and representatives from the Resident Services Team. We'll be following RRHA's housekeeping standards and NSPIRE protocols.

Management will notify residents of the scheduled annual inspections by mail with letters containing the dates of the inspection. Be on the lookout for a letter with your scheduled inspection dates! If you have questions, contact your property management office or your resident services coordinator.



VISIT
rrha.com/calendar
for upcoming events



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