

COMMISSIONERS' SPECIAL VIRTUAL BOARD MEETING

July 2, 2025

Resolution(s) Passed:

25-16 Resolution approving the Richmond Redevelopment & Housing Authority Public Housing Agency Annual Plan, Housing Choice Voucher Administrative Plan for the Housing Choice Voucher, and the Public Housing Admissions and Continued Occupancy Plan for Fiscal Year 2026, and the Capital Fund Programs Five-Year Action Plan for Fiscal Year 2025-2029 for Submission to the Department of Housing and Urban Development

MOTION: (Parker/Jackson) Move to Adopt Resolution #1

VOTE: Aye: Johnson, Broidy, Elliott, Hardiman, Jackson, McCray, Parker, Pitchford

VOTE: Nay: None

ABSTAIN: None

ABSENT: Lewis

MINUTES OF THE SPECIAL VIRTUAL MEETING
OF THE COMMISSIONERS OF
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD AT VIA GOTOMEETING
IN RICHMOND, VIRGINIA
ON WEDNESDAY, JULY 2, 2025 AT 5:30 P.M.

Board of Commissioners In Attendance

W. R. “Bill” Johnson, Chair
Dyanne Broidy
Charlene Pitchford, Vice Chair
Kyle Elliott
Barrett Hardiman
Eddie Jackson, Jr.
Marika McCray
Harold Parker

Absent

Gregory Lewis

Staff In Attendance

Steven Nesmith, Chief Executive Officer
Mike Kelly, Chief Operating Officer
Patrick Baisi, Associate Counsel
Kim Cole, Chief of Staff
Sherrill Hampton, Senior Vice President of Real Estate and Community Development
Jessica Hardin, Vice President of Human Resources
Fatimah Smothers-Hargrove, Vice President of HCVP & TSO
Pamela Kearney, Assistant Vice President of Public Housing Operations
Colene Orsini, Vice President of Procurement and Contract Administration
Tiana Frink-Parker, Assistant Vice President of Public Housing Operations
Ralph Stuckey, Vice President of Resident Services
Calandra Trotter, Assistant Vice President for Housing Compliance
Tonise Webb, Associate Lead Counsel
Charles Williams, Vice President of Public Housing

Call To Order

Chair Bill Johnson called the meeting to order at 5:36 p.m. A quorum was established.

Citizens’ Comment Period

No citizens were signed up to speak.

FY 2026 Proposed Annual Agency Plan and Capital Fund Program Action Plan

Chief of Staff Kim Cole presented the highlights of the Agency Annual Plan, Housing Choice Voucher Administrative Plan, Public Housing Admissions and Continued Occupancy Plan (ACOP) for Fiscal Year 2026 and the Capital Fund Program Five-Year Action Plan for Fiscal Year 2025-2029. The following items were highlighted:

- The Annual Plan outlines the agency's policies, program, services, and strategies it intends to operate under during the upcoming fiscal year.
- The Capital Fund Plan outlines the agency's 5-year plan for expending public housing capital funds received by HUD.
- The Annual Plan and Capital Fund Program Plan requires input from residents and the public, including the Resident Advisory Board (RAB) and other stakeholders.
- Both Plans requires a 45-day comment period as well as a public hearing.
- The Plans must be submitted to the U.S. Department of Housing and Urban Development (HUD) by July 15, 2025.
- The majority of the Plan comments were related to concerns about the use of the RRHA online portal.
- RRHA is adding language to the proposed FY 2026 ACOP and Administrative Plan to clarify that additional in-person options are already offered beyond the Online Portal to complete required program activities.
- RRHA continues to find ways to improve customer service delivery including leveraging technology to maximize efficiencies.
- The Online Portal will not be the only option available for RRHA to engage with applicants, residents, voucher holders and landlords.
- An education and outreach awareness campaign to relaunch the RRHA Online Portal is underway. The campaign will include on-site and virtual education and outreach sessions, the creation of a video tutorial series on how to use the portal, social media awareness campaign to include launch of video tutorial series and continuing to include alternative in-person options for completing required program activities.

Resolution(s)

Agenda Item #1 - Resolution Approving the Richmond Redevelopment & Housing Authority Public Housing Agency Annual Plan, Housing Choice Voucher Administrative Plan for the Housing Choice Voucher, and the Public Housing Admissions and Continued Occupancy Plan for Fiscal Year 2026, and the Capital Fund Programs Five-Year Action Plan for Fiscal Year 2025-2029 for Submission to the Department of Housing and Urban Development

(25-16) WHEREAS, Richmond Redevelopment and Housing Authority (“RRHA”) prepared the required Public Housing Agency Annual Plan (“Annual Plan”), Housing Choice Voucher Program Administrative Plan (“Admin Plan”), and the Public Housing Admissions and Continued Occupancy Policy (“ACOP”) for Fiscal Year 2025-2029 outlining the agency’s policies, programs, services, and strategies it intends to operate during the fiscal year as required by the Department of Housing and Urban Development’s (“HUD”) regulations; and

WHEREAS, RRHA prepared the required Capital Fund Program Five-Year Action Plan for Fiscal Year 2025-2029 outlining the agency’s proposed capital plan expenditures for the RRHA Public Housing program as required by HUD regulations; and

WHEREAS, the Annual Plan, Capital Fund Program Five-Year Action Plan, Admin Plan, and ACOP were made available at all RRHA Public Housing sites, the Housing Choice Voucher Program’s Administrative Office, RRHA’s Central Office, and online on RRHA’s website for public review and public comment during the required 45-day period; and

WHEREAS, RRHA solicited comments and input from Public Housing residents on capital improvement needs and priorities to inform the drafting of the Capital Fund Program Five-Year Action Plan for Fiscal Year 2025-2029; and

WHEREAS, one hybrid public hearing was held on June 17, 2025, at 5:30 p.m. regarding the Annual Plan, Admin Plan, ACOP, and Capital Fund Program Five-Year Action Plan to solicit public comment; and

WHEREAS, a meeting with the Resident Advisory Board (“RAB”) was held on April 14, 2025, to provide input into the Annual Plan, Admin Plan, ACOP, and Capital Fund Program Five-Year Action Plan; and

WHEREAS, RRHA did receive written public comments and all comments were considered in finalizing the draft Annual Plan, Admin Plan, ACOP, and Capital Fund Program Five-Year Action Plan; and

WHEREAS, RRHA is required by regulation to submit the Annual Plan, Admin Plan, ACOP, and Capital Fund Program Five-Year Action Plan to the U.S. Department of Housing and Urban Development (“HUD”); and

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WHEREAS, the RRHA Board of Commissioners must approve all proposed RRHA Plans prior to submission to HUD.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Richmond Redevelopment and Housing Authority that:

1. The Board has reviewed and hereby approves the Public Housing Agency Annual Plan for Fiscal Year 2025-2026; and
2. The Board has reviewed and hereby approves the Administrative Plan for the Housing Choice Voucher Program for Fiscal Year 2025-2026; and
3. The Board has reviewed and hereby approves the Admissions and Continued Occupancy Policy for Fiscal Year 2025-2026; and
4. The Board has reviewed and hereby approves the Capital Fund Program Five-Year Action Plan for 2025-2029; and
5. The Chief Executive Officer is hereby authorized to submit the Public Housing Agency Annual Plan, the Administrative Plan for the Housing Choice Voucher Program, and the Admissions and Continued Occupancy Plan for Fiscal Year 2025-2026; and the Capital Fund Program Five-Year Action Plan for the Fiscal Year 2025-2029 with all required documents and certifications to the Department of Housing and Urban Development as required.

Motion: (*Parker/Jackson*) to approve Resolution #1

Motion carries unanimously

Absent: Lewis

Adjourn

There being no further business, Vice Chair Pitchford adjourned the meeting at 6:03 p.m.

Chair

Chief Executive Officer/Secretary