

MINUTES OF THE MEETING OF THE
PROPERTY MANAGEMENT AND ASSISTED HOUSING
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD AT 600 EAST BROAD STREET, 5TH FLOOR
IN RICHMOND, VIRGINIA
ON THURSDAY, MARCH 13, 2025, 5:30 p.m.

Attendees

Commissioners

Charlene Pitchford, Vice Chair
Dyanne Broidy
Barrett Hardiman
Marika McCray

RRHA Staff

Steven Nesmith- Chief Executive Officer
Mike Kelly- Chief Operating Officer
Kimberly Cole, Chief of Staff
Tonise Webb, Associate Lead Counsel and Chief Compliance Officer
Corey Franklin, Senior Vice President of Affordable Housing
Charles Williams- Vice President of Public Housing
Angela Fountain, Vice President of Communications and Public Relations
Fatimah Smothers- Hargrove- Vice President of TSO and HCVP
Pamela Kearney, Assistant Vice President of Public Housing Operations
Calandra Trotter, Assistant Vice President of Housing Compliance
Tiana Parker, Assistant Vice President of Public Housing Operations

Call To Order

Chair Pitchford called the meeting to order at 5:38 p.m. A quorum was established.

Remote Participation

Eddie Jackson was present virtually due to a medical issue.

Motion (Hardiman/Broidy) to allow Commissioner Eddie Jackson to participate remotely.

Aye: Hardiman, Broidy, Pitchford

Motion carries unanimously.

Approval of the Minutes

~September 17, 2024

~February 13, 2025

Motion (Hardiman/Broidy) made to approve the September 17, 2024, and February 13, 2025, Property Management & Assisted Housing Committee Meeting Minutes.

Aye: Hardiman, Broidy, Pitchford

Motion carries unanimously.

Citizens' Comment Period

Four Citizens signed up to speak, (Neisha Dozer, Tanesha Spell, Shawanda Jones and Kendra Pettaway). Ms. Neisha Dozer was the only one online at the time to speak. She raised concerns about her unit not passing yearly inspection, however, did pass the move in inspection. When this happens and the landlord does not comply RRHA cuts the contracts and now she is in a situation that she is responsible for back rent and cannot move to another unit either. CEO Nesmith informed Ms. Dozer that Corey Franklin would contact her first thing tomorrow morning to discuss a possible solution.

New Business

Compassion Action and Lease Enforcement – Ms. Tonise Webb had no updates.

Low-Income Public Housing Monthly Report – Charles Williams reported 94% occupancy as far as vacant units. Rent collection is at 46% with 465 delinquent repayment agreements. Workorders closed on time are at 28%. The re-examination rate is at 96.8%. Commissioner Hardiman discussed the fact that we needed to know the why rent wasn't being collected and how to resolve the issue and possibly make it easier to pay rent with cash apps such as Venmo. CEO Nesmith also discussed the fact that it has been discussed that residents feel that RRHA won't evict anyone, and this area needs to be addressed moving forward.

Workorders & ION Radios Update --Mr. Williams spoke about the use of the new Motorola ION radios and their capabilities to take before and after pictures which will aid in the accountability aspect of closing out workorders. These radios will also be very helpful in completing workorders in a more timely fashion.

Housing Choice Voucher Monthly Report – Fatimah Smothers Hargrove gave updates and the recertification rate is at 99.8%. The inspection department completed 529 inspections for the month. Under the new admissions 45 new voucher participants have been leased up. There are currently approximately 310 voucher holders out searching for housing. There will be a meet

and lease this Saturday from 11:00 to 1:00. A new 2-year forecasting tool was shown which gives a very high-level forecast on the HCVP Program. The financial goal is to reach 94% and it is projected that it is projected to be at 98.5% at the end of the calendar year. CEO Nesmith spoke about a new Ambassador program for landlords as well as the renter certification program that will be offered through Virginia Housing.

Section 8 Management Assessment Program – This is basically a report card that is receive on an annual basis from HUD and the goal is to reach 100% and get the added points for this year. There are 14 indicators that go into this report card and internal monthly CMAP check-ins are being done to achieve this goal.

Public Safety – Mr. Theo Reynolds reported that homicides are up from last year currently at 5 versus 4 last year at this time. These homicides are from nonresidents. The tipline is a very helpful tool and residents have been utilizing this to help us with our endeavors to make communities safe. Sentry Force is working with RPD and the Commonwealth Attorney to enforce the trespassing and barment issues as well as 21/30 notices are being issued for infractions that may be criminal. A community walk was held last month with RPD. CEO Nesmith expressed that engaging the youth in the communities is something that is needed and funding will be investigated to help with this.

Next Committee Meeting

The next committee meeting is Tuesday, April 15, 2025.

Adjourn

Vice Chair Pitchford adjourned the meeting at 6:33 p.m.