MINUTES OF THE MEETING OF THE
REAL ESTATE & COMMUNITY DEVELOPMENT COMMITTEE MEETING
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
AT 600 EAST BROAD STREET
5TH FLOOR CONFERENCE ROOM
IN RICHMOND, VIRGINIA
TUESDAY, MAY 13, 2025, 5:30 p.m.

Board of Commissioners In Attendance
Harold Parker, Jr.
Kyle Elliott

RRHA Staff
Steven Nesmith, Chief Executive Officer
Mike Kelly, Chief Operating Officer
Sherrill Hampton, SVP of Real Estate and Community Development
Precious Faust, SVP and Chief Financial Officer
Angela Fountain, VP of Communications and Public Relations
Tonise Webb, Associate Lead Counsel and Chief Compliance Officer
Kimberley Cole, Chief of Staff
Logan McClary, Executive Administrative Assistant

Virtual Attendance
Colene Orsini, VP of Procurement
Steve Atkins, Senior Project Manager
Tamatha Wright, Relocation Manager
Ofelia Solomon, Real Estate Specialist
Don Mullins, VP of Capital Projects
Dyanne Broidy, Commissioner
Shaquanna Becoat, Administrative Assistant

Call To Order

Commissioner Harold Parker called the meeting to order at 5:30 p.m. and a quorum was not established.

Approval of Minutes

Vote to approve the Real Estate Committee Meeting Minutes from 04/08/2025 was not voted on due to a quorum not being established.

Citizens Comment Period

No citizens signed up to speak online. An email was received from Mickey and Susan Moore:

Dear Board of Directors, Mosby Court, Gilpin Court Apartments.

My wife and l, along with Southside Church VA, have been serving the residents of Mosby Court and Gilpin Court for more than five years by providing food, clothing, and community outreach. Each month, we host a mini—Vacation Bible School event at Mosby Court, during which we also distribute essential supplies. Over time, we have built genuine relationships with many of the residents, knowing many by name.

While we have tried in every way we can to support and encourage the community, we have found ourselves limited in our ability to break through the self-destructive habits that often trap residents in a cycle of poverty. I am sure you are already familiar with these challenges and share a deep desire to see real, lasting change.

One significant issue — as reported to us by residents — is the way rent is calculated. Many have expressed that because their rent is income-based, any increase in earnings directly increases their portion of the rent.

This discourages steady employment and creates a mindset where working feels fruitless. Combined with other struggles, this dynamic makes it difficult for residents to see a clear path toward improving their lives.

Speaking from my experience as a real estate investor, I understand the value of the land these housing units occupy. I also recognize that, much like parents eventually encourage their children to leave the nest and become independent, the original intent of public housing was likely to serve as a steppingstone — not a permanent way of life. Sadly, that mission seems to have stalled in these communities.

With that said, I would like to propose an idea — one you may have already considered — to gently, thoughtfully help residents begin to transition toward independence:

Using the Accommodation Street complex as an example, there are three buildings — two smaller ones and one larger. If one of the smaller two-unit buildings has a vacancy (or if a resident could be incentivized to relocate), that building could be emptied without eviction or disruption. Once empty, the building could be torn down and replaced with a community amenity like a playground. This would be seen as a benefit, not a threat to the community. Gradually, this process could be repeated across the community, accompanied by programs that teach life skills, financial literacy, job training, and other tools to empower residents toward self-sufficiency.

The goal would be to create visible improvements while respecting and uplifting the residents — encouraging them to envision a better future for themselves and their families. It mirrors what we do as parents: teaching and preparing our children for independence.

I would love the opportunity to meet with you and discuss these ideas further, as well as explore how we might work together to bring positive, lasting change to this community.

Thank you so much for your time and consideration. I look forward to hearing from you.
Sincerely,
Mickey and Susan Moore
mickeymooreads@gmail.com

<u>Chair Updates</u>

Commissioner Parker discussed his thoughts on making sure that the board was well versed on all matters going forward and especially with the RDC and Gilpin Court.

CEO Nesmith gave his update on the RDC and Gilpin Court and advised that some clarity is needed concerning the RDC and its role especially concerning Gilpin Court. He spoke about how moving forward better communication would be had with the help of Ms. Angela Fountain and her staff.

<u>Real Estate Department Updates</u>

Creighton Court ~ Regular relocation is 28 out of 72 however, there have been some "emergency" moves. Certificates of Completion have been issued by the City and apartments are now ready for lease up.

Commissioner Parker expressed his concerns around security and the need to make sure there is enhanced security for various things such as wild dogs, crimes being committed, etc. and CEO Nesmith advised a new enhanced security plan will be discussed with the full board.

Gilpin Court ~ MDA estimate language was added. There are several options for Gilpin under consideration such as build first option, Fay Tower option, etc.

400 E. Grace ~ The project is moving forward. Project-based vouchers were awarded. It will be a senior site/housing for senior/special population seniors and disabled persons. The developer is inspecting and examining the building with a 90-day window to complete that process before moving forward with a deal.

Big 6 ~ A report will be submitted concerning what's left for the Big 6 and what's next and have the board's input on how to proceed and where as well as looking at the creative financing portion.

Section 3 & MBE/WBE Reports

CEO Nesmith advised that he had spoken with Ms. Grace Washington and there have been no new updates to report.

MBE Participation ~ Currently at 33.94% which surpasses last year's participation and with a goal of 30%

WBE Participation ~ 15.18% which surpasses last year's participation and with a goal of 10%.

Section 3 Participation ~ 26.66% which surpasses last year's participation and with a goal of 25%.

Small business payments ~ 32% of payments went to small business.

Ms. Colene Orsini advised the committee that new software was being installed that would assist in the ability to track Section 3 a lot better and will be a great tool instead of relying on contractors to advise their Section 3 participation. CEO Nesmith spoke about RRHA's success with great numbers and that Mayor Avula wanted to meet and find out what RRHA is doing because their numbers are better than the city's numbers.

Employee Retreat

Ms. Fountain spoke about the employee retreat that was held at VUU and how successful and important it was for the agency to hold an event such as this for everyone to come together as a whole. She also spoke about revisiting the employee survey, but some things had already begun in response to some of the employee concerns.

Adjournment

As there was no further business, Commissioner Harold Parker adjourned the meeting at 6:40 p.m.