

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, JANUARY 13, 2026, 5:30 p.m.

Board of Commissioners Attending In-Person

Harold Parker, Jr., Chair
Dyanne Broidy
Charlene Pitchford

Board of Commissioners Attending Virtually

Eddie Jackson, Jr., RRHA Chair
Bill Johnson, Commissioner

RRHA Staff Attending In-Person

Steven Nesmith, Chief Executive Officer
Michael Kelly, Chief Operating Officer
Kimberley Cole, Chief of Staff
Sherrill Hampton, SVP of Real Estate and Community Development
Corey Franklin, SVP of Affordable Housing
Colene Orsini, VP of Procurement
Alfonzo Mathis, Deputy Director of Communications and Public Relations
Don Mullins, VP of Capital Projects
Patrick Baisi, Associate Counsel
Tonise Webb, Associate Lead Counsel and Chief Compliance Officer
Carter Walker, Senior Project Manager
Logan McClary, Executive Administrative Assistant for Real Estate & Community Development

RRHA Staff Attending Virtually

Ofelia Solomon, Real Estate Specialist
Shaquanna Becoat, Administrative Assistant for Communications and Public Relations
Nicole Douglas, Senior Project Manager

Call To Order

Chair Harold Parker called the meeting to order at 5:30 p.m. and a quorum was not established at the beginning of the meeting. Commissioner Pitchford arrived late to the meeting, and a quorum was then established.

Approval of Minutes

- November 13, 2025.

Motion (*Broidy/Pitchford*) to approve the November 13, 2025, RECD Meeting Minutes.

Motion Carries Unanimously.

Citizens Comment Period

No citizens signed up to speak.

Chair Updates

Chair Parker spoke to the Committee about the things that are expected to support the housing authority that will most benefit the residents to become self-sufficient going forward. He also expressed his excitement about the upcoming projects. CEO Nesmith also echoed Chair Parker's sentiments about the upcoming projects of 2026, and it was going to be a great year.

Conduit Bond Program Presentation

Mr. Rich Devaney from Douglas Development gave a presentation regarding the Sevilla Residences which is a historic restoration that will have 48 affordable housing units to include 36 studio and 12 one-bedroom. The rent profile will be 60% of AMI with all utilities included. A Letter of Commitment has been received as it relates to minority businesses, WBE, and hiring local, especially Section 3 residents. Completion and lease up is projected to be September 2027.

Real Estate Departmental Updates

- Gilpin Court Redevelopment ~ Things are moving forward and there will be an update at the full Board meeting concerning the vision and collaboration with the city and city stakeholders regarding Gilpin Court Redevelopment.
- Creighton Court ~ Purcell Phase 8 is 95% leased with a total of 68 units, 65 leased and folks moved in. Phase B is 99% complete and will hopefully begin lease up between February and March.
- Mosby Court ~ Their packet has been submitted to the city and is awaiting approval. Meetings are upcoming with the residents to complete a Tenants Bill of Rights.
- 400 East Grace Street ~ There's a slight delay due to the historic and preservation and requirements for the historic tax credits. On Evidence of Outreach has been completed. CEO Nesmith shared that he has signed the MDA.
- Nine Mile Homeownership Project ~ There are two parts to this project, one being the Sprout School which is predominantly free education for minority children as well as the homeownership project. An announcement on both is upcoming towards the end of February.

- Anna Julia Cooper School ~ This is one of the projects that RRHA is partnering with that fits their mission of helping the youth be successful.
- Blackwell HOPE VI Project ~ There has been a delay due to the federal shutdown. This project will be done in phases as requested by HUD. We are closer than ever before.
- Code Refresh ~ The city is doing a zoning code refresh and CEO Nesmith has appointed Ms. Sherrill Hampton to take the lead in this in making sure the residents are aware and understand.

Section 3/MBE/WBE Reports

- MBE goal is 30% and was exceeded at 59.4%.
- WBE goal is 10% and was exceeded at 24%.
- Section 3 goal is 25% and was exceeded at 40%.
- The goal of payments for 2025 was exceeded.

Resolutions

- #1 Issuance of multifamily housing revenue bonds for the acquisition, construction, renovation and equipping of approximately 48-unit Sevilla Residents as multifamily housing facility to be in the City of Richmond.**

Motion (*Broidy/Pitchford*) to approve sending Resolution to the full Board for vote.

Motion Carries Unanimously.

- #2 Approval of the Assignment from Church Hill North, LLC to RVA Community Development Corporation as the Tenant in the previously Approved Nine Mile Homeownership Project Ground Lease.**

Motion (*Pitchford/Broidy*) to approve sending Resolution to the full Board for vote.

Motion Carries Unanimously.

Adjournment

With no further business, Chair Harold Parker adjourned the meeting at 6:52 p.m.