

MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS OF
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
HELD AT 600 EAST BROAD STREET, 5TH FLOOR BOARD ROOM
IN RICHMOND, VIRGINIA
WEDNESDAY, MAY 20, 2026, AT 5:30 P.M.

Board of Commissioners

In Attendance

Eddie Jackson, Jr., Chair
Harold Parker, Vice Chair
Dyanne Broidy
Barrett Hardiman

W. R. "Bill" Johnson - *attended virtually due to medical reasons that prevented physical attendance pursuant to Virginia Code §2.2-3708.3(B).*

Commissioners Attending Virtually

Kyle Elliott
Gregory Lewis
Charlene Pitchford

Commissioners Absent

Marika McCray

Staff In Attendance

Steven Nesmith, Chief Executive Officer
Michael Kelly, Chief Operating Officer
Patrick Baisi, Associate Counsel
Sieglinde Chambliss, Senior Advisor to the CEO
Kim Cole, Chief of Staff
Angela Fountain, Vice President of Communications and Public Relations - virtual
Sherrill Hampton, Senior Vice President of Real Estate and Community Development
Elaine Jackson, Assistant Vice President of HCVP & TSO
Pamela Kearney, Assistant Vice President of Public Housing Operations - virtual
Colene Orsini, Vice President of Procurement and Contract Administration
David Rekas, Senior Vice President and Chief Financial Officer
Theodore Reynolds, Assistant Vice President of Public Safety – virtual
Fatimah Smothers-Hargrove, Vice President of HCVP & Tenant Selection – virtual
Ralph Stuckey, Vice President of Resident Services
Calandra Trotter, Assistant Vice President for Housing Compliance - virtual
Charles William, Vice President of Public Housing - virtual

Counsel

Gerald Carter, Harrell & Chambliss, LLP

Call To Order

Chair Eddie Jackson, Jr. called the meeting to order at 5:35 p.m. A quorum was established.

Remote Participation

Commissioner Kyle Elliott participated in the May 20, 2026, Regular Board of Commissioners meeting remotely in Richmond, Virginia due to personal reasons.

Commissioner Gregory Lewis participated in the May 20, 2026, Regular Board of Commissioners meeting remotely from Richmond, Virginia due to personal reasons.

Commissioner Charlene Pitchford participated in the May 20, 2026 Regular Board of Commissioners meeting remotely from Richmond, Virginia due to personal reasons.

Motion: (Hardiman/Parker) Move to allow Commissioners Kyle Elliott, Gregory Lewis and Charlene Pitchford to participate in the May 20, 2026

Regular Board of Commissioners meeting remotely

Motion Carried Unanimously

Absent: Johnson, McCray

Note: Due to technical difficulties, Commissioner Johnson did not respond when called upon to vote on the remote participation.

Approval of Minutes

Commissioner Barrett Hardiman requested that the Minutes from the April 2, 2026 Special Board of Commissioners meeting be amended to reflect that he voted “Nay” during the roll call for the Certification of Closed Meeting. The Minutes from the *April 15, 2026 Regular Board of Commissioners Meeting* were approved.

Motion: (Parker/Hardiman) Move to approve the Minutes from the April 2, 2026 Special Board of Commissioners Meeting as Amended and to approve the April 15, 2026 Regular Board of Commissioners Meeting Minutes

Motion Carried Unanimously

Absent: Johnson, McCray

Note: Due to technical difficulties, Commissioner Johnson did not respond when called upon to vote on the Minutes.

Citizens' Comment Period

Kelly King Horne addressed the Board of Commissioners during their May 20, 2026 regular board meeting and expressed appreciation for RRHA's longstanding partnership with Homeward and the regional Homeless Coalition, noting collaboration on HUD programs, data sharing for federal funding, specialized vouchers, and the public housing preference for homeless families. She affirmed the strength of the partnership and made no requests.

Cora Hayes addressed the Board of Commissioners during their May 20, 2026 regular board meeting to raise concerns about not receiving a response to an April FOIA request regarding the Fairfield Court tenant council election.

Chair Updates

Chair Eddie Jackson, Jr. thanked staff for their tireless efforts in providing the board with essential data and tools for the May 16, 2026, Board strategic planning retreat. He noted the productive discussions between Commissioners and staff and highlighted progress on the five-year strategic plan and the formalization of Board focus areas.

Chief Executive Officer and Agency Updates

Resident and Community Engagement. Vice President of Resident Services Ralph Stuckey provided an update on resident engagement initiatives. He reported that an RRHA student had won the statewide VAHCDO scholarship and announced that the Village Celebration will be held on July 23, 2026, at Virginia Union University's Living and Learning Center to recognize graduating seniors and college-bound students. He thanked Commissioners and staff for their scholarship contributions and encouraged support for a proposed Commissioners' Scholarship. He also highlighted the launch of RRHA's Summer Youth Leadership and Employment Program, which will include e-gaming activities for youth. He summarized the May 14, 2026 Community Job Fair at Hillside Court, which drew 165 attendees, featured nine employers and five resource organizations, and resulted in nine on-the-spot job offers. He recognized J&G Workforce as a key partner. Following the report, Commissioner Lewis pledged \$2,000 on behalf of Dr. Lucas and Virginia Union University, and Steven Nesmith pledged \$1,000 toward the scholarship effort.

RRHA Maintenance Hiring Event. Vice President of Human Resources, Jessica Clarke reported on RRHA's April 21, 2026 Maintenance Hiring Event at the Fairfield Community Center, which introduced a new hands-on interview format allowing candidates to demonstrate practical skills, tour sample units, and learn about tools used on the job. She noted that the format was well received by staff and applicants, resulting in two hires, and said the approach helped candidates better understand the work while giving RRHA a clearer assessment of job-related abilities. She stated that staff plan to use this structure again for future hiring events.

Emergency Housing Voucher (EHV) Funding Sunset. Assistant Vice President of HCVP & TSO, Elaine Jackson reported that the Emergency Housing Voucher program established in 2021 to assist individuals experiencing homelessness, is scheduled to end on December 31, 2026, affecting 54 families. RRHA has notified participants and landlords and scheduled sessions to explain the transition. She said RRHA is exploring options such as public housing placement, the mainstream voucher program for eligible disabled adults, and HUD-VASH referrals for veterans, though funding shortfalls limit movement into other voucher programs. RRHA has also added a preference for EHV families to public housing and project-based voucher waiting lists.

Annual Plan Update. Chief of Staff Kim Cole explained that because the Emergency Housing Voucher (EHV) transition preference is considered a significant amendment to RRHA's Annual Plan, the agency was required to reopen the plan for public comment. As a result, the public comment period was extended through July 1, 2026, and the public hearing was rescheduled to the same date to allow additional time for public review.

RRHA and Anna Julia Cooper School Partnership Event. CEO Steven Nesmith announced an upcoming partnership event with the Anna Julia Cooper School and previewed a video highlighting the partnership, which supports K–12 educational opportunities for public housing residents. He noted that the event will celebrate the school's long-standing service to RRHA

families and the broader partnership between the organizations. He explained that the partnership grew from the Board's interest in supporting projects with strong community benefit. He added that Commissioner Dyanne Broidy will speak at the event. Chair Eddie Jackson encouraged Commissioners and staff to attend the event.

RRHA/TRG Testimony to the City's Planning Commission regarding Community Unit Plan for Mosby South. CEO Nesmith reported that RRHA and its partners secured unanimous approval from the City's Planning Commission for the Preliminary Community Unit Plan for Mosby Court South. He thanked Mayor Avula's team, City Council President Cynthia Newbille, Senior Vice President Sherrill Hampton, Chair Eddie Jackson, and Commissioner Dyanne Broidy for their support of the project and noted that the proposal will go to City Council the following Tuesday for approval.

Committee Update(s)

The *Real Estate and Community Development Committee* met on April 28, 2026. Sherrill Hampton, Senior Vice President of Real Estate and Community Development provided an update on the following items.

- Gilpin Court Redevelopment and Gilpin Court Build-First Project.
- Creighton Court
- Mosby Court South.
- Fay Towers.
- Anna Julia Cooper School
- Section 3 and MBE/WBE Reports.

The *Governance Committee* met on May 13, 2026. Commissioner Kyle Elliott, Chair of the Governance Committee provided an update on the following item.

- CEO Goals and Objectives.
- Reviewing Internal Policies to ensure Best Practices.

The *Administration-Finance Committee* met on April 27, 2026. Sieglinde Chambliss, Senior Advisor to the Chief Executive Officer provided an update on the following items.

- March 2026 Financials.
- Agency Vacant Positions and Section 3 Hires
- IT Update
- Procurement Planning Reports

Resolution(s)

Resolution 2026-16 – Resolution approving the Selection of the Fay Tower Co-Developer

(2026-16) WHEREAS, on August 1, 2025, the Richmond Redevelopment and Housing Authority ("RRHA") issued Request for Proposal 2025-18, a Co-Developer for Fay Towers;

WHEREAS, of all respondents evaluated, RRHA determined that the NHP Foundation & the Hanson Company (collectively, the "Developer") were the most

qualified respondent whose proposal offered the most favorable terms to RRHA and the Richmond community at large;

WHEREAS, it is necessary for the Board of Commissioners of RRHA (the “Board”) to take appropriate official action to approve the selection of the Developer.

NOW, THEREFORE, BE IT RESOLVED, by the Board as follows:

1. That NHP Foundation & the Hanson Company shall be selected as RRHA’s developer-partner for the work described in the RFP, which selection shall be memorialized by a subsequent Master Development Agreement (“MDA”);
2. That the Board authorizes the Chief Executive Officer to begin negotiations of a Term Sheet consistent with the NHP Foundation & the Hanson Company proposal, along with such other conditions and agreements as may be necessary or incidental to implementing an arrangement favorable to RRHA; and
3. That the Chief Executive Officer shall deliver to the Board a finalized Term Sheet and subsequent MDA consistent with the intent of this resolution.

Action: Resolution 2026-16 was Withdrawn

Discussion: Attorney Gerald Carter announced that Resolution 2026-16 was being withdrawn from consideration. Senior Vice President of Real Estate and Community Development Sherrill Hampton explained that the co-developer that was originally selected for Fay Towers has withdrawn from the project. In accordance with procurement policies, staff are requesting that the matter be returned to the Real Estate Committee to review the next-highest-ranked respondent at its June 2, 2026 meeting. Chair Eddie Jackson further clarified that because the awardee rescinded its offer, the Real Estate Committee will now consider the second ranked respondent for the project.

Closed Session

At 6:32 p.m., Gerald Carter, Counsel asked to go into Closed Session and read the following motion:

I move that we go into a closed meeting to consult with legal counsel and staff about actual litigation involving a federal class action lawsuit that, if briefed in an open meeting, would adversely affect the negotiating or litigating posture of RRHA as permitted by

Section 2.2-371 1(A)(7) of the Virginia Freedom of Information Act.

Motion: (Parker/Hardiman) Move to go into Closed Session.

Motion Carried Unanimously

Absent: Johnson, McCray

Note: Due to technical difficulties, Commissioner Johnson did not respond when called upon to vote to go into Closed Session.

At 6:54 p.m., the Board of Commissioners came out of Closed Session.

Motion: (Hardiman/Parker) Move to come out of Closed Session and to Certify the Closed Session.

Motion Carried Unanimously

Absent: Johnson, McCray

Note: Due to technical difficulties, Commissioner Johnson did not respond when called upon to vote to come out of Closed Session.

CERTIFICATION OF CLOSED MEETING

WHEREAS, the Board of Commissioners of the Richmond Redevelopment and Housing Authority (the “Board”) convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act.

WHEREAS, Section 2.2-3712(D) of the Code of Virginia of 1950, as amended requires a certification by the Board that such closed meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Board.

Resolution 2026-17 - Resolution on Authorization to Execute a Settlement Agreement in Connection with a Class Action Lawsuit

(2026-17) WHEREAS, the Richmond Redevelopment and Housing Authority (“RRHA”) is a political subdivision organized and existing pursuant to the laws of the Commonwealth of Virginia and is governed by its Board of Commissioners (“Board”);

WHEREAS, RRHA is a defendant in certain class action litigation alleging, among other things, that RRHA failed to adequately inform eligible residents of their right to request a hardship exemption related to rent determinations and/or minimum rent requirements under applicable federal housing regulations;

WHEREAS, RRHA denies liability and wrongdoing, but desires to resolve the litigation in a manner that avoids the uncertainty, expense, and burden of further litigation and serves the best interests of RRHA and its residents;

WHEREAS, the parties to the litigation have negotiated a proposed Settlement Agreement setting forth the terms and conditions for resolution of the claims asserted in the lawsuit;

WHEREAS, the Board has reviewed and considered the proposed Settlement Agreement and has determined that entry into the Settlement Agreement is in the best interests of RRHA; and

WHEREAS, the Board recognizes that the execution, implementation, and effectiveness of the Settlement Agreement is subject to the approval of the U.S. Department of Housing and Urban Development (“HUD”).

NOW, THEREFORE, BE IT RESOLVED that the Board hereby approves the proposed Settlement Agreement substantially in the form presented to the Board, provided, however, that such approval, and the execution, implementation, and effectiveness of the Settlement Agreement, are expressly conditioned upon receipt of any required approval from HUD.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Board hereby authorizes and directs the Chief Executive Officer, or his designee, to execute the Settlement Agreement and any related documents, notices, certifications, amendments, or instruments necessary or appropriate to effectuate the settlement and resolution of the litigation, provided that HUD approves the Settlement Agreement.

Motion: (Hardiman/Parker) Move to adopt Resolution 2026-17

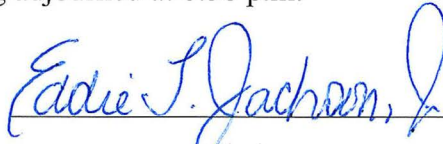
Motion Carried Unanimously

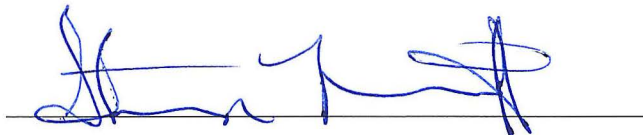
Absent: Johnson, McCray, Pitchford

Note: Due to technical difficulties, Commissioner Johnson did not respond when called upon to vote to on Resolution 2016-17.

Adjournment

There being no further business, the meeting adjourned at 6:58 p.m.


Chair


Chief Executive Officer/Secretary