

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, JUNE 2, 2026, 5:30 P.M.

Committee Members In Attendance

Harold Parker, Jr., Chair of the Committee
Dyanne Broidy
W. R. “Bill” Johnson

Committee Members Absent

Kyle Elliott
Charlene Pitchford

Other Board Members in Attendance

Eddie Jackson, Jr., Chair - virtual

RRHA Staff

Steven Nesmith, Chief Executive Officer
Patrick Baisi, Associate Counsel
Kim Cole, Chief of Staff
Sherrill Hampton, Senior Vice President of Real Estate and Community Development
Michael Kelly, Chief Operating Officer - Virtual
Colene Orsini, Vice President of Procurement and Contract Administration
Tonise Webb, Associate Lead Counsel and Chief Compliance Officer

Guests

Mike Graff, McGuireWoods
Timothy Chapman, Chapman Development
Dale Wittie, John B. Levy & Company

Call To Order

Chair Harold Parker, Jr. called the meeting to order at 5:38 p.m. and a quorum was established.

Approval of Minutes

Associate Counsel Patrick Baisi informed the committee that the inclusion of the April 28, 2026, Real Estate Committee meeting minutes on the agenda was an error and that the minutes would be ready for approval at the June 30, 2026, meeting. A motion was requested to remove the item from the agenda.

**Motion (Broidy/Johnson) Move to remove the approval of the
April 28, 2026, Real Estate Committee Meeting Minutes from the
June 2, 2026, Real Estate Committee Meeting Agenda**

Vote (Aye): Parker, Johnson, Broidy

Absent: Elliott/Pitchford

Motion Carried Unanimously

Citizens Comments

There were no citizens were signed up to speak.

Chair Updates

Chair Parker commended the committee's recent progress, referencing events such as the Anna Julia Cooper program, the boxing ring event, the Nine Mile Road Project, increased MBE participation, and ongoing conduit bond and project approvals. He encouraged continued momentum and introduced a workforce development video, suggesting RRHA explore hands-on training opportunities for residents, particularly youth in the Big Six communities.

Update on Big Six & Other Real Estate Projects

Nine Mile Homeownership Project. CEO Nesmith reported that the developer, Churchill North, is seeking approval from the Real Estate Committee to modify the project structure to advance both the Sprout School and homeownership components of the project. RRHA and the developer's legal counsel support the requested change.

Gilpin Court Redevelopment and Gilpin Court Build-First Project #1. Senior Vice President Sherrill Hampton reported that the next resident engagement meeting will be held June 23, 2026, from 5:30–7:30 p.m. at Greater Mt. Moriah Church. She added that RRHA has met with City planning and permitting staff on site plan approval and that the 36-unit first-build project continues to move forward.

400 East Grace Street. CEO Nesmith reported that the project is progressing and must close by September 30, 2026, though RRHA hopes to close earlier. Senior Vice President Hampton confirmed the timeline and said the environmental assessment is being finalized before RRHA

submits the required materials to HUD. She added that 400 East Grace Street is a 68-unit senior site near RRHA.

Creighton Court. Senior Vice President Hampton stated that the Creighton Court redevelopment project is nearing completion, with 41 households remaining to relocate by September 30, 2026. Eleven buildings have been demolished, with full demolition expected by November 2026. The project advances RRHA's shift to mixed-income communities. Phase A (68 units) is complete, and Phase B (72 units) is roughly half leased. A "Keys Event" is scheduled for June 30, 2026. Approximately 20% of former residents have returned.

Mosby Court. Senior Vice President Hampton said the Mosby Court South redevelopment is advancing. The Community Unit Plan received unanimous Planning Commission approval and is moving to City Council. She highlighted the new Tenant Bill of Rights, developed with residents and already signed. CEO Nesmith emphasized that the Bill of Rights protects the residents' right to return while allowing choice for voucher relocation. The project will provide one-for-one replacement across three phases, including at least 120 deeply affordable units supported by project-based and tenant protection vouchers.

Fay Towers. Senior Vice President Hampton reported that there is an action item related to selecting a replacement co-developer for the Fay Towers Build First Project. The item is returning to the Real Estate Committee after the Board sent it back on May 20, 2026, because the previous developer withdrew from the project. Staff have followed appropriate procurement procedures to identify a substitute co-developer for the committee's consideration.

Section 3/MBE/WBE Reports.

Vice President of Procurement and Contract Administration, Colene Orsini reported that RRHA is meeting or exceeding its participation goals, with nearly 14% WBE participation, 38% MBE participation, and almost 25% Section 3 participation. She noted that previous calculation errors have been corrected and the current figures are accurate. Chair Parker expressed satisfaction with the results and inquired about vendor training, particularly for contractors learning how to respond to solicitations. She stated that vendor training is a key goal, and added that staff training has already occurred and vendor-focused training is being developed.

Eviction Diversion Workshop

Senior Vice President Hampton announced that an Eviction Diversion workshop will be held on June 9, 2026. This event is being organized with support from Southside Community Development and Housing Corporation, led by Dianna Bowser and her team, to help public housing residents who may be behind on their rent. She noted that this is the second workshop, following one held in April. She plans to request a third workshop later in the summer or early fall for residents at other properties.

Presentation of the Bacon Senior Multifamily Housing Revenue Bond Application and Public Hearing.

Tim Chapman and Dale Witte of Chapman Development provided an update on the Bacon Senior Multifamily Housing Revenue Bond Project located at the former Nathaniel Bacon School in Church Hill. The Bacon Senior project is a 126-unit senior affordable housing development consisting of both renovated existing units and 70 newly constructed units. Mr. Chapman emphasized the importance of preserving the site as long-term affordable housing. The development team reported that the project is shovel-ready, with permits secured. A key commitment is to avoid displacement. The current residents will receive priority to relocate into new units as renovations proceed.

Public Hearing

A Public Hearing for the Bacon Senior Project was held at 6:31 p.m. No speakers came forward to provide public comments. The public hearing concluded at 6:32 p.m.

Resolutions

2026-16 Resolution Authorizing the Selection of the Developer for Fay Tower.

**Motion: (Johnson/Broidy) Move to approve sending Resolution 2026-16
to the full Board of Commissioners for approval**

Vote (Aye): Parker, Johnson, Broidy

Absent: Elliott, Pitchford

Motion Carried Unanimously

2026-19 Resolution Authorizing the Execution of the Mosby Court South Tenants' Bill of Rights.

**Motion: (Parker/Broidy) Move to approve sending Resolution 2026-19
to the full Board of Commissioners for approval**

Vote (Aye): Parker, Johnson, Broidy

Absent: Elliott, Pitchford

Motion Carried Unanimously

2026-20 Resolution Authorizing the Issuance of Multifamily Housing Revenue Bonds for the Acquisition, Construction, Renovation and Equipping of the Approximately 126-unit Bacon Senior Community Multifamily Housing Facility to be Located in the City of Richmond, VA.

**Motion: (Broidy/Johnson) Move to approve sending Resolution 2026-20
to the full Board of Commissioners for approval**

Vote (Aye): Parker, Johnson, Broidy

Absent: Elliott, Pitchford

Motion Carried Unanimously

2026-21 Resolution Authorizing the Ground Lease to RVA Community Development Corporation for the Nine Mile Homeownership Project.

**Motion: (Broidy/Johnson) Move to approve sending Resolution 2026-21
to the full Board of Commissioners for approval**

Vote (Aye): Parker, Johnson, Broidy

Absent: Elliott, Pitchford

Motion Carried Unanimously

Closing Remarks

CEO Nesmith thanked Chair Parker for his leadership and for keeping the committee focused on continued progress while also recognizing the hard work and dedication of RRHA staff.

Commissioner Bill Johnson expressed appreciation for staff efforts and shared enthusiasm for the

projects underway. He recommended that RRHA install signage or display renderings at active project sites to help publicly communicate RRHA's impact and ongoing redevelopment efforts. Chair Parker thanked Commissioner Johnson for his comments and RRHA staff for their work before adjourning the meeting.

Adjournment

With no further business to discuss, Chair Parker adjourned the meeting at 6:43 p.m.