

RESOLUTION MEMORANDUM

DATE: May 27, 2026

TO: Board of Commissioners
Richmond Redevelopment and Housing Authority

FROM: Steven A. Nesmith
Chief Executive Officer/Secretary

SUBJECT: RESOLUTION 2026-19– TO AUTHORIZE THE EXECUTION OF THE MOSBY COURT SOUTH TENANTS’ BILL OF RIGHTS

Executive Summary

The purpose of this Resolution is to authorize the execution of the Mosby Court South Tenants’ Bill of Rights.

Background

RRHA, to ensure that residents clearly understand their rights when redevelopment of their property occurs, and at the request of the City of Richmond, works with impacted residents to create a Tenants’ Bill of Rights, which clearly articulates

RECD began working with Mosby Court South residents and the Mosby Court Tenant Council in November 2025. Other meeting dates were January 15, 2026, March 19, 2026, April 16, 2026, and on May 14, 2026, when the Tenants’ Bill of Rights was finalized and signed by the Mosby Court Tenant Council, the Richmond Tenant Organization (RTO) and RRHA’s CEO.

**Note that the January 2026 meeting was interrupted by the Fire Department due to a hazardous condition in the MLK School. The February 2026 meeting was cancelled due to weather conditions.*

Recommendation

It is therefore recommended that the Board of Commissioners approve the execution of the Mosby Court South Tenants’ Bill of Rights.

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

PROPOSED RESOLUTION

Meeting Date: June 17, 2026

Resolution No. 2026-19

TITLE: RESOLUTION AUTHORIZING THE EXECUTION OF THE MOSBY COURT SOUTH TENANTS' BILL OF RIGHTS

RESOLUTION:

WHEREAS, the Richmond Redevelopment and Housing Authority ("RRHA") is undertaking the redevelopment and revitalization of the Mosby Court South public housing community;

WHEREAS, RRHA, in coordination with the Mosby Court Tenant Council and the Richmond Tenants' Organization ("RTO"), conducted numerous community engagement meetings and resident discussions regarding the proposed redevelopment of Mosby Court South;

WHEREAS, following this extensive resident engagement process, the Mosby Court South Tenants' Bill of Rights was drafted and approved by the Mosby Court Tenant Council and the Richmond Tenants' Organization on May 14, 2026;

WHEREAS, the Mosby Court South Tenants' Bill of Rights establishes guiding principles and commitments related to resident engagement, relocation assistance, right-to-return protections, one-for-one replacement housing, resident services, and redevelopment opportunities for affected households; and

WHEREAS, the Board of Commissioners (the "Board") finds that approval and execution of the Mosby Court South Tenants' Bill of Rights is in the best interests of RRHA and the residents of Mosby Court South and will help ensure a transparent, resident-focused redevelopment process.

NOW, THEREFORE, BE IT RESOLVED by the Board that the Mosby Court South Tenants' Bill of Rights, attached hereto as *Exhibit A*, is hereby approved.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Chair of the Board and the Chief Executive Officer of RRHA are hereby authorized and directed to execute the Mosby Court South Tenants' Bill of Rights on behalf of RRHA.

COMMISSIONERS' ACTION

RESOLUTION #: 2026-19

Approved _____
Date

Disapproved _____
Date

Tabled _____
Date

Withdrawn _____
Date

SIGNED:

Eddie L. Jackson, Jr., Chair
RRHA Board of Commissioners

Votes Recorded				
Commissioner	Aye	Nay	Abstain	Absent
Eddie L. Jackson, Jr.				
Charlene Pitchford				
Dyanne Broidy				
Kyle R. Elliott				
Barrett Hardiman				
W.R. "Bill" Johnson, Jr.				
Gregory Lewis				
Marika McCray				
Harold Parker, Jr.				

**Richmond Redevelopment and Housing Authority
Board Resolution Packet
Certification of Funding Availability**

- APPLICABLE**
 NOT APPLICABLE *(If checked, do not complete form)*

[To be completed by the department presenting the resolution]

Resolution #: _____

Resolution Title: _____

Funding Request

[Narrative Description] _____

Funding Source(s):

Operating

Capital (Account #)

Amount(s)

\$ _____

\$ _____

\$ _____

TOTAL

\$ _____

If applicable-

Amount of previous contract

\$ _____

Amount expended through [date]

\$ _____

[To be completed by Finance]

I _____ certify that the funds to be expended in relation to
Print Name [Chief Financial Officer or Budget Officer]

this resolution are available in the RRHA budget.

Chief Financial Officer or Budget Officer
Signature

Date

EXHIBIT A

MOSBY COURT SOUTH TENANTS' BILL OF RIGHTS

MOSBY COURT SOUTH REDEVELOPMENT TENANTS' BILL of RIGHTS

The Richmond Redevelopment and Housing Authority (“RRHA”), along with the Mosby Court Tenant Council (the “Council”) and its parent organization, the Richmond Tenants’ Organization (the “RTO”), hereby commit that they shall respect, observe, and comply with the following principles in regard to the redevelopment and revitalization of the RRHA public housing community known as Mosby Court South.

1. Pursuant to 24 C.F.R. §§ 964.1 8(a)(1) and (a)(7), RRHA shall recognize the Tenant Council and the RTO as the sole and exclusive tenant representatives of Mosby Court South families and shall not recognize any competing organization as representing the interests of Mosby Court South residents.
2. The Tenant Council and RTO recognize that the revitalization of Mosby Court South necessarily requires the demolition of all existing Mosby Court South public housing units, which, due to financial, legal, and administrative constraints, will not be replaced with new public housing units.
3. RRHA and the developer, The Richman Group (TRG), commit to one-for-one replacement of all 106 public housing units upon completion of the redevelopment of Mosby Court South. One-for-one replacement is feasible at Mosby Court South due to the smaller size of the property as compared to larger RRHA public housing sites, the proposed density of the site, and RRHA's ability to secure enough Tenant Protection Vouchers from HUD. In addition, the use of Project-Based Vouchers (PBVs) for each phase of the redevelopment will allow for the availability of deeply affordable units.

In addition to the PBVs, affordability will be further maintained by the use of Low-Income Housing Tax Credits (LIHTCs). Note that households must also meet certain eligibility criteria, including income and annual recertification, to secure a LIHTC unit.

4. RRHA commits to an open, meaningful, and enforceable resident engagement process which will guide all substantive decisions about the redevelopment of Mosby Court South. The process will include, at a minimum, a quarterly redevelopment meeting between RRHA, the RTO, the Mosby Tenant Council, and Mosby Court South households and the developer, TRG, beginning the month after this Bill of Rights is executed by all signatories here to and continuing until completion of the redevelopment of Mosby Court South.

5. RRHA guarantees that while Mosby Court South is being redeveloped, every affected Mosby Court South household¹ will be relocated² to a residence of their choice which is (i) safe, decent, and sanitary and (ii) affordable to a household of the displaced household's size and adjusted income.

RRHA will provide each displaced household with a minimum of three (3) potential relocation options based on the household's eligibility. Relocation options may include issuance of a Tenant Protection Voucher, relocation to a unit utilizing RRHA Project-Based Vouchers, or relocation to an available and appropriately sized unit at an existing RRHA public housing site. All Mosby Court South households have the "right to return" should they so choose, and if they meet all eligibility requirements.

6. RRHA agrees to bear all reasonable relocation costs for every affected household if RRHA requires them to move away from their residence to facilitate the redevelopment of Mosby Court South. See **Attachment A** for a listing of the relocation assistance that will be provided, as applicable, to all affected households at Mosby Court South. This offer of assistance applies to both temporary and permanent transfers of the following kinds (i) from one RRHA public housing unit to another, (ii) from an RRHA public housing unit to any residence outside of RRHA public housing, and (iii) from any temporary relocation site back to a newly constructed or rehabilitated unit at the fully redeveloped Mosby Court South site.
7. RRHA commits that it will not permanently relocate any affected household, who is in Good Standing and meets the occupancy standards, from the Mosby Court South site without the household's agreement and consent.

For purposes of this Bill of Rights, "Good Standing" shall mean those households who are eligible for RRHA's Housing Choice Voucher Program, and the criteria used to determine Good Standing for eligibility to return to the redeveloped community shall include, but not be limited to, the following:

- a. Must be in compliance with the terms of their lease;
- b. Must be current in rent payments or the terms of a repayment agreement;
- c. Must not have any unresolved eviction action;

¹ For the purpose of this instrument, an "affected Mosby Court South household" or "affected household" is any household who lawfully occupies a Mosby Court South public housing unit at the time that RRHA vacates such unit for purpose of redevelopment. This term specifically excludes families whose lease to such unit terminated prior to the time at which RRHA vacates the unit for purpose of redevelopment (including, without limitation, voluntary termination or termination for any breach of the household's Dwelling Lease).

² No term used in this instrument shall be construed as coterminous with similar terms of art defined in any statute or regulation, including, without limitation, the Uniform Relocation Act (42 U.S.C. §4601 *et seq.*) and its implementing regulations, unless specific reference to such definition is made by citation herein.

- d. Must not have any person other than those named on the lease living in the unit;
 - e. Must be income eligible based on program guidelines;
 - f. Must have no outstanding damage charges;
 - g. Must not have a history of significant or repeated lease violations;
 - h. Must be current with all income recertifications;
 - i. Must not have any household members engaged in criminal activity.
8. RRHA commits that every affected Mosby Court South household who both (i) notifies RRHA of their intent to return to Mosby Court South after redevelopment, by the date indicated on the Mosby Court South Tenant Rehousing Agreement or other RRHA-issued document; and (ii) is, at the time of their return to Mosby Court South, eligible for transfer to the relevant subsidy program, and/or LIHTC program shall be guaranteed a newly constructed or rehabilitated unit of appropriate size at the redeveloped Mosby Court South site.
9. RRHA will undertake all reasonable efforts to ensure that as many current Mosby Court South households as possible are able to meet eligibility requirements for RRHA's Housing Choice Voucher Program. RRHA commits to examine its policies and procedures and make all reasonable changes which meaningfully expand eligibility to the program within all applicable law and HUD regulations. RRHA further commits to working with private landowners who accept tenant or project-based vouchers to maximize Mosby Court South households' eligibility for admission to their respective housing communities. RRHA commits to consult with the RTO, the Tenant Council, and Mosby Court South residents on such changes to policy or procedure.
10. RRHA and the developer, TRG, commit to providing, through RRHA's Resident Services Department or local community partners, self-sufficiency, financial literacy, and other assistance programs that help prepare Mosby Court South households for living successfully during and after redevelopment. Such services will be offered to a household starting within sixty (60) days of HUD's approval of the Section 18 application and concludes when all households have been relocated.

In addition, all households relocating, either permanently or those returning to the redeveloped Mosby Court South, will receive periodic follow-up and tracking up to one year after relocation.

11. RRHA and the developer, TRG, commit to maximizing opportunities for resident employment, education, and vocational training throughout the redevelopment process. This commitment includes negotiating Section 3 hiring goals which fully complies with RRHA's Section 3 Policy in agreements with RRHA's development partners and contractors, as well as promoting work and educational training through the proposed resident self-sufficiency activities.

