

RESOLUTION MEMORANDUM

July 2, 2026

TO: Board of Commissioners
Richmond Redevelopment and Housing Authority

FROM: Steven A. Nesmith
Chief Executive Officer/Secretary

SUBJECT: Resolution 2026-25: To Approve the Richmond Redevelopment & Housing Authority's Fiscal Year 2027 Agency Annual Plan, Amended Housing Choice Voucher Program Administrative Plan, Amended Public Housing Admissions and Continued Occupancy Plan and Capital Fund Program Five-Year Action Plan for Fiscal Year 2026-2030 for Submission to the Department of Housing and Urban Development

Executive Summary

The purpose of this resolution is to approve the Richmond Redevelopment & Housing Authority's (RRHA) Fiscal Year (FY) 2027 agency annual plan, amended Housing Choice Voucher Program Administrative Plan, amended Public Housing Admissions and Continued Occupancy Plan and Capital Fund Program Five-Year Action Plan for FY 2026-2030 for submission to the Department of Housing and Urban Development (HUD).

Background

The FY27 Agency Annual Plan is RRHA's required annual submission to HUD under 24 CFR Part 903, establishing the agency's policies, programs, and objectives for the upcoming fiscal year. The Annual Plan submission also carries forward proposed amendments to the Housing Choice Voucher Program Administrative Plan and the Public Housing Admissions and Continued Occupancy Plan (ACOP), updating existing policy language to reflect current program regulations and agency practice. The Capital Fund Program (CFP) Five-Year Action Plan is a separate HUD submission governed by 24 CFR Part 905, but because it carries similar public comment and hearing requirements, RRHA prepares and advances it for Board approval alongside the Annual Plan.

The FY27 Annual Plan, Admin Plan, ACOP, and CFP Five-Year Action Plan were made available for public review on April 27, 2026, opening the required 45-day public comment period. The plans were placed at RRHA public housing property management offices, the Housing Choice Voucher Program's Administrative Office, RRHA's Central Office, and on

RRHA's website. RRHA extended that comment period from its original close of June 12, 2026 to July 1, 2026, in order to amend the proposed plan, after it had already been released for public comment, to add a limited preference for households currently assisted under the Emergency Housing Voucher (EHV) program and RRHA's intent to request HUD funding to ready units needing modernization-level work for occupancy. **A hybrid public hearing on the plans was held on July 1, 2026.** RRHA reviewed and considered all comments received during the public comment period, and made adjustments to the plan accordingly.

The EHV preference was established in anticipation of the program's upcoming federal funding sunset, to support continuity of housing assistance for affected households as the program winds down. The related modernization amendment reflects RRHA's intent to request HUD approval to receive operating funds for vacant public housing units undergoing modernization at Gilpin Court, Hillside Court, Whitcomb Court, Fairfield Court, Mosby Court, the Senior Sites, Blackwell Senior Cottages, and Highland Grove 1 and 2. Units will be prioritized based on the severity of repair needs exceeding the scope of regular maintenance staff, funded through Capital Funds, so that units can be brought back online to provide housing to families in need.

As part of preparing the Annual Plan and the CFP Five-Year Plan, RRHA consulted with resident leadership and with public housing property management and maintenance staff, incorporating their input on unit conditions, resident priorities, and program needs. HUD also requires, as part of the submission process, that the City of Richmond certify that RRHA's Annual Plan is consistent with the City's Consolidated Plan, and this certification must be obtained prior to submission.

Policy Considerations

This action is in compliance with 24 CFR Part 903, Part 905 and related HUD requirements for the preparation and submission of a housing authority's Annual Agency Plan and Capital Fund Program Five-Year Action Plan. This is inclusive of proposed policy changes captured in amendments to a housing authority's ACOP and Admin Plan.

Recommendation

It is therefore recommended that the RRHA Board of Commissioners approve the agency's proposed FY27 Annual Plan, along with the amended Admissions and Continued Occupancy Policy and Administrative Plan, and the Capital Fund Program Five-Year Action Plan for 2026-2030 for submission to the Department of Housing and Urban Development for final approval.

**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):

	Amount(s)
Operating	\$ _____
Capital (Account #)	\$ _____
_____	\$ _____

TOTAL	\$ _____
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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

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

PROPOSED RESOLUTION

Meeting Date: July 8, 2026

Resolution No. 2026-25

TITLE: RESOLUTION APPROVING THE RICHMOND REDEVELOPMENT & HOUSING AUTHORITY’S FISCAL YEAR 2027 AGENCY ANNUAL PLAN, AMENDED HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN, AMENDED PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY PLAN AND CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN FOR FISCAL YEAR 2026-2030 FOR SUBMISSION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

RESOLUTION:

WHEREAS, Richmond Redevelopment and Housing Authority (“RRHA”) prepared the required Public Housing Agency Annual Plan (“Annual Plan”), amended Housing Choice Voucher Program Administrative Plan (“Admin Plan”), and the amended Public Housing Admissions and Continued Occupancy Plan (“ACOP”) for Fiscal Year 2027 outlining the agency’s policies, programs, services, and strategies it intends to operate during the fiscal year as required by the Department of Housing and Urban Development’s (“HUD”) regulations;

WHEREAS, RRHA prepared the required Capital Fund Program Five-Year Action Plan for Fiscal Year 2026-2030 outlining the agency’s missions, goals, and strategies it intends to operate during the fiscal years as required by HUD regulations;

WHEREAS, the Annual Plan, Capital Fund Program Five-Year Action Plan, Admin Plan, and ACOP were made available at all RRHA Public Housing sites, the Housing Choice Voucher Program’s Administrative Office, RRHA’s Central Office, and online on RRHA’s website for public review and public comment on April 27, 2026 for the required 45-day period;

WHEREAS, RRHA amended the proposed plan during the initial comment period and extended it from June 12, 2026 to July 1, 2026;

WHEREAS, RRHA solicited comments and input from residents on capital improvement needs and priorities to inform the drafting of the Capital Fund Program Five-Year Action Plan for Fiscal Year 2026-2030;

WHEREAS, one hybrid public hearing was held on July 1, 2026, at 5:30 p.m. regarding the Annual Plan, Admin Plan, ACOP, and Capital Fund Program Five-Year Action Plan to solicit public comment;

WHEREAS, a meeting with the Resident Advisory Board (“RAB”) was held on April 23, 2026, to provide input into the Annual Plan, Admin Plan, ACOP, and Capital Fund Program Five-Year Action Plan;

WHEREAS, as of July 1, 2026, RRHA did receive written public comments and were considered in finalizing the draft Annual Plan, Admin Plan, ACOP, and Capital Fund Program Five-Year Action Plan;

WHEREAS, RRHA is required by regulations to submit the Annual Plan, Admin Plan, ACOP, and Capital Fund Program Five-Year Action Plan to the U.S. Department of Housing and Urban Development (“HUD”); and

WHEREAS, the RRHA Board of Commissioners must approve all RRHA Plans prior to submission to HUD.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Richmond Redevelopment and Housing Authority that:

1. The Board has reviewed and hereby approves the Public Housing Agency Annual Plan for Fiscal Year 2027; and
2. The Board has reviewed and hereby approves the Administrative Plan for the Housing Choice Voucher Program for Fiscal Year 2027; and
3. The Board has reviewed and hereby approves the Admissions and Continued Occupancy Plan for Fiscal Year 2027; and
4. The Board has reviewed and hereby approves the Capital Fund Program Five-Year Action Plan for 2026-2030; and
5. The Chief Executive Officer is hereby authorized to submit the Public Housing Agency Annual Plan, the Administrative Plan for the Housing Choice Voucher Program, and the Admissions and Continued Occupancy Plan for Fiscal Year 2027; and the Capital Fund Program Five-Year Action Plan for the Fiscal Year 2026-2030 with all required documents and certifications to the Department of Housing and Urban Development as required.

Recommended by Steven B. Nesmith
Chief Executive Officer

Date: July 2, 2026

COMMISSIONERS' ACTION

RESOLUTION #: 2026-25

☐ 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.				