RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
RESOLUTION MEMORANDUM

November 10, 2026

TO: Board of Commissioners
Richmond Redevelopment and Housing Authority

FROM: Steven B. Nesmith
Chief Executive Officer/Secretary

SUBJECT: RESOLUTION 2026-35– RESOLUTION APPROVING RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY'S FISCAL YEAR END 2026 SEMAP CERTIFICATION AND SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Executive Summary

The purpose of this resolution is to authorize the Chief Executive Officer to approve and submit Richmond Redevelopment and Housing Authority's (RRHA's) Section 8 Management Assessment Program (SEMAP) certification for the fiscal year ended September 30, 2026, to the U.S. Department of Housing and Urban Development (HUD).

Background

Under 24 CFR § 985.101, RRHA is required to submit an annual SEMAP certification to HUD within 60 days after the close of its fiscal year. SEMAP evaluates the administration and performance of RRHA's Housing Choice Voucher Program using 14 performance indicators. The indicators address areas including waiting-list selection, reasonable rent, income and utility allowance determinations, housing quality inspections and enforcement, payment standards, annual reexaminations, rent calculations, lease-up, and Family Self-Sufficiency enrollment. RRHA's fiscal year ended September 30, 2026. The SEMAP certification has been completed for the fiscal year and is being presented for Board approval prior to electronic submission to HUD. The final SEMAP Summary Report and the agency's resulting score/designation should be included as Exhibit A to the resolution packet.

FYE 2026 SEMAP score and designation: Projects a score of 140 out of 145 possible points, reflected in the SEMAP Summary Report, attached hereto as Exhibit A, which equates to a High Performance designation.

Policy Considerations

This action is in compliance with 24 CFR § 985.101, which establishes the annual SEMAP certification and submission requirement.

Strategic Goals

This resolution supports RRHA's commitment to effective program administration, accountability, and the delivery of housing assistance to eligible families. The specific alignment will be updated once RRHA's revised Five-Year Strategic Plan is finalized.

Recommendation

It is therefore recommended that the Board of Commissioners approve RRHA's Fiscal Year End 2026 SEMAP Certification and authorize the Chief Executive Officer to submit the certification and supporting SEMAP Summary Report to HUD.

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

PROPOSED RESOLUTION

Meeting Date November 12, 2026 Resolution No. 2026-35

TITLE: RESOLUTION APPROVING RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY'S FISCAL YEAR END 2026 SEMAP CERTIFICATION AND SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

RESOLUTION:

WHEREAS, pursuant to 24 CFR § 985.101, Richmond Redevelopment and Housing Authority (RRHA) is required to submit an annual Section 8 Management Assessment Program (SEMAP) certification to the U.S. Department of Housing and Urban Development (HUD) within 60 days after the end of its fiscal year;

WHEREAS, SEMAP evaluates RRHA's management and performance of the Housing Choice Voucher Program through 14 program performance indicators;

WHEREAS, the SEMAP indicators assess, among other matters, waiting-list selection, reasonable rent, income determinations, utility allowances, housing quality inspections and enforcement, payment standards, annual reexaminations, rent calculations, lease-up, and Family Self-Sufficiency enrollment;

WHEREAS, RRHA's fiscal year 2026 ended September 30, 2026;

WHEREAS, RRHA has completed its SEMAP certification for the fiscal year ended September 30, 2026, for submission to HUD, with the final SEMAP Summary Report attached as Exhibit A; and

WHEREAS, the Board of Commissioners has reviewed the proposed certification and finds that approval and submission are appropriate and necessary to satisfy HUD's annual reporting requirement.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of RRHA that Steven B. Nesmith, in his capacity as Chief Executive Officer, is authorized to approve and submit RRHA's Fiscal Year End 2026 SEMAP Certification and the accompanying SEMAP Summary Report to HUD, and to take such actions as are reasonably necessary to effectuate this resolution.

Recommended by: Steven B. Nesmith Date: November 10, 2026
Chief Executive Officer

COMMISSIONERS' ACTION

RESOLUTION #: **2026-35**

☐ 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				
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):	**Amount(s)**
Operating	$_____
Capital (Account #)	$_____
_____	$_____
TOTAL	**$_____**

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