

MINUTES OF A REGULAR MEETING OF THE

COMMISSIONERS OF THE

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

The Commissioners of the City of Roanoke Redevelopment and Housing Authority met on Monday, February 23, 2026.

I. CALL TO ORDER – ROLL CALL

Chair Carr called the meeting to order at 3:00 p.m. and declared a quorum was present.

PRESENT: Commissioners Coles, Jennings, Karney, Walker, Wright, Chair Carr, Vice Chair Carter

ABSENT: None

OFFICER PRESENT: Mr. David Bustamante, Secretary-Treasurer

ALSO PRESENT: Mark Loftis, Legal Counsel; Jackie Austin, VP of Finance; Joel Shank, VP of Operations; Tina Bousman, Human Resources Manager, Meghan Castañeda, Administrative Manager/Executive Assistant; Frederick Gusler, Director of Redevelopment and Revitalization; Chasidy Blankenship, Recruiter/Human Resources Assistant; Phazhon Nash, Councilman for City of Roanoke;

Chair Carr welcomed everyone to today's meeting and invited Mr. Bustamante to share the Executive Report.

II. REPORTS

1. Executive Report

Mr. Bustamante reported President Donald Trump had signed the final federal spending bill into law on February 3, 2026. The bill provided more than \$77 billion for

U.S. Department of Housing and Urban Development (HUD) programs for Fiscal Year 2026, representing an increase of approximately \$7.2 billion over the previous year. He stated roughly \$35 billion was allocated for the renewal of the Housing Choice Voucher and tenant-based voucher programs, which remained essentially level-funded. He explained that this funding should be sufficient to renew all existing Housing Assistance Payment (HAP) contracts and may allow the Authority to lease a small number of additional units that had not been leased in recent years.

Mr. Bustamante advised public housing funding had decreased, with operations reduced by \$477 million and capital funding reduced by \$210 million. He noted that these reductions came at a particularly challenging time due to inflationary pressures, rising insurance rates, new HUD inspection standards, and continued high levels of tenant account receivables. He stated the Authority had recently submitted its proposed public housing budget and expressed hope that adjustments would not be necessary as a result of the funding cuts. However, he indicated staff would return to the Board if revisions became necessary.

Mr. Bustamante informed the Board that the Roanoke Police Department had discontinued providing the Authority's monthly crime reports and had advised future reports would require submission of a Freedom of Information Act (FOIA) request. He reported a FOIA request had been submitted approximately one month prior, but no reports had been received to date, and it remained unclear whether there would be a cost associated with obtaining the data. He explained the reports had previously been used to compare service calls at Authority properties to surrounding areas and to demonstrate that public housing developments were not the highest crime areas in the

City. Board members noted difficulty accessing current crime mapping data online. Mr. Bustamante stated that he would continue to follow up regarding the request and would share any information received.

Mr. Bustamante also briefed the Board on proposed HUD changes affecting mixed-status families, defined as households in which eligible citizens resided with ineligible non-citizens. He explained that under current policy, such families were permitted to reside in assisted housing with prorated assistance. The proposed changes would require all household members in assisted units to have eligible status in order to qualify for assistance. The proposal would require verification of citizenship or eligible immigration status for all household members regardless of age, limit prorated assistance to temporary conditions pending verification, allow temporary deferral of termination of assistance for up to six months (renewable up to a maximum of 18 months), and ultimately require termination of assistance if eligibility requirements were not met. He stated that if adopted, these changes could result in families losing assistance or facing separation if an ineligible member did not obtain eligible status. He emphasized that the proposal was currently open for public comment and had not been finalized. He reported he had submitted public comments and would share them with the Board.

In response to questions, Mr. Bustamante explained household composition and eligibility status were documented during admissions and recertifications, which allowed staff to identify mixed-status households.

Mr. Bustamante further reported the Authority had applied for and been awarded \$194,000 under the Family Self-Sufficiency (FSS) program to fund four staff positions.

He also reported the Authority had applied for a ROSS Rapid Grant to support two additional positions and was awaiting notification from HUD.

Lastly, Mr. Bustamante informed the Board that National Standards for the Physical Inspection of Real Estate (NSPIRE) inspections were scheduled for the current year. He stated that training for site managers and maintenance staff had been conducted on February 11 and 12. He explained inspection frequency depended on prior scores and that the NSPIRE standards differed significantly from prior inspection protocols. He noted under the new standards, greater emphasis was placed on unit interiors and that properties losing more than 30 points across all units would fail, regardless of overall score. He acknowledged that many properties nationwide had scored lower under the new standards. In response to Board discussion, he agreed that the Authority was facing more stringent inspection requirements while simultaneously managing reduced public housing funding.

Mr. Bustamante offered to provide additional information as requested. He asked if there were any additional questions, and there were none.

2. Staff Reports

Chair Carr asked for staff reports. Mr. Gusler provided a brief update on the status of several environmental reviews. He reported four environmental reviews had been submitted to the City for approval and signature by the City Manager. He stated three of the four reviews had been completed and signed, including the Capital Fund Plan, which had been the most critical as the Authority had been unable to expend those funds until the environmental review process was finalized.

Mr. Gusler advised the remaining environmental review related to the Radon Grant had not yet been completed. As a result, the Authority will be requesting an extension from the U.S. Department of Housing and Urban Development (HUD) and he anticipated submitting that request by the end of the week. In response to a question from Councilman Nash, Mr. Gusler confirmed the extension request had not yet been submitted but that the Authority was now within the 90-day window required to do so. He further explained the City had engaged a consultant to assist with completion of the environmental review which he has been in communication with.

Mr. Gusler also reported an environmental review had been completed for the former Spanish Trail site in connection with a proposal to HUD to place the property into the public housing inventory. Although the Authority already owns the property, he explained HUD approval is required for it to formally become part of the public housing program. He stated the submission had been made to the HUD Field Office earlier in the month and the Authority was awaiting feedback. He noted this action followed several meetings and discussions regarding the appropriate process and represented a necessary step to move the property forward within the public housing portfolio.

3. Committee Reports

Chair Carr asked for committee reports. Commissioner Karney reported the Personnel Committee had met and received a presentation from Human Resources manager, Tina Bousman, regarding 2025 performance reviews and corresponding merit increases. She stated \$169,000 had been budgeted for merit increases and the recommended increases totaled approximately \$131,000. She advised the Committee was in agreement with the proposed recommendations. Mr. Bustamante confirmed no

Board action was required at this time.

4. Commissioner Comments

Chair Carr asked for commissioner comments. There were none.

5. City Council Liaison Comments or Discussion

Chair Carr asked for comments from the City Council Liaison. Councilman Nash stated he had no formal comments but noted he had documented the concerns regarding the crime reports and would follow up on the matter. He indicated Freedom of Information Act (FOIA) requests could accumulate a significant administrative load and promised to inquire about the issue. He further stated the City was working with a consultant and acknowledged that certain processes might move slowly. He encouraged ongoing communication so that he could assist in expediting matters when possible.

6. Residents or other community members to address the Board

Chair Carr asked for comments from community members. Vice Chair Carter addressed the Board in her capacity as Joint Resident Council Vice President. She expressed concerns regarding resident housing records being included in a HUD-directed data matching process linked to the U.S. Department of Homeland Security (DHS) without advance written notice to residents. She referenced the Computer Matching and Privacy Protection Act of 1988 and stated federal agencies were required to provide advance written notice when records were subject to cross-agency matching. She indicated that residents had not received such notice and that she had learned of the process through media reports rather than from the Authority.

Vice Chair Carter stated when federal directives impacted resident records,

the housing authority had a duty to provide written notice and clear explanation. She expressed concern about the inclusion of U.S. citizen tenant data in DHS systems and the potential civil rights and privacy implications. She cited Virginia Code provisions related to confidentiality and the handling of personal information, emphasizing the importance of transparency, safeguards, and purpose limitations. She stated that even if compliance was required by HUD and tied to funding, the absence of tenant-wide written notice raised concerns regarding confidentiality, consent, and procedural trust.

Vice Chair Carter formally requested the Authority provide a tenant-wide written explanation of the data matching process and designate a resident point of contact for any future federal data sharing directives. She concluded by emphasizing that transparency and clarity were essential to maintaining resident trust.

CONSENT AGENDA

C-1 Minutes of the Regular Meeting of the Board of Commissioners held
Monday, December 15, 2025.

RECOMMENDED ACTION: Dispense with the reading thereof and approve as recorded.

C-2 Monthly Operations Report for the month of December 2025.

RECOMMENDED ACTION: File as submitted.

C-3 Monthly Operations Report for the month of January 2026.

RECOMMENDED ACTION: File as submitted.

Commissioner Karney introduced a motion to approve the Consent Agenda.

The motion was seconded by Commissioner Walker and upon roll call, the following vote was recorded:

AYES: Commissioners Coles, Jennings, Karney, Walker, Wright, Chair Carr, Vice Chair Carter

NAYS: None

REGULAR AGENDA

1. Executive Session

The closed session began at 3:24 p.m. with Chair Carr stating that the Executive Session of the Board of Commissioners of the City of Roanoke Redevelopment and Housing Authority for the purpose of discussion of (1) discussion of the performance and compensation of RRHA's Executive Director, which discussion is exempt under Virginia Code Section 2.2-3711 (A)(1); and (2) consultation with legal counsel retained by RRHA address legal issues relating to RRHA's receipt, handling and response to recent directives from the U.S. Department of Housing and Urban Development, which discussion is exempt under Virginia Code § 2.2-3711(a)(8).

The commissioners came back into an open session at 4:25 p.m. Commissioner Wright moved to approve the closed meeting certification and Commissioner Walker seconded the motion. Mr. Loftis conducted a roll call vote, which was unanimously voted yes.

III. ADJOURNMENT

There being no further business to come before the Board, Commissioner Walker moved the meeting be adjourned.

The motion was seconded by Commissioner Wright and upon roll call the following vote was recorded:

AYES: Commissioners Coles, Jennings, Karney, Walker, Wright, Chair Carr, Vice Chair Carter

NAYS: None

Chair Carr declared the meeting adjourned at 4:27 p.m.



David Bustamante, Secretary-Treasurer



Thomas Carr, Chair

Exhibits from December 15, 2025 Minutes previously circulated