

AGENDA
NRHA Commissioners' Meeting
Thursday, January 14, 2021
555 East Main Street
Norfolk, VA 23501
9:00 a.m.

WELCOME AND REMARKS BY THE CHAIR OF THE BOARD

I. APPROVAL OF MINUTES OF COMMISSIONERS' MEETING
December 10, 2020 Board of Commissioners' Minutes

II. REMARKS
Executive Director's comments
Commissioners' Comments

III. HOUSING OPERATIONS
1) No Report

IV. DEVELOPMENT
1) Development Activities Report

V. FINANCE AND ADMINISTRATIVE OPERATIONS
1) Previous Month's Activities
 a) Contract Activities
 b) Anticipated Requests for Proposals, Qualifications, or Quotations and
 Invitations for Bids
 c) Cash Advance Report

VI. NEW BUSINESS

VII. COMMITTEE MEETING NOTES
 • Budget and Finance Committee minutes and attachments

VIII. CLOSED MEETING

FUTURE MEETINGS

BOC Meeting

Thursday, February 11, 2021 at 9:00 a.m.

555 East Main Street

MINUTES OF MEETING

The Commissioners (the “Commissioners” or the “Board”) of the Norfolk Redevelopment and Housing Authority (the “Authority” or “NRHA”) met in a regular monthly meeting at 555 East Main Street in Norfolk, Virginia (the “City”) on Thursday, December 10, 2020.

The meeting was called to order at 9:10 a.m. by Chairman Donald Musacchio. Those Commissioners present and absent were as follows:

Present: Mr. Alphonso Albert
 Mr. Kenneth R. Benassi (participating remotely)
 Mr. Joe W. Dillard, Jr. (participating remotely)
 Mr. Richard Gresham
 Mr. Donald Musacchio
 Ms. Suzanne Puryear

Absent: Ms. Rose Arrington

Also present were Ronald Jackson, Secretary, and Delphine Carnes, Attorney, as well as various staff members who participated remotely.

Welcome and Remarks by the Chairman of the Board

Chairman Musacchio welcomed the Commissioners and thanked them for their participation in today’s meeting. He announced that the meeting is available by telephone to provide access to members of the public. Chairman Musacchio reminded the Commissioners that NRHA’s Annual Employee Meeting will take place tomorrow, December 11, 2020, commencing at 11:00 a.m. He encouraged the Commissioners to join in celebrating the great Team #OneNRHA and all of the accomplishments of NRHA’s staff members during this challenging year. Chairman Musacchio added that Jennifer Moore, Communications and Government Relations Director, will be providing more details about this virtual event.

Chairman Musacchio noted that he and Mr. Jackson have been working with Dr. Sanchez, the facilitator from the NRHA Board Retreat (the “Retreat”), to draft some guiding principles based upon comments from Board members and issues raised at the Retreat. Chairman Musacchio indicated that Mr. Jackson will address this in more detail later in the meeting. Chairman Musacchio then reported that the Board’s Housing and Safety Committee and HCV Committee have requested that the Board consider how best to handle public safety and community engagement in NRHA’s housing communities, especially those that have recently experienced significant events affecting neighborhood safety. He explained that, rather than having a separate meeting, it was suggested that time be spent during the comment period of today’s meeting to discuss this matter further. Chairman Musacchio indicated that staff would begin the discussion

during the time reserved on the agenda for the Executive Director's comments, after which the Commissioners may follow-up with any related discussion, questions or comments. He concluded by pointing out that the draft Board Calendar for 2021 is included at the back of the previously circulated Board Packet.

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I. Approval of Minutes of Commissioners' Meetings

Chairman Musacchio presented for approval the minutes of the November 12, 2020 Board of Commissioners' meeting. Upon motion of Mr. Gresham, seconded by Ms. Puryear, the minutes of the November 12, 2020 Board meeting were unanimously approved by all of the Commissioners present. Chairman Musacchio then presented for approval the minutes of the first session of the Retreat that took place on October 26, 2020. Upon motion of Mr. Gresham, seconded by Ms. Puryear, the minutes of the first session of the Retreat were unanimously approved by all of the Commissioners present. Chairman Musacchio next presented for approval the minutes of the second session of the Retreat that took place on October 28, 2020. Upon motion of Mr. Albert, seconded by Mr. Gresham, the minutes of the second session of the Retreat were unanimously approved by all of the Commissioners present.

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II. Remarks

Executive Director Comments

Mr. Jackson greeted the Commissioners and reported that he has been working with NRHA staff for several months to develop an economic inclusion policy. He emphasized that this policy will not just consist of goals, but will be a practical program that can be implemented by NRHA in many aspects of its operations. Mr. Jackson explained that the process began with a round table discussion attended by representatives of minority and female enterprises to elicit their thoughts regarding obstacles and challenges they have encountered in attempting to obtain work from NRHA. Mr. Jackson observed that the event was very well attended and extremely informative. He noted as an example that the Requests for Proposals ("RFPs") that NRHA issues are typically 70 pages long, but only about 5 pages contain critical information. Mr. Jackson reported that contractors also indicated that the payment process used by NRHA tends to be too slow. He noted that the Authority is initially looking at what it can do from an administrative standpoint; some other issues, such as reconsidering bonding capacity requirements, will take more time to resolve. Mr. Jackson emphasized that NRHA is committed to start implementing certain changes immediately to address the comments it has received, with the goal of having a more definitive plan sometime during the first quarter of 2021. He also announced that the second item NRHA is tackling is a comprehensive organizational review. He mentioned that the Authority has hired a

consulting firm to perform an agency-wide assessment and provide a summary of their thoughts and suggestions to the Board, most likely in March. Mr. Jackson added that the consulting firm has already begun gathering documents and virtually interviewing staff members as part of their review.

Mr. Jackson reported that when the NRHA budget (the “Budget”) was adopted last June, NRHA had defunded all vacant positions and set up a team to determine which positions needed to be re-staffed. He noted that the Board gave him an allowance of \$530,000 to hire or re-hire staff members if their work is critical to NRHA operations. Mr. Jackson explained that he is mentioning this in light of the organizational assessment; NRHA wants to hold back on hiring until it knows what recommendations the consultants will make with regard to staffing needs and priorities. He stated that nine positions, with an aggregate salary amount of approximately \$320,000, have been filled to date, so there is still some money left in the approved allowance. Mr. Jackson confirmed that NRHA is comfortable with these hires as they were essential to the Authority’s activities and operations and could not be delayed.

Mr. Jackson then addressed the issue of the Guiding Principles for Inclusion and Diversity that are being developed in cooperation with Dr. Sanchez, the facilitator at the recent Retreat. Mr. Jackson indicated that he will send a draft of the principles to the Commissioners for their comments, which will then be relayed to Dr. Sanchez for inclusion in the final version. Mr. Jackson asked Commissioners to submit comments by January 9 as Dr. Sanchez hopes to incorporate their input in time to present the proposed policy at the January 14, 2021 Board meeting. Mr. Jackson emphasized that these principles are intended to be more than just guidelines; they will help inform NRHA’s decision making in many areas, including personnel policy, staff evaluations and training programs.

Mr. Jackson reported that NRHA staff members followed up on Chief Boone’s presentation to the Board and now have a better feel for the work that the Norfolk Police Department (“NPD”) does behind the scenes. Mr. Jackson directed the Commissioners to page 69 of the Board Packet that shows photographs of some local gang members. He noted that these photographs portray a real sense of the gravity of the situation, especially in light of the fact that many of these gang members are very young. Mr. Jackson stressed that NRHA needs to employ a variety of impactful strategies to address the current situation and introduced Karen Rose, Security Programs Manager, to expand on this. Ms. Rose, who participated in today’s meeting remotely, indicated that a meeting was held with the NPD Command Staff to discuss the uptick of crime, especially in the Calvert Square community. She stated that there are specialized police units working in the area now, including police cars parked in strategic locations, and the NPD is looking to add more officers to patrol NRHA neighborhoods. Ms. Rose explained that NRHA, in cooperation with the NPD, is focusing on drug deals and gang activity and is the process of preparing correspondence outlining a zero-tolerance approach to gang affiliation. She added that NRHA has been in communication with residents and has had face-to-face contact with certain identified households in Calvert Square in an effort to advance security measures and to gain more information about the sources of the current criminal activity. Ms. Rose acknowledged that the problem is not limited

to Calvert Square; there are similar issues in other communities, including Oakleaf Forest.

Mr. Gresham asked whether there are major security/crime issues in the Diggs Town neighborhood. Ms. Rose responded in the negative, indicating that Oakleaf Forest is a major concern currently and the design of that community poses special challenges in combatting and preventing crime.

Mr. Benassi suggested that NRHA should consider recruiting engineering and architecture students from Norfolk State University and Hampton University to promote economic inclusion. He offered to help with this initiative. Mr. Benassi also commented about the gang photographs in the Board Packet and asked where they were taken. Ms. Rose replied that they were mostly taken in the Calvert Square and Young Terrace communities. Mr. Benassi stated that the photos were “beyond disturbing” and wondered if NRHA could take a proactive role in approaching these individuals to help them disconnect from their gang affiliations. Ms. Albert noted that this approach will not be effective with these young people, many of whom are very dangerous and armed. He observed that it is not like addressing a group of kids loitering on a street corner. Ms. Rose agreed that it is risky to directly approach these gang members individually and that is why NRHA staff tries to work with the community at large. She added that it is not unusual to see groups of armed young men (some of whom may be legally permitted to carry) in NRHA neighborhoods, especially Calvert Square and Young Terrace.

Mr. Jackson emphasized that there are many factors that contribute to this situation, including poverty, lack of opportunity, and lack of educational resources. He observed that long-term strategies are needed, starting with early intervention. Mr. Jackson stated that efforts need to begin in elementary schools, engaging children and making sure they are proficient readers so they will be able to take advantage of employment or additional educational opportunities upon graduation from high school. He noted that if these children and teens cannot access these opportunities there is a high risk that they will end up in the criminal justice system. Chairman Musacchio thanked Ms. Rose for her comments and all of the work she and her staff do to improve the security and safety of NRHA’s neighborhoods and residents.

Commissioner Comments

Mr. Albert commented on the recent appointment by President Elect Biden of Kathleen Hicks, a civilian, as Defense Secretary. Mr. Albert noted that Biden expressed his opposition to automatically filling defense positions with members of the military, who may be more likely to position themselves for war, as opposed to a civilian who is more inclined to favor conciliatory options and efforts that mitigate loss of life. Mr. Albert explained that Biden’s selection provides an apt analogy for NRHA Board members to consider. He stated that it is critical for the Board to focus on the advancement of our City and its communities rather than getting mired in bureaucratic self-perpetuation. Mr. Albert noted that he recently raised a question about something the Board had done and was told “It’s done – there is nothing you can do about it.” He is concerned that if Board members cannot raise questions or revisit prior decisions, then they are not fulfilling their

obligation to the agency and the residents it serves. Mr. Albert commented that Mr. Jackson needs to understand the Authority's vision and implement it. He added that the Board cannot just advance the status quo and "shut up and dribble." Mr. Albert noted that Ms. Sanchez spoke about the benefit of a diverse workforce. He stated that the Board cannot successfully embrace this approach if Board members don't commit to this philosophy or if NRHA retains key people in its organization who don't believe in diversity or change. Mr. Albert explained that he was late to the meeting this morning because he is hesitant about remaining on the Board. He observed that it has been an uphill battle for him because he perceives he is sometimes seen as rocking the boat by bringing up sensitive and/or controversial issues. Mr. Albert expressed his respect for every Board member, but noted that he cannot, in good conscience, acquiesce when there has been a lapse in judgment on the part of the Board. He stated that he has developed a relationship with each of the Board members and encouraged them to be willing to exchange innovative ideas and engage in a robust discussion about how to bring the Board and NRHA to a better place.

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III. Housing Operations

1) Resolution Authorizing the Creation of Entities Relating to the Restructuring and Renovation of the Broad Creek Renaissance Rental Housing Community

Chairman Musacchio asked Mr. Morales to introduce a resolution authorizing the creation of entities for the Broad Creek development. Mr. Morales explained that the Broad Creek project is reaching the end of the 15-year Low-Income Housing Tax Credit ("LIHTC") compliance period and the units are in need of refurbishing. He commented that NRHA and The Community Builders, Inc. ("TCB") are looking to recapitalize the difference phases of the project with 4% LIHTC funding. Mr. Morales noted that NRHA owns the land on which Broad Creek is located, but currently has no ownership interest in the entities that own and operate the six Broad Creek phases. He stated that this resolution seeks to authorize the creation of special purpose entities that will allow NRHA to become part of the project's ownership structure and to take full ownership of the project upon stabilization. Mr. Morales commented that NRHA needs Board authorization and City Council approval to create new entities, and that NRHA staff recommends approval of this resolution.

Ms. Puryear asked if it is advantageous for NRHA to own the project. Mr. Morales responded that TCB was a good development partner, but there have been struggles post construction that indicate it would be in NRHA's best interest to assume ownership. He added that TCB would continue to work with NRHA during the development/rehabilitation stage and then NRHA would take over. Mr. Albert commented that he lives in the Broad Creek community and has seen the challenges firsthand. He mentioned that improvements in management have only come about since S.L. Nusbaum took over the property management function from TCB. Mr. Morales agreed. Mr. Gresham asked whether management has specific covenants in place with

the residents or just applies pressure as needed. Mr. Albert explained that S.L. Nusbaum fines residents if they leave trash out or do not maintain their property. He mentioned that S.L. Nusbaum is used to managing private market housing and this really makes a difference. Mr. Morales stated that Mr. Albert has correctly analyzed the situation and added that NRHA has a structure in place that allows it to hire third parties such as S.L. Nusbaum. Mr. Gresham asked about the value that ownership of the community would bring to NRHA and whether the Authority has the capability of enforcing the rules and policies needed to maintain neighborhood standards. Mr. Albert noted that NRHA is capable of efficient management and needs to have control of this community.

Chairman Musacchio asked if there is a Plan B. Mr. Morales stated that if the resolution is not approved, things will remain as is. He explained that the Low-Income Public Housing (“LIPH”) platform doesn’t deliver enough funding for proper maintenance, so if NRHA does not take an ownership interest there will be more issues with the units not being repaired as they need to be. Mr. Benassi asked Mr. Morales to explain what the result of the 4% tax credits will be. Mr. Morales answered that funding from the syndication of the tax credits will be used by TCB to do full interior renovations of the units, which are at a point where they need significant refreshing. Mr. Benassi inquired how much TCB will charge as a developer fee. Mr. Morales replied that their fee will be governed by LIHTC rules and will be a fair compensation for the work they are doing. Mr. Albert commented that he has delved into the operations of Hampton Roads Ventures, L.L.C. and knows that tax credits are the key to providing the financing needed to bring about these improvements.

Mr. Benassi asked about the logistics of the transition. Mr. Morales stated that there will be specific steps to handle each phase, true-ups on existing financing and restructuring for each closing. He added that NRHA is still working on the details of structuring the transition and is also preparing a Memorandum of Understanding between NRHA and TCB that will provide guidance. Mr. Morales explained that TCB will exit each phase at stabilization. He also noted that all of the phases are related and NRHA staff will come back to the Board next year seeking approval to move forward with the dispositions. Mr. Morales observed that the Authority is trying to use private debt and tax credits to fund the renovations and in order to do that, has to remove Broad Creek from the LIPH program. He added that there will be further discussions in the Housing Committee to flesh out the details. Ms. Puryear acknowledged that additional discussions would be beneficial and thanked Mr. Morales for his explanation.

Upon motion by Mr. Gresham, seconded by Mr. Albert, the following resolution was approved by all of the Commissioners present.

RESOLUTION 9449

WHEREAS, as part of the implementation of the Broad Creek Renaissance initiative and the implementation of the HOPE VI Revitalization Plan, the Norfolk Redevelopment and Housing Authority (the “Authority”) entered into agreements with The Community Builders, Inc. and its affiliates (collectively, “TCB”) pursuant to which TCB has developed assisted, affordable and

market rate rental units in multiple phases of development on land that the Authority has ground leased to TCB;

WHEREAS, the first six phases of said development (collectively, the “Phases”) are known as Bowling Green II, Bowling Green III, Bowling Green IV, Marshall Manor II, Marshall Manor III, and Marshall Manor IV, respectively, with each phase being owned by a separate entity created and controlled by TCB;

WHEREAS, the Authority does not currently hold any ownership interest in any of the separate entities that were created to own and operate each of the Phases;

WHEREAS, the Board of Commissioners (the “Board”) of the Authority has determined that it is appropriate (1) to renovate and improve the housing units in each phase using Low-Income Housing Tax Credit (“LIHTC”) financing and (2) to acquire an ownership interest in the housing units as part of the re-structuring, financing and re-syndication of the Phases (collectively hereinafter referred to as the “Project”); and

WHEREAS, the Authority will negotiate with TCB to finalize the terms of its participation in the Project and plans to enter into agreements with TCB to memorialize said terms;

WHEREAS, the participation of the Authority in one or more transactions to support the Project necessitates the creation of such limited liability companies, limited partnerships and other entities as may be desirable to facilitate the participation of the Authority in the ownership structure for the restructuring of the Phases and to facilitate the use of LIHTC financing under Section 42 of the Internal Revenue Code, as amended; and

WHEREAS, pursuant to Section 36-19.12 of the Virginia Housing Authorities Law, Chapter 1, Title 36, Code of Virginia of 1950, as amended (the “Act”), the Authority is authorized to form corporations, partnerships, joint ventures, trusts, or any other legal entities or combination thereof, with the approval of the local governing body.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Norfolk Redevelopment and Housing Authority as follows:

1. Subject to the approval of the Council of the City of Norfolk, the formation by the Authority of such limited liability companies, limited partnerships and other entities as may be necessary or desirable to facilitate the participation of the Authority in the ownership structure for the restructuring of the Phases and the use of LIHTC is hereby approved.

2. The Chief Executive Officer, or his designee, is hereby authorized to execute any and all agreements and other documents establishing such limited liability companies, limited partnerships and other entities as may be necessary to facilitate the participation of the Authority

in the Project and to take such other action and to sign such other documents as he may deem necessary or desirable to carry out the intent of this Resolution.

3. This Resolution shall be in effect from and after the date of its adoption.

2) Choice Neighborhood Initiative (CNI) Housing Plan

Mr. Morales presented a PowerPoint for the Commissioners that provided an update on the current St. Paul's Area CNI Housing Plan (the "CNI Plan") that has been approved by the U.S. Department of Housing and Urban Development ("HUD"). He noted that the CNI Plan allows some flexibility in the total number of units and how those are divided among the individual parcels within the area. Mr. Morales observed that NRHA is under a certain amount of time pressure because of the LIHTC application deadlines and the overall five-year timeframe under CNI. He explained that Phase I was the Snyder Lot, which has posed challenges in terms of the details of the construction. Mr. Morales reported that the building planned for the Snyder Lot would include a total of 138 units, 41 of which are replacement units. He indicated that the initial feasibility studies show that the cost will exceed \$30 million, with a financing gap in the range of \$3 million to \$10 million, depending on the final design and the amount of City subsidy. Mr. Morales acknowledged that he is not sure if all of the issues can be successfully addressed, especially since the City subsidy is difficult to firm up given COVID's impact on the City budget, and therefore the Snyder Lot has been sidelined for the time being.

Mr. Morales reported that NRHA did hold some sites in reserve when working on the CNI Plan and assessing what could be reasonably delivered within the five-year timeframe. He noted that NRHA has reserved Block 16 (across from Block 20), which was part of a green space and is within the 100-year flood plain, and also has reserved Blocks 3A and 3B, which have timing issues. Mr. Morales commented that NRHA has been working with Brinshore on the feasibility of the Snyder Lot, Block 16 and Blocks 3A and 3B; these plans envision Block 3A and 3B with lower density and Block 16 potentially as a mid-rise, similar to Block 20. He noted that HUD would have to sign off on any proposed changes. Mr. Morales emphasized that the Snyder Lot is still an important part of the community; even if this parcel is not included in the CNI Plan, NRHA wants to eventually see some affordable housing a part of this site.

Mr. Gresham asked about Block 8, and whether it includes enough space to accommodate the proposed building plans. Mr. Morales replied that Blocks 7A, 7B and 8 will be more akin to parcels downtown that incorporate commercial use and that is one reason they have been reserved. He added that they will always trail the market and will not be included as part of the early development. Mr. Dillard stated that he thought the residents supported the CNI Plan in part because the Snyder Lot was included in it. He asked how critical the Snyder Lot is to the CNI Plan and noted that Mr. Morales' presentation gives the impression that NRHA is not really changing the old model if there are no plans to incorporate the Snyder Lot. Mr. Morales responded that the Snyder Lot is important, but it cannot be developed within the required timeline unless

significant subsidies are brought to the table. He confirmed that not completing the Snyder Lot as part of CNI does not mean it is out of discussion for the future, and added that Dr. Susan Perry with the City also agrees that it is important. Mr. Dillard asked if NRHA would obtain something in writing from the City Council memorializing their commitment to develop the Snyder Lot. Mr. Morales replied that NRHA can ask and see if City Council is willing to provide it.

Mr. Albert commented that he is hearing two different scenarios that do not seem to be in synch. He stated that he thought the City had prepared a detailed economic inclusion policy that could be used at NRHA. Mr. Morales responded that he is a realist and that is why he is providing this updated information to the Board regarding the CNI Plan. Ms. Puryear observed that if it is a political priority to develop the Snyder Lot, then City Council needs to find the necessary funds to support their decision. Mr. Morales mentioned that COVID has made the schedule more challenging; completing the project by September 2025 is a significant hurdle and to accomplish it NRHA needs to successfully apply for 9% LIHTC financing. He added that it would be good to get an extension from Congress, but right now he has no choice but to work with the reality of the CNI schedule. Mr. Morales also reiterated that City funding is tighter due to the COVID impact. Mr. Albert thanked Mr. Morales for his informative presentation. Ms. Puryear asked whether the Board, in addition to HUD, has to approve any changes to the CNI Plan. Mr. Morales responded in the affirmative, noting that as part of the HUD process a “community conversation” is conducted to gain acceptance of the revised Plan and then the amended Plan must be authorized by the Board before going to HUD for approval. Chairman Musacchio thanked Mr. Morales for the comprehensive update.

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IV. Development

- 1) Final Approving Resolution of the Norfolk Redevelopment and Housing Authority Regarding the Issuance of its Residential Rental Housing Revenue Bonds for the Acquisition, Renovation and Rehabilitation of the Lakewood Plaza Apartments Located in the City of Norfolk, Virginia

Michael Clark, Development Operations Director, introduced a resolution approving the issuance of the Lakewood Plaza bonds. He mentioned that the Board initially approved the issuance of these bonds last July and now final approval is needed. Mr. Clark introduced Kevin White, bond counsel, who explained that the developer of the Lakewood Plaza Apartments will be using 4% LIHTC and that Cedar Rapids Bank and Trust will purchase the bonds. He noted that this transaction is very similar to the COGIC bond financing structure that the Board approved earlier this year. Mr. White indicated that the bond transaction is scheduled to close in January 2021 and the bond documents have been circulated to NRHA counsel for their review and comment. He confirmed that these are private activity bonds that will impose no liability on

NRHA and noted that the Authority will receive an annual fee as long as the bonds are outstanding and that all of NRHA's closing costs will be covered by the developer.

Upon motion of Mr. Benassi, seconded by Mr. Dillard, the following resolution was unanimously approved by all of the Commissioners present.

RESOLUTION 9450

WHEREAS, the Norfolk Redevelopment and Housing Authority (the "Issuer") has previously adopted an inducement resolution approving the application of EREG Housing Preservation, LLC, d/b/a Evergreen Real Estate Group ("Evergreen"), whose address is 566 W. Lake Street, Suite 400, Chicago, Illinois 60661, for the issuance by the Issuer of its Residential Rental Housing Revenue Bonds (Lakewood Plaza Apartments Project), in one or more series (collectively, the "Bonds"), in an aggregate principal amount not to exceed \$35,000,000, the proceeds of which would be loaned to an affiliate of Evergreen, anticipated to be Lakewood Plaza Apartments LLC (the "Borrower"), to finance (i) a portion of the cost of acquiring, renovating and rehabilitating an affordable housing development project for tenants 62 years of age or older known as Lakewood Plaza Apartments, located in the City of Norfolk, Virginia (the "City"), at 5631 Tidewater Drive, Norfolk, Virginia 23509, and consisting of a 200 unit, high rise apartment building and related facilities (the "Project"), (ii) costs of issuance of the Bonds, (iii) costs of capitalized interest during the construction of the Project and for a limited period thereafter, (iv) the payment of limited working capital, and (v) the creation of any required reserves (collectively, the "Plan of Finance");

WHEREAS, the Project shall be established and maintained as a "qualified residential rental project" within the meaning of Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code");

WHEREAS, the Issuer is empowered, pursuant to the Virginia Housing Authorities Law, Chapter 1, Title 36 of the Code of Virginia of 1950, as amended (the "Act"), to issue its bonds and make loans for the purpose, among others, of assisting in the rehabilitation by private sponsors of multifamily residential rental housing projects such as the Project, located within the territorial boundaries of the City;

WHEREAS, a public hearing with respect to the Project and the Bonds was properly noticed and held in accordance with Section 147(f) of the Code and Section 15.2-4906 of the Code of Virginia of 1950, as amended, on July 16, 2020, and the City Council of the City of Norfolk granted its approval, as applicable elected representative in accordance with Section 147(f) of the Code, on August 25, 2020; and

WHEREAS, the Borrower has requested that the Issuer proceed with issuing the Bonds and selling them to Cedar Rapids Bank and Trust Company (the "Bondholder"), with the proceeds

of such sale to be loaned to the Borrower to undertake the Plan of Finance, all pursuant to the following documents, forms of which have been submitted to the Issuer and reviewed by the Issuer's counsel (collectively, the "Issuer Documents"):

(a) A Bond Financing Agreement by and among the Issuer, the Borrower, and the Bondholder, authorizing the issuance of the Bonds, including the forms of the Bonds as an exhibit thereto, providing for the initial purchase of the Bonds by the Bondholder, setting forth the Borrower's obligations to pay when due the principal of and interest on the Bonds, including the form of the Borrower's Promissory Note, in one or more series, evidencing such obligations (collectively, the "Note"), and providing for the Issuer's assignment of the Note and certain other rights to the Bondholder;

(b) A Regulatory and Land Use Restriction Agreement between the Issuer and the Borrower, setting forth certain restrictions required by the Treasury Regulations to maintain the Project as a "qualified residential rental project" within the meaning of Section 142(d) of the Code; and

(c) A Tax Regulatory Agreement and No-Arbitrage Certificate between the Issuer and the Borrower, setting forth certain expectations relating to the requirements for establishing and maintaining the tax-exempt status of interest on the Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY THAT:

1. The issuance of the Bonds in an original aggregate principal amount not to exceed \$35,000,000 is hereby approved. All other terms of the Bonds as described in and provided by the Issuer Documents are hereby approved.

2. The Issuer Documents are hereby approved in substantially the forms submitted to the Issuer, subject to such changes, insertions or omissions as may be approved by the Chairman or Vice Chairman, either of whom may act, upon advice of counsel to the Issuer, which approval shall be evidenced conclusively by the execution and delivery thereof. The Chairman or Vice Chairman, either of whom may act, is hereby authorized to approve the final forms, denominations, redemption provisions, places of payment, initial interest rates, payment terms, dates and all other provisions of the Bonds, so long as the original aggregate principal amount of the Bonds does not exceed \$35,000,000. The execution and delivery of the Issuer Documents by the Chairman or Vice Chairman shall constitute conclusive evidence of the Issuer's approval of the final forms, denominations, redemption provisions, places of payment, initial interest rates, payment terms, dates and all other provisions of the Bonds, subject to the foregoing limitation. All other terms and conditions described in and provided by the Issuer Documents are hereby approved.

3. The Chairman or Vice Chairman, either of whom may act, is authorized and directed to execute the Bonds by manual or facsimile signature, and the Secretary or any Assistant Secretary

of the Issuer, any of whom may act, is authorized and directed to have the seal of the Issuer impressed or printed thereon and to attest such seal by manual or facsimile signature. All terms of the Bonds are by this reference incorporated herein as part of this Resolution.

4. The officers of the Issuer, any of whom may act, are authorized to execute and deliver all certificates and instruments (including, without limitation, Internal Revenue Service Form 8038), and to take all such further action as they may be advised is necessary or desirable in connection with the issuance and sale of the Bonds and the undertaking of the Plan of Finance.

5. All costs and expenses in connection with the financing and the acquisition, renovation and rehabilitation of the Project, including the fees and expenses of bond counsel, counsel for the Issuer and counsel for the purchaser of the Bonds, are the obligations solely of the Borrower and shall be paid from the proceeds of the Bonds (but only to the extent permitted by applicable law) or by the Borrower. If for any reason the Bonds are not issued, it is understood that all such expenses shall be paid by the Borrower and that the Issuer shall have no responsibility therefor. If the Bonds are issued the Borrower shall pay to the Issuer an annual administrative fee equal to 0.00125 times the then-outstanding principal amount of the Bonds on the issue date of the Bonds and on each anniversary date thereof, without notice or invoice, for so long as the Bonds are outstanding.

6. The Borrower agrees, and has agreed in the Bond Financing Agreement, to indemnify and save harmless the Issuer, its commissioners, directors, officers, employees, attorneys and agents from and against all liabilities, claims, damages, penalties, losses, costs and expenses in any way connected with the issuance and sale of the Bonds.

7. The Bonds shall be limited obligations of the Issuer and shall be payable solely out of revenues, receipts and payments specifically pledged therefor. Neither the commissioners, officers, agents or employees of the Issuer, past, present and future, nor any person executing the Bonds, shall be liable personally on the Bonds by reason of the issuance thereof. The Bonds shall not be deemed to constitute a general obligation debt or a pledge of the faith and credit of the Commonwealth of Virginia or any political subdivision thereof, including the Issuer and the City, and neither the Commonwealth of Virginia nor any such political subdivision thereof shall be personally liable thereon, nor in any event shall the Bonds be payable out of any funds or properties other than the special funds and sources provided therefor. Neither the faith and credit nor the taxing power of the Commonwealth of Virginia, or any political subdivision thereof, shall be pledged to the payment of the principal of the Bonds or the interest thereon or other costs incident thereto. The Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

8. Any obligation of the Issuer to exercise its powers in the City to issue the Bonds as requested by the Borrower is contingent upon the satisfaction of all legal requirements and the Issuer, including its commissioners, officers, employees and agents, shall not be liable and hereby

disclaims all liability to the Borrower for any damages, direct or consequential, resulting from the Issuer's failure to issue Bonds for the Project for any reason.

9. All other acts of the officers of the Issuer which are in conformity with the purposes and intent of this Resolution and in furtherance of the issuance of the Bonds are hereby approved and confirmed.

10. This Resolution shall take effect immediately upon its adoption.

2) Development Activities Report

Chairman Musacchio announced that the Development Activities Report is contained in the Board Packet at pages 46 and 47. There were no questions or comments from the Commissioners.

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V. Finance and Administrative Operations

1) Resolution Authorizing a Change Order to the Legal Contract

Mr. Jackson directed the Commissioners to the Board Packet, which contains an overview of the change order request for the legal services contract. He explained that the current maximum amount is \$750,000 for two years. Mr. Jackson stated that NRHA has incurred \$600,000 of expenses in defending the St. Paul's lawsuit to date and expects to incur another \$820,000 in legal fees on this litigation, resulting in an anticipated increase of approximately \$1,500,000 over the currently authorized maximum. He requested that the Board approve this increase and noted that the funding is not drawn from the Authority's reserves, but comes from the Capital Fund Program

Upon motion of Ms. Puryear, seconded by Mr. Benassi, the following resolution was approved by a majority of the Commissioners present (with Mr. Albert and Mr. Dillard voting against the approval of the Resolution).

RESOLUTION 9451

WHEREAS, the Authority routinely requires legal services to complete its daily business;
and

WHEREAS, the Authority has previously entered into an annual \$750,000 not to exceed contract with Delphine Carnes Law Group, PLC to accomplish these legal services, after procuring legal services in accordance with the Virginia Public Procurement Act; and

WHEREAS, the scope of the services to be provided through this engagement has expanded as a result of an unanticipated level of legal services required for the St. Paul's litigation; and

WHEREAS, the NRHA Procurement policy requires approval from the Board of Commissioners for change orders exceeding 25% or the original contract amount; and

WHEREAS, these additional services are anticipated not to exceed the amount of \$1,500,000;

NOW, THEREFORE, be it resolved, that:

1. The Chief Executive Officer or his designee is hereby authorized to issue a change order to the FY-2021 contract with Delphine Carnes Law Group, PLC in the amount of \$1,500,000.
2. This Resolution shall be in effect from and after the date of its adoption.

2) Previous Month's Activities

A report of last month's activities is included in the Board Packet. Donna Mills, Chief Housing Officer, addressed the Charge-Offs Report. She noted that these are very low because of the eviction moratorium for non-payment of rent. Ms. Mills mentioned that the Accounts Receivables are up for the same reason and added that the agency currently has a 2.72% delinquency rate. Virginia Mack, Chief Administrative Officer, pointed out some noteworthy items on the Cash Report. She reported that NRHA is working with HUD to release Jobs Plus funds and also indicated that CNI appears on this report for the first time. She explained that NRHA requested funds from HUD, seeking reimbursement for certain CNI administrative costs; those funds are anticipated to be received before the end of this calendar year (she referred to page 53 of the Board packet).

. . .

VI. New Business

None.

. . .

VII. Committee Meeting Notes

Committee meeting notes and minutes are included in the Board Packet; there were no questions from the Commissioners, although Chairman Musacchio mentioned that he misses holding the committee meetings in the communities and looks forward to the time when that can be done safely.

. . .

Chairman Musacchio invited comments from the public. He explained the procedure: individuals interested in participating should dial *9, parties will be called on by the last 4 digits of their phone numbers and then each speaker should state his or her name and address before speaking. Chairman Musacchio indicated that the Commissioners may not be able to answer any specific questions this morning, but will follow-up with a complete response to any public comments or concerns. No members of the public called in with questions or comments on the designated line. Jennifer Moore checked the hallway and lobby to be sure there were no individuals waiting to speak and also rechecked the phone line one more time. There were no public comments.

. . .

Mr. Jackson responded to Mr. Albert's earlier comment on the City's economic inclusion plan, noting that NRHA chose to have a roundtable with the contractors first. He indicated that this was different from the City's process, but NRHA was committed to starting from the ground up. Mr. Albert stated that he fully understands that now and explained that the reason he made his earlier comments is because he has been focused on the issue of economic inclusion and wanted to make sure that it is an integral part of NRHA's activities. Mr. Gresham mentioned that he likes to raise questions from the point of view of the private sector. He observed that the Authority needs to ensure that the approach it takes is realistic and effective in bringing about true change in the way NRHA does business. Mr. Gresham acknowledged that this is not easy and it is critical to work from the bottom up. Ms. Puryear noted that it is important to recognize that positive change may come through the revision of laws and regulations, but separately NRHA needs to assess how to improve its own policies and the way it does business. Mr. Albert agreed that it is a difficult challenge. Ms. Puryear stated that she likes Mr. Benassi's idea of identifying entrepreneurs and mentoring them. Mr. Albert pointed out that minority businesses may sometimes be confused with small businesses and it is important to recognize that some minority businesses are very large. He emphasized that minority ownership should never be an impediment or create a handicap for a business. Mr. Benassi applauded the Board members for their frank dialogue and noted that this discussion is evidence that the NRHA Board is not a "shut up and dribble" kind of Board.

Before the Board went into closed session, Ms. Moore checked again to ensure no members of the public had called in or were waiting in the hallway.

VIII. Closed Meeting

A. Resolution Convening a Closed Session.

At 10:53 a.m., upon motion of Mr. Gresham, seconded by Mr. Albert, the following resolution was unanimously approved by all Commissioners present:

RESOLUTION 9452

BE IT RESOLVED, that the Authority will convene in a closed meeting pursuant to the Virginia Freedom of Information Act, as amended (the "Act"), to discuss the following matters which are specifically exempted from public disclosure by the code section referred to below:

Resolution Convening a Closed Meeting on December 10, 2020 for:

1) "Consultation with the Authority's legal counsel regarding probable litigation requiring the provision of legal advice of counsel as authorized by Section 2.2-3711.A.7 of the Act."

Discussion of the ongoing St. Paul's litigation.

B. Resolution Certifying a Closed Meeting.

At 11:38 a.m., upon motion of Mr. Albert, seconded by Mr. Gresham, the following resolution was read by Chairman Musacchio and unanimously approved by all of the Commissioners still present.

RESOLUTION 9453

WHEREAS, the Authority has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712.D of the 1950 Code of Virginia, as amended, requires a certification by this Authority that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, upon motion duly made and seconded, BE IT RESOLVED, that the Authority hereby certifies that, to the best of each Commissioner's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were heard, discussed or considered in the closed meeting, and (ii) only such public business matters as were

identified in the motion convening the closed meeting were heard, discussed or considered by the Authority.

...

Following the closed meeting, Ms. Moore provided information about the NRHA Annual Meeting, which will be held virtually tomorrow at 11:00 a.m. She mentioned that the Chairman and Vice-Chairman of the Board will make opening comments, followed by remarks from the Executive Director and a video of the Authority's accomplishments this past year. She added that there will be an employee recognition program, awards for milestone years of service and the distribution of employee gifts (earpods). Ms. Moore reported that the event should last approximately one hour.

There being no further business, the regular meeting was adjourned at 11:42 a.m.

Secretary

Chair



P.O. Box 968, Norfolk, VA 23501 p 757.623.1111 tdd 800.545.1833 www.nrha.us

SALES (DISPOSITIONS)

Date Range: 07/01/2020 - 12/31/2020

Disposition #	Suffix	Address	Developer	Usage	Development Value	Settlement Date	Land Price
Berkley III							
894-3	B	419 South Main Street	Beacon Light Community Housing Dev Org	Residential SF 3 bdrm (low mod)	210,000.00	09/11/2020	\$10,000.00
894-3	A	421 South Main Street	Beacon Light Community Housing Dev Org	Residential SF 3 bdrm (low mod)	215,000.00	09/11/2020	\$10,000.00
821	A	503 Craig Street	Howerin Construction Corp	Residential SF 3 bdrm (low mod)	245,000.00	09/10/2020	\$15,000.00
894	4	432 Pendleton Street	Beacon Light Community Housing Dev Org	Residential SF 3 bdrm (low mod)	235,000.00	08/20/2020	\$10,000.00
					Berkley III Total [4] =		\$45,000.00
East Ocean View Redevelopment/East Beach				(as per the East Beach LLDC, sales price reflects 5% of sales price)			
7-123,124,128,132		9630 Shore Drive	East Beach Realty Company	Mixed Use	TBD	08/11/2020	\$60,000.00
					East Ocean View Redevelopment/East Beach Total [1] =		\$60,000.00
					Grand Total [5] =		\$105,000.00

No Real Estate Sales for the month of December 2020



ACQUISITIONS

Date Range : 07/01/2020 - 12/31/2020

Block	Parcel Tag	Address	BNO	Owner	Date	Amount
						Total [0] =
						Grand Total [0] =

There are no acquisitions for this reporting period.



COMMISSIONERS' MONTHLY CONTRACT REPORT –

Meeting Date: January 14, 2021

As set forth in Resolution No. 8053 adopted January 23, 1995, the below listed contracts, change orders, and bid activities are for the Commissioners' information only, and no vote is required.

December 1-31, 2020

New contracts issued between \$30,000 and \$99,999:	<i>Contract Ceiling</i>	A	B	C
1. PO-20264 - Land & Coates (Mowers & Mower Tires)	\$48,225.88	G		FF
2. PO-20265 – EK Chevrolet (Chevy 2500 Truck)	\$29,528.00	G		FF

New contracts issued for \$100,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. E1011 – K-Kontractors, Inc (Scattered Sites Repairs)	\$100,000.00	C	MW	IF
2. E1012 – Dominion Builders (Scattered Sites Repairs)	\$100,000.00	C	M	IF

New task orders issued for \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. None				

New Interagency Agreements for \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. None				

Change orders issued for \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. None				

Options exercised for \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. A0029 – Riddick Fiedler Stern (A&E Services)	\$5,000,000.00	P		IF
2. A0030 – RRMM Architects (A&E Services)	\$5,000,000.00	P		IF
3. A0031 – VIA Design Architects (A&E Services)	\$5,000,000.00	P		IF
4. A0032 – Saunders & Crouse (A&E Services)	\$5,000,000.00	P		IF
5. A0033 – Pennoni Associates, Inc.	\$5,000,000.00	P		IF
6. A0034 -Vanasse Hagen Brustler (A&E Services)	\$5,000,000.00	P		IF
7. A0035 – Roach Consulting (A&E Services)	\$2,500,000.00	P		IF
8. A0036 – MSA, PC (A&E Services)	\$2,500,000.00	P		IF
9. A0037 – Rouse Sirene (A&E Services)	\$2,500,000.00	P		IF

A. KEY to contract type:

C – Construction

P – Professional Services

O – Other than Professional Services

G – Goods, Equipment, Materials, etc.

B. KEY to ownership type, new contracts only:

M – Minority owned

3 – Section 3

W – Woman owned

C. KEY to Funding:

FF – Fully Funded

IF – Incrementally Funded

BID ACTIVITY FOR CONTRACTS \$100,000 AND ABOVE
FOR THE MONTH ENDING DECEMBER 31, 2020

E1011 - K-KONTRACTORS, INC. - \$100,000.000

E1012 - DOMINION BUILDERS & CONTRACTING, LLC - \$100,000.00

A Request for Qualifications was posted on the NRHA and eVA websites on October 2, 2020. The last day for questions was October 16, 2020. Responses were to due NRHA on October 23, 2020 at 3:00pm EST.

The purpose of the Request for Qualifications (RFQ) was to pre-qualify and select up to four (4) General Contractors in order to establish a pool of contractors to bid on as needed services for **Renovation and/or Repair of 15 NRHA Scattered Sites Homes**. Section 3, Woman, Minority Owned, and Small Businesses were encouraged to participate.

Services will be requested by NRHA on an as needed basis. The selection of qualified General Contractors will not entitle the Contractor to perform all work requested by NRHA. The selection of a Contractor will entitle the Contractor, when requested by NRHA, to submit a price quote on a specific job. All pre-qualified Contractors will be solicited to submit quotes.

Five responses were received in response to the posting. One response had to be removed because the contractor did not submit responses to the evaluation criteria.

Selection was made to (2) Contractors who were deemed to be fully qualified and best suited among those submittals on the basis of the evaluation factors included in the Request for Qualifications.

Based on the total scoring of the evaluations awards will be made to the below contractors with contracts not to exceed (NTE) \$100,000.00 each.

K-Kontractors, Inc. 99.77%

Dominion Builders & Contracting, LLC. 77.83%



**Anticipated Requests for Proposals,
Quotations and Invitations for Bids
January 2021**

RFP , Security and Fire Alarm System Monitoring Services	Jan-21	Facilities Maintenance
RFP , Tidewater Gardens Phase 1B & 1C	Jan-21	DCM
RFP , Diggstown Phase I Washer/Dryer Leasing and Maint. Services	Jan-21	Property Management
IFB , 20'.24",30" Electric and Gas Ranges	Feb-21	Property Management
RFP , Grandy Wetlands Maint. Services & Phase IV Grounds Maint.	Jan-21	Property Management
Research , Historic Preservation Consulting for 555 E. Main Street	Jan-21	Executive Office
RFP , Sewer Wastewater Maintenance & Repair	Feb-21	DCM
RFP , Projects Based Voucher (PBV) for Projects within the Boundaries of the City of Norfolk and Neighboring Jurisdictions (197 Vouchers)	Evaluation	Property Management
IFB , Tile Installation Services	Evaluation	Facilities Management

RFP = Request for Proposal (Price + Factored Criteria)

IFB = Invitation for Bid (Price Only Criteria)

RFQ = Request for Qualifications



COMMISSIONERS' CASH ADVANCES STATUS REPORT

As set forth in Resolution No. 9043 adopted November 15, 2010, listed below are
disbursed balances advanced for approved budgeted activities
Commissioner's information only, and no vote is required.

Outstanding Uses	December 31, 2020					Projected Repayment Date	Repayment Source	
	Drawn, Funding in Transit	To Be Drawn	Other Program Earnings/ Reserves	Reprogram Required	Total Amount			
<i>Development Division Disbursements</i>								
1 Home	\$ -	392,339	-	-	392,339	a	Jan-21	Reimbursement Request - City Contract
2 City General Fund & Capital Improvement	-	115,117	-	-	115,117	b	Jan-21	Reimbursement Request - City Contract
3 Coronavirus Relief Funds	477,113	-	-	-	477,113	c	Jan-21	Reimbursement Request - City Contract
<i>Housing Division Initiatives</i>								
4 VA Dept of Rail & Public Transportation	-	-	65,736	-	65,736		Jun-21	Earnings from Other Programs Budgeted
5 Job Plus Pilot - HUD Reprogramming	289,443	-	-	-	289,443		Jan-21	Reimbursement Request - HUD - documents submitted to HUD
6 Out of School Youth	11,040	-	-	-	11,040		Jan-21	Reimbursement Request - Hampton Roads Workforce Council
7 Choice Neighborhoods Initiative		235,341			235,341		Mar-21	Reimbursement Request - HUD - waiting on LOCCS to be funded
<i>Other</i>								
8 Executive Director Contingency Fund	-	-	50,036	-	50,036		Jun-21	Earnings from Other Programs Budgeted
9 Core Business Services	-	-	311,292	-	311,292		Jun-21	Earnings from Other Programs Budgeted
10 Communications & Govt. Relations	-	-	160,481	-	160,481		Jun-21	Earnings from Other Programs Budgeted
11 Earnings from other programs	-	-	-587,545	-	-587,545			Merrimack & Oakmont
Total Outstanding Advances	\$ 777,596	742,797	0	0	1,520,393	d **		

a Prior & current year contracts for the Home program.

b Prior year & current year contracts for CIP programs.

c Current year contract for Coronavirus Relief Fund program.

d Other temporary advances also exists, ie. A/R Diggs Phase 1- \$65,299 , A/R ROI - \$92,600,
A/R CIP - \$949,491 A/R Pleasant Ave & Pretty Lake Ave - \$1,024.699,
A/R Tidewater Gardens \$ 73,570, A/R Hunton YMCA - \$30,830 - **TOTAL \$2,236,489**

Additional commitments totaling \$300,426 have been made for these initiatives.



BOC Budget and Finance Committee Meeting

Monday, January 11, 2021 – 2:00 p.m.

GoToMeeting

Agenda

- I. Disposition and Renovation of Broad Creek
- II. Establish a 501 (C) (3)

Next Meeting: Monday, February 8, 2021 @ 2:00 PM

Location - Go to meeting



Renovation is coming to Broad Creek

Emily Phillips, Project Manager TCB

1.5.2021



THE **COMMUNITY**
BUILDERS

Welcome and Introductions

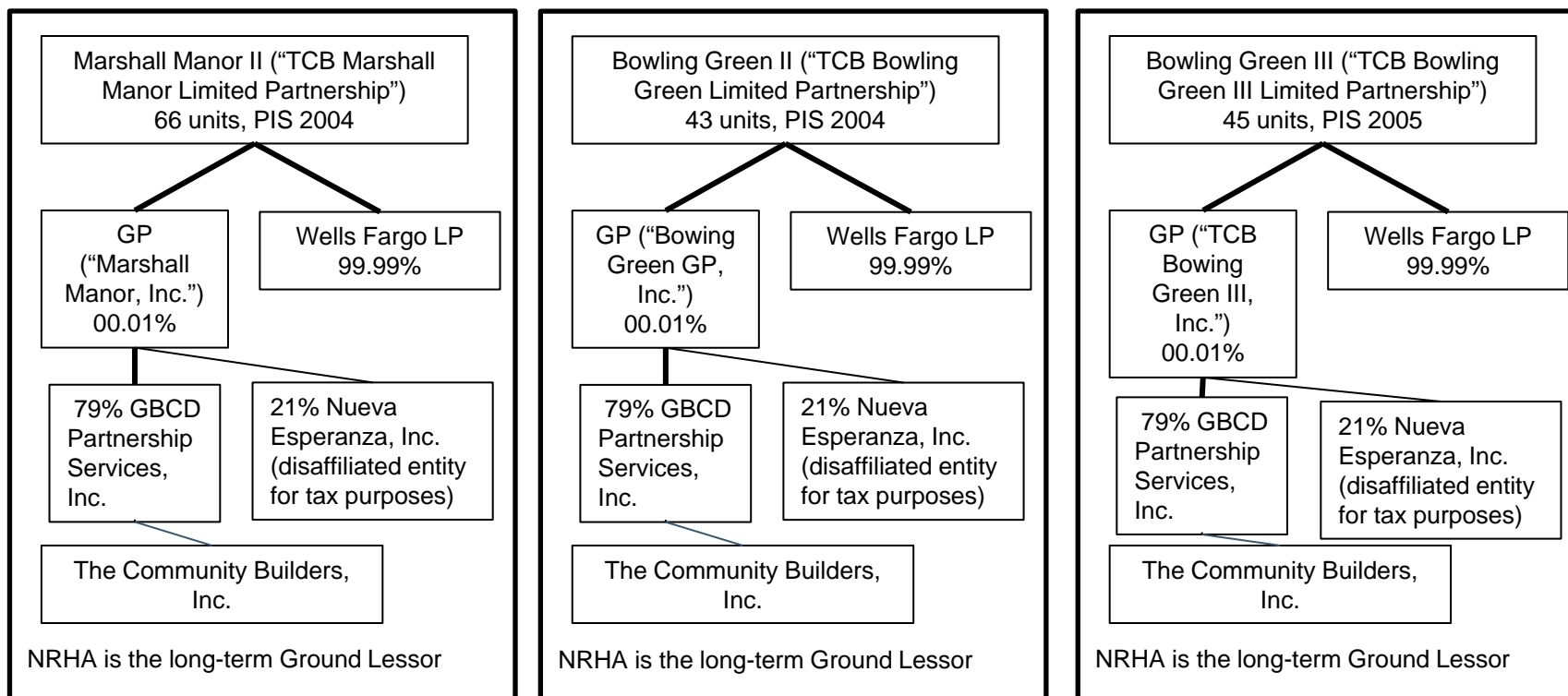


Development Team and \$60k/unit Scope of Work

- **TCB** (Developer/Owner/Resident Services)
- **NRHA** (Developer/Owner, Bond Issuer)
- **Retnauer Baynes Associates** (Architect)
- **Clancy & Theys** (GC)
- **SL Nusbaum** (Property Manager)
- **HOU** (Relocation Consultant)
 - ✓ New Kitchens (appliances, counters, cabinets)
 - ✓ New Bathrooms (accessories, toilets)
 - ✓ Replace windows, roofing and exterior decks
 - ✓ Hot Water Heaters, HVAC Systems
 - ✓ LED fixtures, Energy Efficiency Upgrades

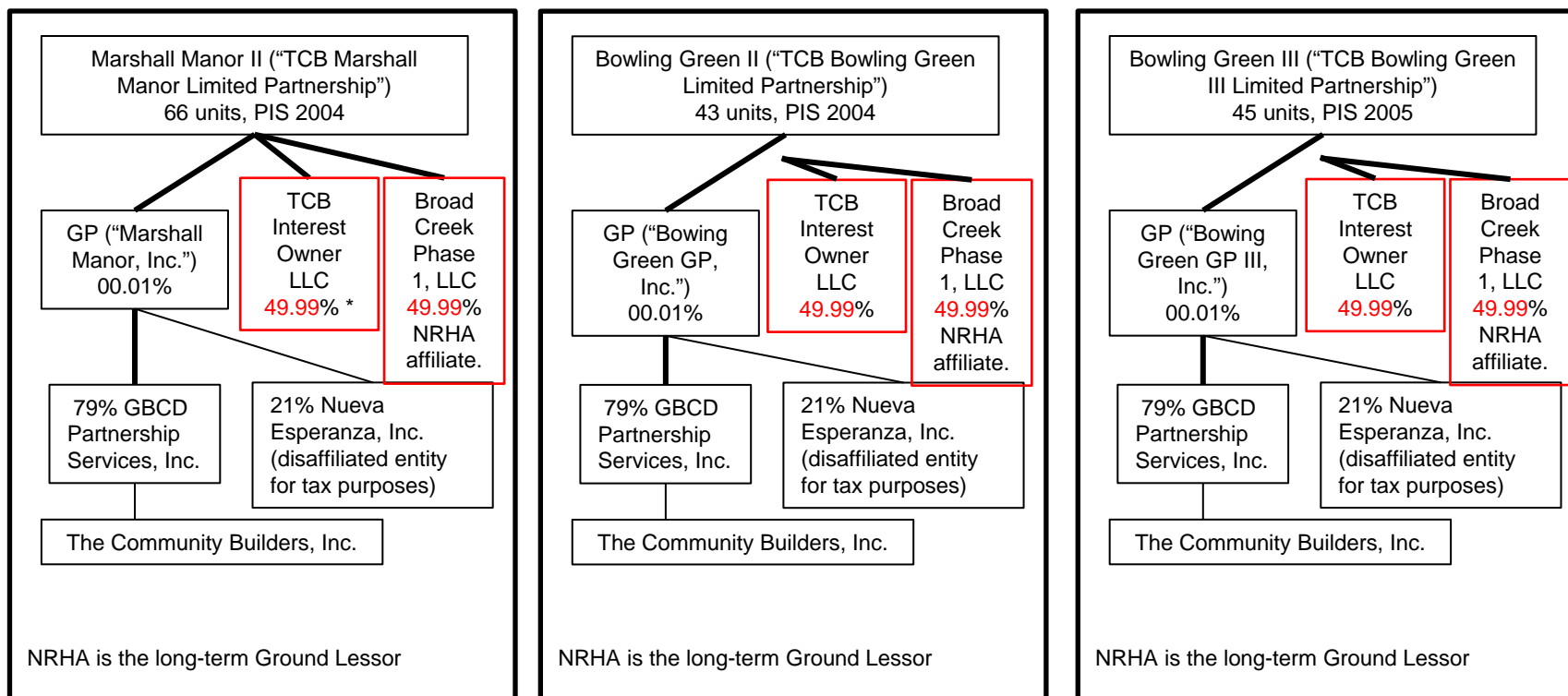
Org Charts

(A) MMII, BGII and BGIII: 2003 - Current



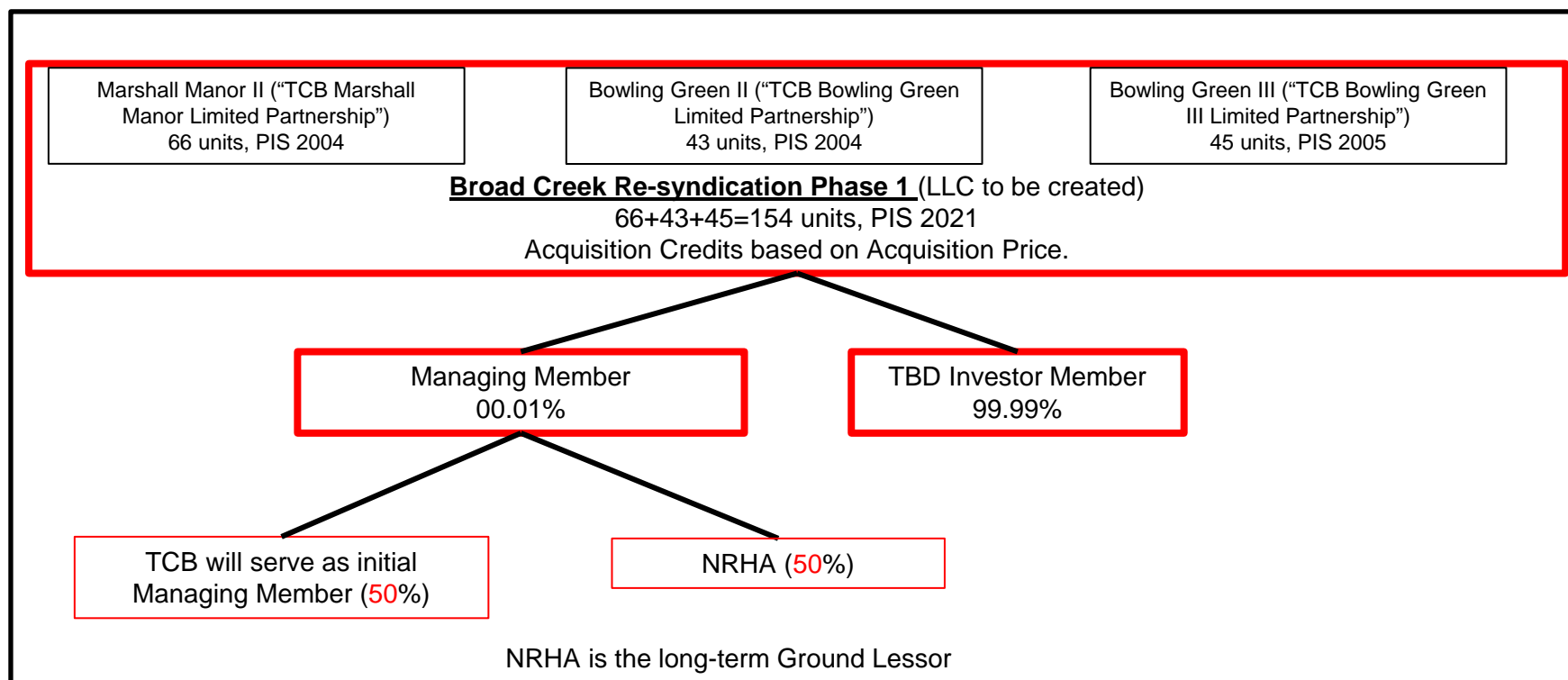
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(B) MMII, BGII, BGIII Y15 Exit in Q1 2021



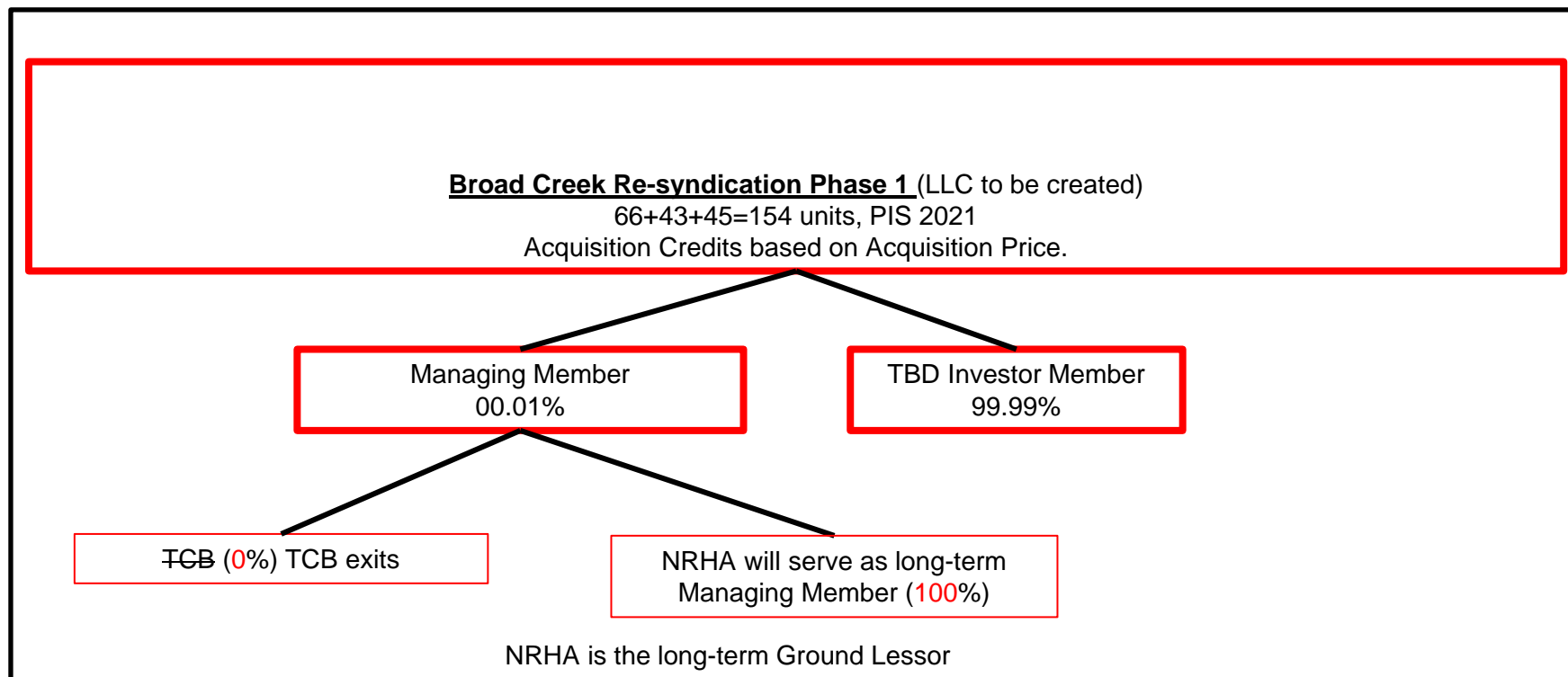
Org Charts

(C) MMII, BGII and BGIII 4% Re-syndication: thru completion of Re-syndication Phase 2 (2021 – 2025 est.)



Org Charts

(D) MMII, BGII and BGIII 4% Re-syndication: After completion of Re-syndication Phase 2 through Y15 2025 est. - 2036



Transition to Project Based Vouchers: Section 18 Disposition application for Broad Creek Renaissance

- Project will convert from HUD **Section 9 Public Housing** units to HUD **Section 8 Project Based Voucher (PBV)** units
 - Resident Rent stays the same, subject to Income Re-Certification
 - PBV unit residents pay 30% of income toward rent
 - These will **not** be Tenant Based Vouchers
- TCB and NRHA will submit financing applications
 1. to HUD to enable the conversion from Section 9 Public Housing Operating Subsidy to Section 8 Project Based Vouchers
 2. to Virginia Housing for Low Income Housing Tax Credits to acquire funding to pay for the renovation work
 3. to NRHA for PBVs (*RFP submitted*) and Bond Issuance

Sources and Uses – assumptions subject to change

		Total	p/u (154)	
Sources				
	Hard Debt			Rate
	Freddie TEL First Mortg	13,656,429	88,678	4.50%
	{Second Mort}	-	-	0.00%
	{Third Mort}	-	-	0.00%
	Hard Debt Subtotal	13,656,429	88,678	
	Soft Debt			Rate
	Seller Note/Assumed D	11,000,000	71,429	4.00%
	Accrued Soft Interest	755,614	4,907	0.00%
	Deferred Dev Fee	-	-	5.00%
	Soft Debt Subtotal	11,755,614	76,335	
	Equity			Annual Credit
	Fed LIHTC	8,093,340	52,554	852,016
	GP Contribution	100	1	
	Equity Subtotal	8,093,440	52,555	
	Grants/Other			
	Existing Reserves	1,043,564	6,776	
	Construction Period Inc	383,013	2,487	
	Grants/Other Subtotal	1,426,577	9,263	
	Total Sources	34,932,060	226,832	

Uses				
	acquisition	12,723,089	82,617	
	site work	-	-	
	construction	13,461,644	87,413	
	soft costs	1,957,749	12,713	
	financing costs	2,776,425	18,029	
	reserves	1,027,445	6,672	
	developer fee paid	2,985,708	19,388	
	developer fee deferred	-	-	
	0	-	-	
	Total Uses	34,932,060	226,832	
	Surplus / (Gap)	0	0	

LIHTC Calculation			
		Acq Basis	Const/ Rehab
	Total Basis	9927596.3	19,049,343
	Less Basis reduct.	0	-
	Eligible basis	9927596.3	19,049,343
	Adjusted basis	1.128571	n/a
	Qualified basis	88.31%	8767227.9
	Credit Rate	9/1/2020	3.07%
	Calculated Credit	269153.9	582,862
	Total Calculated LIHTC		852,016

Two Phases of Renovation

First phase of renovation 2021 - 2023

Marshall Manor II

1277 – 1380 Herbert Collins Way, 1295 – 1375 Kenton Ave,
homes along the green in front of the Community Center,
2435 & 2455 Cary Ave

Bowling Green II – South of Princess Anne: Woodlawn, Beachmont

Bowling Green III - South of Princess Anne: Mapleton, and Godfrey

Last phase of renovation 2023 - 2025

Marshall Manor III – West of Elementary

school, closer to the Community Center

Marshall Manor IV – East of Library, near
Management Office

Bowling Green IV



Broad Creek Renovation Phase 1 – preliminary timeline

Preliminary Timeline

- **Spring 2021**
 - Develop preliminary relocation & re-occupancy strategy
 - Unit Physical Needs Assessments, Design and Construction Team work
 - Submit Funding Applications: Virginia Housing (4% LIHTC App), HUD (Section 18 Application), NRHA (Bond Allocation Application)
- **Summer 2021**
 - Holding units vacant to allow for temporary relocation on-site
- **Fall 2021 - 2023**
 - Construction Duration
 - 20 - 60 units under demo/reno/punch stages of construction at a time

Key Components of Relocation Strategy

Main Goal: Minimize disruption to residents

- Residents will temporarily relocate to another unit on-site for approximately one to three months
 - Sign lease addendum
 - The project will cover certain moving costs
 - Residents will continue to remain lease compliance (pay regular rent) when they are in the temporary units on site
 - Resident Notification – there will be at least a 120-day minimum notice (4-month notice) before there is a need to relocate

Open Questions

1. We are combining 3 existing LPs into one new LLC.
What happens to the existing EUAs?

A new EUA is created however, the most stringent EUA would prevail on the property until the original expires

2. Discuss VH specific Relocation Requirements?

3. Discuss VH specific Renovation Requirements?

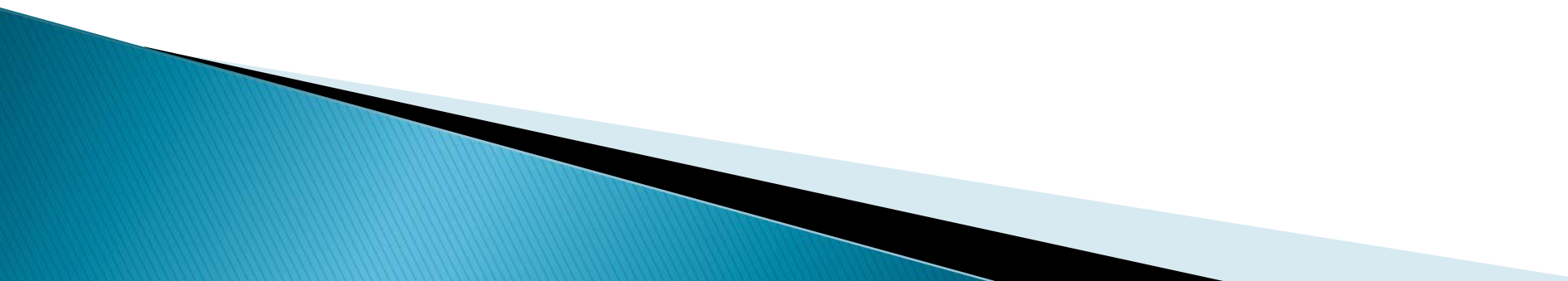


The Potential Impact of a 501(c)3 Formation at NRHA

Presented by Kim Thomas
and Donna Mills

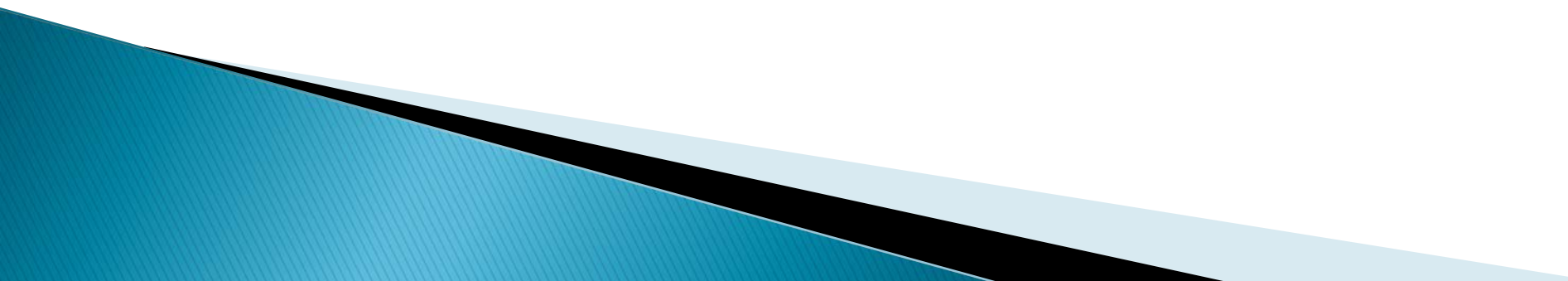
The Potential Impact of a 501(c)3 Formation at NRHA

Section 501(c)(3) is the part of the US Internal Revenue Code that allows for federal tax exemption of nonprofit organizations. A 501(c)(3) organization is a corporation, trust, unincorporated association, or other types of organization exempt from federal income tax under section 501(c)(3) of Title 26 of the United States Code.



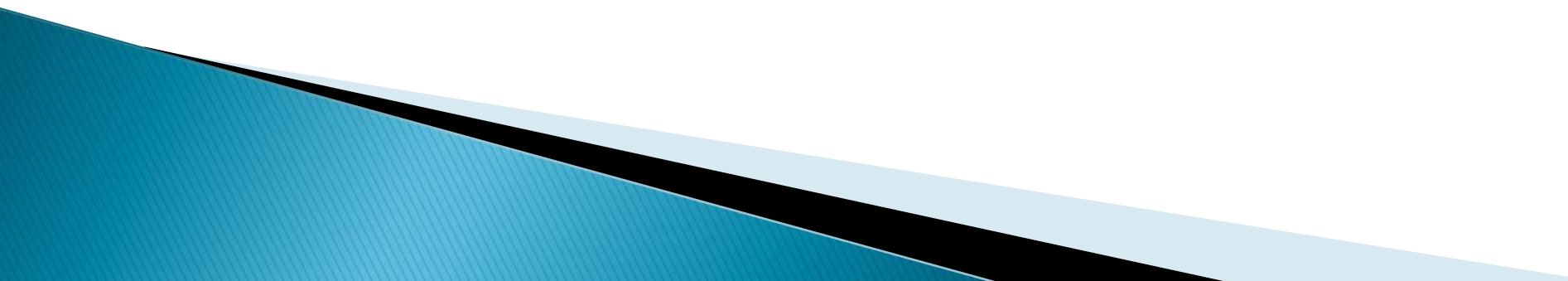
The Potential Impact of a 501(c)3 Formation at NRHA

NRHA would like to initiate the process to file as a 501(c)3 non-profit organization with the intention of diversifying the funding portfolio of the Client Services department. Such a move is necessary to allow the department to access funding that will continue the efforts of providing community engagement through life-long learning, economic vitality and transportation. Many of the grants that currently fund the Client Services department lack the resources to either fund personnel cost or supportive services costs.

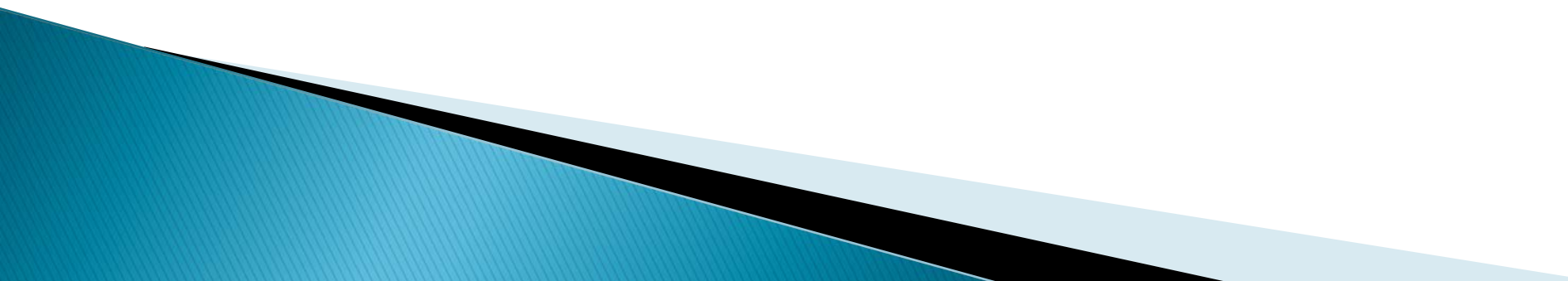


The Potential Impact of a 501(c)3 Formation at NRHA

The intended purpose of the formation of this IRS entity would be to organize for charitable and educational purposes. This will be a collaboration of empowerment, economic development and education programs, providing greater leverage of available resources to allow for responsiveness to local needs; to better serve the residents and to meet the demands of an ever-changing education, business and economic environment.

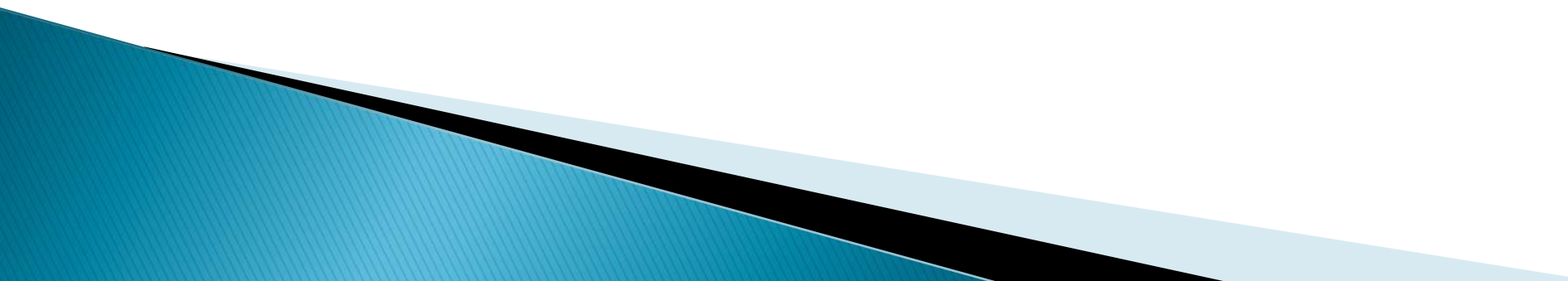


The Potential Impact of a 501(c)3 Formation at NRHA

- ▶ HUD continues to fund training and self-sufficiency programs
 - ▶ Current funding does not adequately address the needs of all residents or even interested residents; restrictions in service areas, duration and scope
 - ▶ Current funding does not sustainably address emergent community needs including safety, security, education, community engagement and youth initiatives
- 

The Potential Impact of a 501(c)3 Formation at NRHA

The following steps identify the actions that would need to be taken for this process:

- ▶ Petition Norfolk City Council for formation of the entity
 - ▶ Develop timeline for obtaining approved tax-exempt status under 501(c)3 designation
 - ▶ Determine organization focus and name
 - ▶ Obtain Employee Identification Number (EIN) using entity name
 - ▶ Develop organizing documents (Articles of Incorporation, Bylaws, etc.)
 - ▶ File organizing documents with Commonwealth of VA State Corporation Commission (Office of the Clerk)
 - ▶ Request certified copy of Articles of Incorporation from VA State Corporation Commission
 - ▶ Complete Application
- 

Examples of Potential Funding Opportunities as a 501(c)3

- ▶ **American Honda Foundation:** Applicants must be qualified nonprofit organizations classified as a 501(c) (3) public charity by the Internal Revenue Service with a program focused on youth and scientific education. (\$75K Youth STEM Grant)
- ▶ **Draper Richards Kaplan Foundation** is offering grants of up to \$300,000 to Social Enterprises, Nonprofits & “For-Profit” Organizations that are in the early stages of their development for programs and projects that address important social issues at the national or global level. Funding is intended to support efforts that aim to improve the lives of individuals through innovative strategies, systems changing approaches, and disrupting technologies.
- ▶ **The Finish Line Foundation** is offering grants of up to \$75,000 to Nonprofit Youth Organizations in need of improvements and/or renovations to existing buildings, grounds, and property or for new facilities and/or grounds.
- ▶ **Bill & Melinda Gates Foundation:** The Bill & Melinda Gates Foundation is committed to ensuring that all students in the United States have the opportunity to receive a high-quality education. We have two programs that work in concert toward this goal. Our College-Ready Education program aims to ensure that all students graduate from high school prepared to succeed in college, and our Postsecondary Success program aims to dramatically increase the number of young people who obtain a postsecondary degree or certificate with labor-market value. Areas of intersection include practical approaches and policy strategies to better align K-12 standards with expectations in college-level courses. In 2013 the foundation funded grants totaling \$3.6 billion.
- ▶ **Norfolk Southern Foundation:** Through strategic investment in educational, cultural, environmental, and human service organizations within Norfolk Southern’s service territory, the Foundation seeks to enhance the quality of life for Norfolk Southern employees and the “livability” of the communities it serves. In 2013, charitable and other contributions totaled approximately \$10.69 million.
- ▶ **Wells Fargo Foundation:** Wells Fargo is proud to support organizations working to strengthen our communities. Through the efforts of our enthusiastic team member-volunteers and our contributions, we share our success within our communities by giving back to non-profits and educational institutions that address vital community needs and issues. We direct our giving to areas that we believe are important to the future of our nation's vitality and success: community development, education, and human services.



BOARD OF COMMISSIONERS' UPDATES

Thursday, January 14, 2021

1. NRHA Marketing Collateral, News Release & Advertising Report – December 2020
2. NRHA Media Coverage Report – December 2020
3. Tidewater Garden Relocation Efforts Update
 - Tidewater Gardens Relocation Dashboard and Vacancy Map 12/31/2020
4. Families First
 - Dream Grand Poster Presentation

UPCOMING COMMITTEE MEETINGS

BOC HCV Committee
Tuesday, January 19, 2021
555 E. Main Street
16th Floor Board Room
11:00 a.m.

BOC Housing and Safety Committee
Monday, January 25, 2021
555 E. Main Street
16th Floor Board Room
9:30 a.m.

Budget and Finance Committee
Monday, February 8, 2021
Conference Meeting
2:00 p.m.



Commissioners' Update NRHA Board of Commissioners

Subject: NRHA Marketing Collateral, News Release & Advertising Report – December 2020

Executive Contact: Jennifer Moore

Date: January 14, 2021

STATUS

The attached NRHA Marketing Collateral, News Release & Advertising Report provides a summary of the promotional materials designed by the Communications and Government Relations Department for NRHA programs and resident events; news releases submitted to the media, advertising placed during the month of December and Communications-related staff training.

We are continuing to report the entirety of COVID-related collateral developed by the Communications Department, with materials created in December called out in red.

FUTURE ACTION

NRHA Marketing Collateral, News Release & Advertising Report is provided to the Board of Commissioners each month.

NRHA Marketing Collateral Report for December 2020

Collateral Developed in Response to the COVID-19 Crisis

Communications with residents

Family Communities - Buildings Closed poster
Senior Midrises - Buildings Closed poster
NRHA COVID-19 Resident Newsletter Issue #1
NRHA Staff & Department Directory
A message to our residents regarding COVID-19 ("Coronavirus")
COVID-19 Updates for Residents, Participants & Clients
Stopping the Spread - Social Distancing flyer
Face Mask flyer
Basketball courts closed poster
Playgrounds closed poster
FAQs developed for use with the NRHA COVID Hotline
Social Distancing Sign for Midrises
Face Mask Sign for Midrises
Streaming BOC and public hearing meetings
COVID-19 (Coronavirus) Updates for Residents & Participant Clients
NRHA COVID-19 Update
Remember - Rent Is Due Postcard
Remember - Rent Is Due Flyer
Community Newsletter article: How Does the Eviction Moratorium Affect You?
NRHA COVID-19 Resident Newsletter Issue #2

Resources Provided to Residents

Jazz Scott with the Pharrell Williams group provided 100 masks each to Franklin, Hunter & Sykes as thank you for participating in the World Central Kitchen food distribution.

Letters to staff from the Executive Director

- 3/20/20
- 3/23/20
- 3/25/20
- 3/27/20
- 3/30/20
- 4/1/20
- 4/3/20
- 4/9/20
- 4/17/20
- 4/24/20
- 5/1/20
- 5/8/20
- 5/13/20

- 6/10/20
- 6/17/20
- 6/26/20
- 7/2/20
- 7/10/20 - Town Hall Summary
- 7/17/20
- 7/22/20
- 7/24/20
- 7/29/20
- 8/14/20
- 8/18/20
- 8/28/20
- 9/4/20
- 9/11/20
- 9/25/20
- 10/2/20
- 10/9/20
- 10/15/20
- 10/23/20
- 10/29/20
- 11/10/20
- 11/12/20
- 11/13/20
- 11/20/20
- 12/18/20
- 12/21/20
- 12/23/20

Employee Resources

NRHA Staff COVID-19 FAQs

Working from Home - Instructions for setting up VPN

Working from Home - Instructions for setting up VPN for Mac users

Out-of-Office Telephone Procedures

Safety Protocols for Staff Working On Site

Working from Home Tips

Working from Home Tips - for Managers

GoToMeeting Instructions

Open Voice teleconferencing tool instructions

Employee Rights - FFCRA

Submitting Your Timesheet Electronically

NRHA Automated Telephone Tree Diagram

NRHA Key Staff Directory

Accounts Payable Schedule Changes

Mailroom / Central Files Essential Functions Procedures

Received 1,000 masks provided free of charge by the Council of Large Public Housing Authorities (CLPHA)

Face Masks Are Mandatory

IMPORTANT INFO - Virtual Employee Town Hall

HUMAN RESOURCES: New COVID-19 Prevention Procedures to Begin Week of July 20

HUMAN RESOURCES: NRHA COVID19 Self-Assessment Procedure

HUMAN RESOURCES Our Duty to Our Residents During the Coronavirus Outbreak

Hygiene Reminder

In & Out Door Hangers

Facemask-Flyer

NRHA COVID19 Notification Procedures

HUMAN RESOURCES: COVID-19 Leave Program to End

Code Red - Emergency Messaging Service

CodeRED was rolled out to all employees and the Board of Commissioners on July 2, 2020

CodeRED Sign Up Instructions

Employee Morale

Letter from BOC Chair to all employees

4/24/20 Letter from the Executive Director introducing #OneNRHA with Ron's photo

5/1/20 Letter from the Executive Director with link to #OneNRHA collage

First #OneNRHA event - photo collage on ShareNet

NRHA Virtual Employee Town Hall was held on July 10,2020

"Back to School" - photo collage on ShareNet

[Annual Employee Meeting 2020 "Save the Date"](#)

[Annual Employee Meeting 2020 "Year in Review" video](#)

Coronavirus-Related Programming

COVID Housing Costs Relief Program Guidelines

COVID Housing Costs Relief Program FAQs

Required Supporting Documentation Checklist

COVID Housing Costs Relief Program Postcard

Housing Costs Relief Program Flyer

Housing Costs Relief Program Document Checklist

Housing Costs Relief Program Step-by-Step Instructions

Housing Costs Relief Program FAQs

Website and Social Media

Continued robust activity with daily posts providing NRHA-related information; information regarding community resources of interest to our residents; community partner cross shares and tips for navigating the "new normal"

News Releases

3/12/20 Annual Plan Public Hearing is Cancelled

3/19/20 NRHA Closes Offices and Provides Updates

3/31/20 NRHA Waives Rental Late Payment Fees, Offers Discounted Online Rent Payment Fees
4/7/20 April Board Meeting Cancelled
4/14/20 NRHA Limits Services During COVID-19 Outbreak, Move to Automated Phone System
8/3/20 End of Eviction Moratorium Means Return of Fees
8/14/20 Eviction Moratorium Extended
8/31/20 NRHA to Help Norfolk Residents Suffering Loss Due to COVID-19 -- Housing Costs Relief Program
11/12/20 NRHA Kicks Off Second Offering of Program Helping Norfolk Residents Suffering Loss Due to COVID-19

NRHA non-COVID-related Collateral & Programming

NRHA Virtual Meet & Greet with Ron Jackson postcards with community-specific information sent to each family community - example provided
NRHA Virtual Meet & Greet with Ron Jackson posters with midrise-specific information sent to each senior & disabled midrise - example provided
Dream Grand Poster Contest Submissions
Installed sign in front of Tidewater Building 61 "Pump Station Coming Soon"
Communications-related media training for executive level staff and selected directors

NRHA non-COVID-related News Releases

NRHA holds Public Hearing for FY 2022 Funding Application Summary
NRHA Special Board Meetings Called for Oct. 26 and 28
NRHA's Youth Program Honored with U.P.L.I.F.T. Award
Grand Furniture Makes NRHA's Youths' Dreams Come True With New Beds
HUD Awards NRHA Vouchers to Help Veterans

NRHA Advertising Report

N/A

Kristie Knutson

Subject:

MESSAGE FROM THE EXECUTIVE DIRECTOR 12-18

Good afternoon Team #OneNRHA,

Thank you all for tuning into our virtual Annual Employee Meeting last week. We had record attendance, and despite a couple of technical hiccups, I think the event was a success. The communications department is working to upload the video to ShareNet for those who missed it.

As I mentioned in my annual meeting remarks, NRHA is following all guidance set forth by the CDC and the Governor's Workplace Standards regarding COVID in the workplace. So far, these measures have paid off. We have witnessed firsthand that when COVID is introduced into our work spaces, we have effectively stopped the spread by taking these measures. However, it is very easy to become complacent with these precautions, and that is unacceptable. We must not let our guard down and must remain vigilant in order to protect ourselves and each other.

This is a serious matter, and I expect each of you to comply. To emphasize the severity of these precautions, we are implementing disciplinary action to staff who disregard the policies set forth in our COVID in the Workplace handbook (attached for your reference).

These precautions include the following:

- Wearing your mask
- Staying social distant
- Limiting the number of staff present in an office or space
- Meeting virtually when possible

As well, we are putting the final touches on the NRHA teleworking policy, and I anticipate sharing it with you after the New Year. This policy will be incorporated permanently into the NRHA handbook.

Finally, as we gear up for this holiday season, I am also authorizing the office closure for Thursday, December 31, to allow for an extended holiday weekend. I recognize that it's been a tough year for all of us, so I hope you're able to relax and enjoy the time away from work and with your family. You deserve it. If you are unable to take this time off, please make arrangements with your supervisor to do so at a later date.

Happy holidays and thanks for all you do.

Ron



Ronald Jackson

Executive Director
555 East Main Street
PO Box 968 | Norfolk, VA 23501
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rjackson@nrha.us | www.nrha.us

This communication is intended only for the recipient(s) named above and may be privileged or confidential. If you are not the intended recipient, any disclosure, distribution or other use is prohibited. If you received this communication in error, please contact the Norfolk Redevelopment and Housing Authority at (757) 623-1111 or by return e-mail to rjackson@nrha.us

Kristie Knutson

Subject: MESSAGE FROM THE EXECUTIVE DIRECTOR 12-21

Good afternoon Team #OneNRHA,

It is with a heavy heart that I type this message, and I want to address this with staff today before you hear it elsewhere.

Last night, an NRHA resident passed away in her home from suspected carbon monoxide poisoning. This incident is currently under investigation by the Norfolk Fire Department so there is not much more I am able to share or disclose on the matter. However, I want to make it very clear that NRHA is fully cooperating with the NFD and is committed to bringing forth any necessary change to ensure that incidents like this don't happen again in our communities.

Please join me to lift up this family in prayer during this difficult time.

Ron



Ronald Jackson

Executive Director

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PO Box 968 | Norfolk, VA 23501

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Kristie Knutson

Subject: MESSAGE FROM THE EXECUTIVE DIRECTOR 12-23

Importance: High

Good afternoon to the Team #OneNRHA who are working today. As I walked through some of the departments today (and mistaken for the Jimmy John's delivery guy in a few instances; sorry to see some disappointed faces when they realized it was me!), I was informed of the traditional 2-hour early release for those at work on the day before the official holiday of Christmas Eve and Christmas day.

Not wanting to break from tradition, **I am granting a 2-hour early release for today.** Those who are unable, can work out the 2 hours at another time with their supervisor's permission.

Be safe and healthy throughout the holidays.

Ron



Ronald Jackson

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You're invited to
**NRHA'S ANNUAL
EMPLOYEE
MEETING**

VIRTUAL!

**SAVE THE DATE!
DECEMBER 11, 2020
11:00 AM - NOON**

More details coming soon!



GRAND
FURNITURE®

Dream Grand





“My dream is to be a gymnast. I know how to do a lot of flips, I like the uniforms that they wear. I Like performing for people, but sometimes I get scared. I would like to meet Gabby Douglas one day.”

A.B., age 6

“

**This is all the stuff
I'm good at.**

”

A.D., age 7





“

My dream is to be a singer. I like to show people how my voice sounds. Billie Eilish, I like her shows and songs. I would like to meet famous people and travel around the world, teaching other people how to sing.

”

A.S., age 8

“

Me and my friends are walking a tightrope. It was so funny to play on. I love to play on the tightrope. We love to play on the tightrope. We jump for hours on the tightrope.

”

D.J., age 11





“

My dream is to be an artist because I love to paint and draw. I draw pictures and color them. Drawing, coloring and painting are one of my favorite things to do.

”

D.S., age 9

**“I dream
about
adopting all
kinds of
animals. I
don't want
them to live
alone.”**

G.J., age 7





“

**I want to move
into a big huge
rainbow house.**

H.H., age 7

”

“

**I dream of a big
house and a brand
new bike.**

”

I.W., age 8





“ I am in 1st grade. I dream of being a doctor for animals. I live in a great place, Grandy Village. I love animals and I really love foxes. I dream of working with animals in the Zoo. ”



J.W., age 8

“

I fell into a time warp and went back in time to the Jurassic. It was windy and sandy like a desert but with blood thirsty animals that stared with hunger. They started running towards me then I ran down a hill to see a fort . I got armor and went in the fort and shut it for good.

”

L.J., age 10





“

**I dream of a big house my
family can live in.**

”

M.B., age 6



M.H., age 5

“

I like gymnastics because I like the style and the way to flip. I like to flip during practice and competitions, so I can get famous.

”

P.E., age 9



“

**My dream is to be a preacher
and dance and live to love and
be kind to all and help the less
fortunate.**

”

S.A., age 10





“ I want to be a painter. I want to draw beautiful night sky's. I love the different pretty colors. ”

T.B., age 6

“

I wish that I was a god. I could help innocent people from bad people. I could be a hero and save the world. I could hold heaven and hell in my hands. I could hold the whole universe in one hand. And most importantly I could fight for all the countries.

”

T.B., age 8





“

I want to build houses when I get older to help others so they can have somewhere to live. I think it is sad that people live on the streets, especially when its cold.

”

T.B., age 10

“

**I dream of my
family living in a
big big house.**

”

T.W., age 6



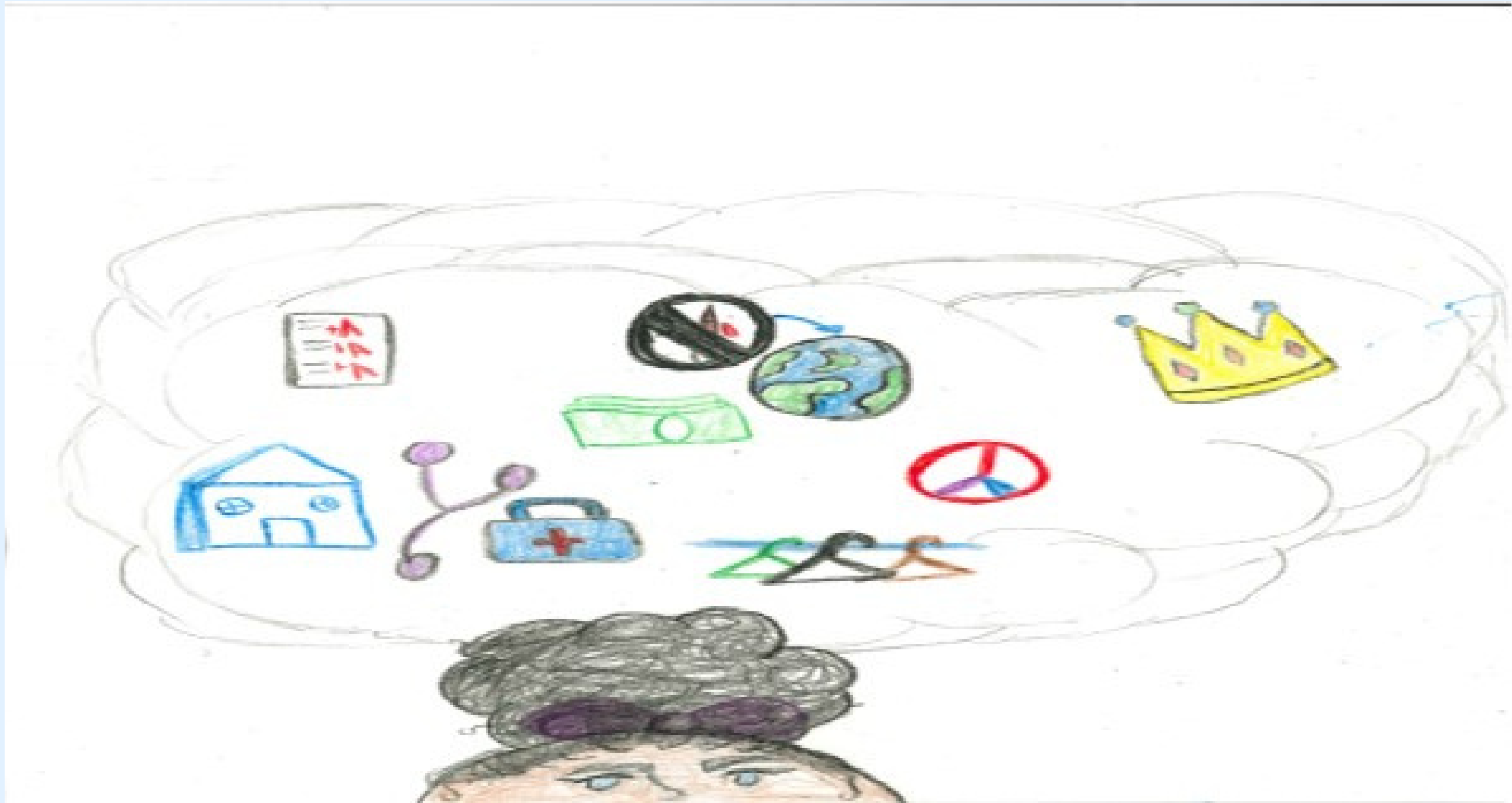


“

My dream is to become a dance teacher so that I can help other children dreams come true and they can be a dancer too and they can help other kids.

Z.T., age 9

”



“

My dream is to live and see no violence. To graduate with all A's, have peace, to start a clothing line, to be a doctor, to be wealthy and to continue to be a queen.

”

D.A., age 13

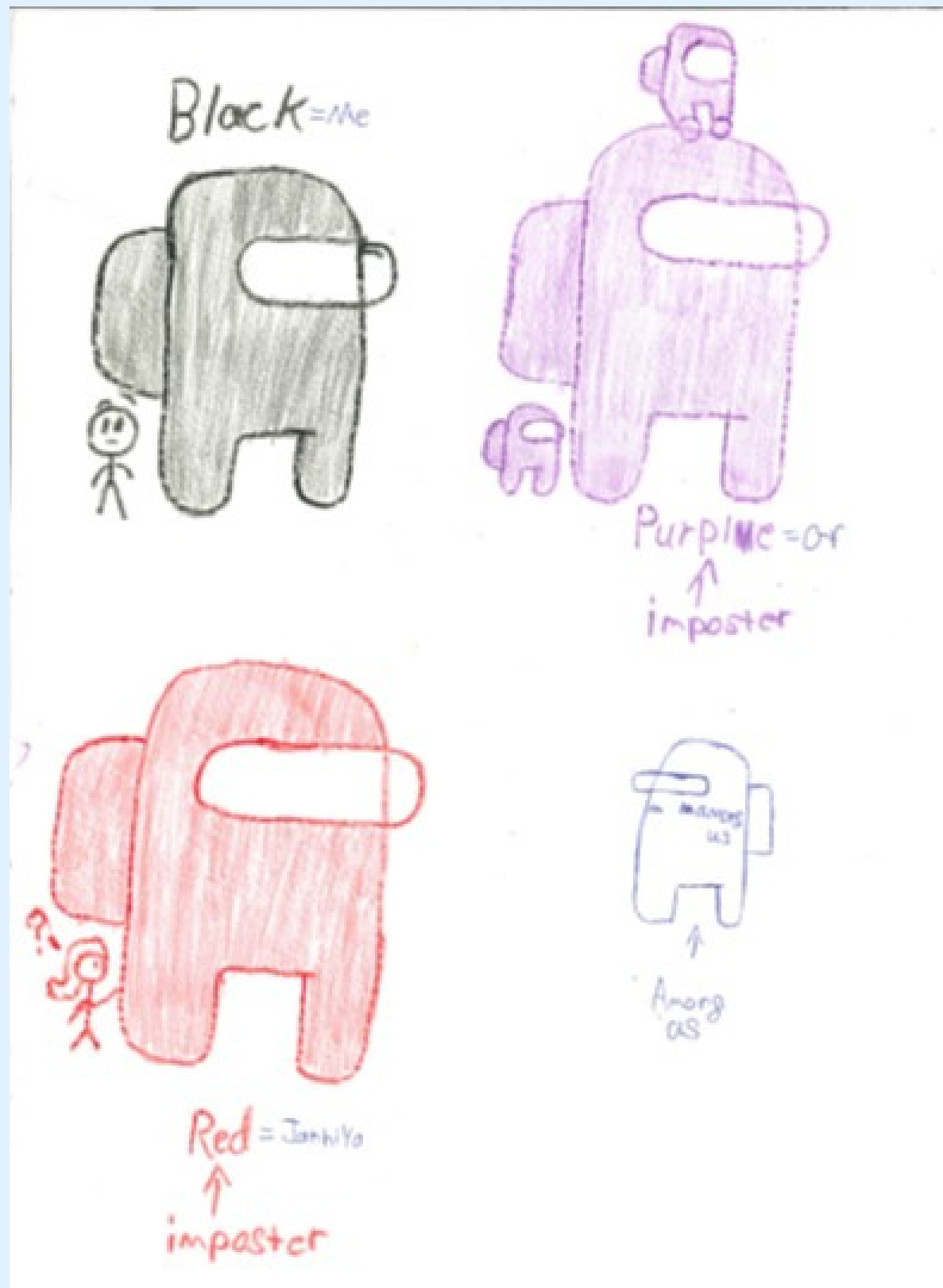
“

I had a dream that my family was rich. It felt like I had all the money in the world so my mom and step dad decided to buy a big red house with cool cars. I didn't have to worry about anything, because my family was rich.

”

J.A., age 11





“

Well, it starts off in the lobby, it was me, my girlfriend, and a friend and we were playing. As soon as the game started, I had to work. I worked with my girlfriend, but I told her to do her task first, so she did and I did my task later on. Two body's have been found. I finished doing all of my task, then my girlfriend came to see me. Something was wrong, but I kept playing. I found 3 body's and soon reported them. I told them both that it was light blue, then me and light blue got into a fight, then my girlfriend chose light blue, but I was wrong and lost the game.

”

N.S., age 14

“

My dream is to play among us in a movie theater. It would be fun to play a video game with my family. We could dress up as characters from the game.

”

T.B., age 11





“

So this is my drawing I did a dress. As you can see the dress is not even, it represents mistakes and it shows that nothing is perfect.

It also shows that you turn your nothings into something and you have to learn from your mistakes.

T.J., age 13

”



Elephant



1. They are the Largest Land animal.
2. Elephant eat all the time.
3. Their tusk are actually teeth.
4. Their skin is very thick.
5. The elephant family is very close.

T.M., age 13



“

Grandy Village is my beautiful community.... My drawing is of a fox sitting on a cloud. The fox in this picture represents freedom. The fox sitting on the cloud symbolizes that no matter how hard the challenge is you can find a way to touch the sky.

”

A.O., age 16

“

My drawing is based on eve from Genesis. I did it to show that Eve is 'the mother of all living things.' to also show that the conduct of Eve from the beginning, then the end is superior to that of Adam. That women completes the creative process of man.

N.J., age 16

”



St. Paul's Area Transformation



**COMING
SOON!**

PUMP STATION COMING SOON

to support the development
of future housing!



New multi-family and senior housing coming across the street!



THE CITY OF
NORFOLK
Housing Authority

www.stpaulsdistrict.org





For More Information:

Shante'l Barringer
sbarringer@allgrandbrands.com
757-460-3800 ext. 4570

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(757) 314-2009

For Immediate Release

Grand Furniture Makes NRHA Youths' Dreams Come True With New Beds

Norfolk, VA (December) – Thanks to Grand Furniture, several of Norfolk Redevelopment and Housing Authority's (NRHA's) young residents who participated in a poster contest will be getting new beds just in time for the holidays.

"It's so true that the greatest gift is the gift of giving, and we're so excited to donate 27 twin mattresses to NRHA youth this holiday season," said Matt Stein, co-owner and vice president of sales for Grand Furniture. "One of the special ways that Grand Furniture gives back to our community is dedicated to our children. At Grand Furniture, we believe that a house is not a home until you get a good night's sleep. That's why we've teamed up with local manufacturers with our A Chance to Dream Grand program."

NRHA partnered with the local furniture store chain to host a Dream Grand poster contest in conjunction with the company's program, which started in October and concluded Nov. 13. For the contest, the youth were given supplies and encouraged to use any form of art media to illustrate their dreams and provide a short statement explaining their artwork.

"We're excited to partner with Grand Furniture in a way that allows our youth resident to express themselves and tap into their creativity. The generous gift of the giveaway prizes will really help our residents in need," said NRHA Client Services Director Yilla Smith.

All 27 poster participants from NRHA's various public housing communities will receive a twin mattress set and host of other prizes from Grand, NRHA and other community sponsors.

"We've collected items for gift bags from Chick-fil-A, Tidewater Community College and WRVS 89.9 FM Elizabeth City State University. We also received comforters, pillows and sheets donated by a few individuals and organizations," Smith said of the outpouring of contributions. "And the African American Men's Foundation will deliver and set up all of the mattress sets."

In addition, first, second and third place winners in each youth category will also receive a tablet equipped with 24 months of free Internet service, as part of the U.S. Department of Housing and Urban Development's [ConnectHome initiative](#).

"Our Grand Furniture family wishes all NRHA youth get a good night's sleep and Dream Grand. It's what my great grandmother, pops and dad have always hoped for our community," Stein concluded.

About Grand Furniture

Locally owned and operated since 1947, Grand Furniture provides an unbeatable furniture selection and guaranteed financing. Grand is proud to serve the Hampton Roads community ... yesterday, today and tomorrow. Grand Furniture, with five showrooms in Hampton Roads is part of the Grand Brands family, which includes Ashley HomeStores in Chesapeake, Virginia Beach and Newport News, as well as the GFO (Grand Furniture Outlet). Through the A Chance to Dream Grand program, furniture, bedding and other essential items have been donated to a variety of charities and causes throughout the Hampton Roads area. www.grandfurniture.com

About NRHA

Founded in 1940, NRHA is a national leader in community revitalization and fostering sustainable mixed-income communities. As the largest redevelopment and housing authority in Virginia, NRHA is an important driver of the local economy. www.nrha.us

###



For More Information:

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(757) 314-2009

For Immediate Release

NRHA Board Meeting Moved to Thursday, Dec. 10

Norfolk, VA (December 4, 2020) – The Board of Commissioners for the Norfolk Redevelopment and Housing Authority (NRHA) will hold its December meeting Thursday, Dec. 10, at 9 a.m. at 555 E. Main Street, 16th floor board room.

Due to the COVID-19 pandemic, the public will not be allowed inside the boardroom during the meeting. Members of the public are encouraged view the sessions virtually by website <https://www.gotomeet.me/NRHA> or by calling toll-free number 657-220-3242 (Conference room number: 837-780-428, Password: 2020) to listen in an audio-only mode.

About NRHA

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For More Information:

Nealy Gihan
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(757) 314-2009

For Immediate Release

HUD Awards NRHA Vouchers to Help Veterans

Norfolk, VA (Dec. 15, 2020) – Norfolk Redevelopment and Housing Authority (NRHA) has received 20 housing vouchers from the U.S. Department of Housing and Urban Development (HUD) to help veterans who currently are experiencing homelessness.

“Ending veteran homelessness has been a top priority for the Trump Administration since day one,” said HUD Secretary Ben Carson. “We have an obligation to ensure that our nation’s veterans, who have given so much for our country are not left out on the streets. They fought for us, now it’s time for us to fight for them.”

The vouchers given to NRHA, valued in total at \$154,975, is a part of the \$46 million HUD is awarding nationwide through the HUD-Veterans Affairs Supportive Housing (HUD-VASH) Program. This program combines rental assistance from HUD with case management and clinical services provided by the VA. In the HUD-VASH program, VA Medical Centers assess veterans experiencing homelessness before referring them to local housing agencies such as NRHA for these vouchers.

“The 20 vouchers allocated to NRHA will give us a total of 168 HUD-VASH vouchers to administer that will allow homeless veterans to obtain affordable and decent housing,” said NRHA Housing Choice Voucher Director Pamela Jones-Watford. “NRHA also had the first homeless veteran in Virginia to use his voucher to assist him in realizing homeownership.”

Veterans participating in the HUD-VASH program rent privately owned housing and generally contribute no more than 30 percent of their income toward rent. The program also allows veterans to use their voucher towards the purchase of a home. Instead of using the voucher subsidy to help with rent, the homeownership option allows first-time homebuyers to use the voucher subsidy to meet a portion of the monthly mortgage expense.

About HUD

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. More information about HUD and its programs is available at www.hud.gov and <https://espanol.hud.gov>.

bn

About NRHA

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For More Information:

Nealy Gihan
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(757) 314-2009

For Immediate Release

NRHA Again Receives Largest Family Self-Sufficiency Program in Commonwealth

Norfolk, VA (December 21, 2020) – Norfolk Redevelopment and Housing Authority (NRHA) was awarded \$360,000 through the U.S. Department of Housing and Urban Development's (HUD's) Family Self-Sufficiency (FSS) Program. This again was the largest award amount granted in the state of Virginia. NRHA also was awarded \$360,000 for FSS in January.

"NRHA is excited to receive this award, especially in light of all the challenges COVID has presented this year," said NRHA Client Services Director Yilla Smith. "Through this funding, we will be able to better equip our residents with what they need to achieve economic and housing independence."

The grant is part of the \$1,879,967 HUD awarded statewide through FSS, distributed in 19 localities, to help residents reduce their dependency on federal assistance and rental subsidies. Through FSS, public housing agencies are able to collaborate with social service agencies, community colleges, businesses, and other local partners to help participants further their education, gain marketable skills, and otherwise increase their income potential through new employment or by advancing in their current workplace.

"These funds will empower Virginia families by providing educational opportunities, job training, and counseling to help them make lasting progress towards economic independence," said U.S. Sens. Mark R. Warner and Tim Kaine, announcing the award late last week. "We applaud the Department of Housing and Urban Development for taking this approach to give Virginians the tools they need to increase their income and move up the economic ladder."

HUD's FSS funding helps local public housing authorities to hire service coordinators who work directly with residents to connect them with existing programs and services in the local community. These service coordinators build relationships with networks of local service providers, who provide direct assistance to program participants. The broad spectrum of services made possible through the FSS enables participating families to find jobs, increase earned income, reduce or eliminate the need for rental and welfare assistance, and make progress toward achieving economic independence and housing self-sufficiency. NRHA has been awarded funding to hire or retain five service coordinators to serve residents.

About NRHA

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Commissioners' Update NRHA Board of Commissioners

Subject: NRHA Media Coverage – December 2020

Executive Contact: Jennifer Moore

Date: January 14, 2021

STATUS

The NRHA Media Coverage Report provides information on all mentions of NRHA in the news during December 2020.

FUTURE ACTION

The NRHA Media Coverage Update is provided to the Board of Commissioners each month.

NRHA Media Coverage December 2020

Date	Headline	Publication	Reach	Sentiment
12/2/20	Eviction Moratorium Expires Soon, Some Recipients of Housing Choice Vouchers in Norfolk Are at Risk	13NewsNow.com	501,975	Neutral
12/2/20	How evictions could impact public housing and Section 8 families in Norfolk	13NewsNow.com	3,651,220	Neutral
12/4/20	Transformation of Tidewater Gardens Begins with New Pump Station	City of Norfolk, Virginia	122,115	Neutral
12/4/20	Tidewater Gardens begins transformation next week starting with demolition of 6-unit building	WAVY-TV	1,053,895	Neutral
12/7/20	Transformation Of Tidewater Gardens Begins With New Pump Station	Virginia Patch.com	70,538	Neutral
12/9/20	City Council Approves New Economic Inclusion Plan And Procurement Policy	Virginia Patch.com	70,538	n/a
12/14/20	The Franklin Johnston Group The Roaring 20	The Virginian-Pilot	976,003	Positive
12/17/20	Warner, Kaine announce more than \$1.8M to boost economic independence	WSET.com	653,667	Neutral
12/17/20	Warner & Kaine Announce More Than \$1.8 Million in Federal Funds to Boost Economic Independence in Virginia	United States Senate	5,130,856	Neutral
12/17/20	Warner & Kaine Announce More Than \$1.8 Million In Federal Funds	The Hampton Roads Messenger	408	Neutral
12/17/20	Grand Furniture and NRHA provide new mattresses for 27 children	WAVY-TV	1,088,918	Positive
12/18/20	Years in the making, a \$130 million flooding overhaul for 2 Norfolk neighborhoods is ahead of schedule	The Virginian-Pilot	976,003	Neutral
12/20/20	Six non-profits team up to 'Feed The City' on Christmas Eve	13NewsNow.com	501,975	n/a
12/21/20	NRHA receives largest family self-sufficiency program in Virginia	WAVY-TV	1,088,918	Positive
12/21/20	'Incident' in Norfolk public housing community resulted in a fatality, NRHA spokeswoman confirms	WAVY-TV	1,088,918	Negative
12/22/20	Body of woman found in public housing community in Norfolk	The Virginian-Pilot	976,003	Negative

12/28/20	Longtime Norfolk activist George Banks, the 'mayor of Berkley,' dies at 87	The Virginian-Pilot	976,003	Positive
12/28/20	Demolition begins at Tidewater Gardens for St. Paul's redevelopment	WAVY-TV	1,088,918	Neutral
12/28/20	St. Paul's redevelopment takes next step as demolition begins at 6-unit building	WTKR.com	547,482	Neutral



Commissioners' Update NRHA Board of Commissioners

Subject: Tidewater Gardens Relocation Efforts

Executive Contact: Donna Mills, Chief Housing Officer

Date: January 14, 2021

BACKGROUND

NRHA and City of Norfolk are partnering on the redevelopment of the expanded St. Paul's Area, which includes Tidewater Gardens. The City committed funding for the "*People First*" program for supportive case management services and for physical relocation and demolition. On May 13, 2019 HUD announced the award of a \$30 million Choice Neighborhood Implementation (CNI) Grant to assist with the goal of transforming the expanded St. Paul's area, focusing on Tidewater Gardens.

STATUS

As the relocation efforts progress NRHA has compiled the attached Tidewater Gardens Relocation Dashboard to provide ongoing updates on resident statistics. The dashboard includes data on the following areas:

- Resident relocation choice
- Resident desire to return to the St. Paul's Area after development
- Vacant Unit Numbers by Phases
- People First Empowered by Urban Strategies, Inc. Case Management
- Vacancy Attrition Reasons
- Number of Relocations by Subsidy Type
- Number of Relocations by Census Tract
- Number of Relocations by City
- Tidewater Gardens Demographic Relocation data

FUTURE ACTION

The Tidewater Gardens Relocation Dashboard will be updated and provided to the NRHA Board of Commissioners on a monthly basis.



Tidewater Gardens Relocation Dashboard - 12/31/2020

Resident Relocation Choices by Phase

Phases	Total Units	TPV Choice	LIPH/PBV Choice	Total Current Relocation Choices	Change from Prior Report
Phase 1	187	133	46	179	+1
Phase 2	262	117	56	173	+47
Phase 3	116	41	4	45	+1
Phase 4	53	12	4	16	+1
Grand Total	618	303	110	413	+50

* Phase 1 = 179 + 4 prior move-outs + 2 deceased + 2 evictions = 187 total units

Residents Desire to Return to St. Paul's Area

Phases	Total Units	Total Choices	Total Residents Desire to Return	Percentage Residents Desire to Return	Change from Prior Report
Phase 1	187	179	81	45.25%	+5
Phase 2	262	173	107	61.85%	+27
Phase 3	116	45	25	55.56%	0
Phase 4	53	16	9	56.25%	+1
Grand Total	618	413	222	53.75%	+33

Vacancy Statistics by Phase

Phases	Total Units	Total Vacant Units	Total Occupied Units	Percentage Vacant Units	Change from Prior Report
Phase 1	187	137	50	73.26%	+10
Phase 2	262	91	171	34.73%	+7
Phase 3	116	33	83	28.45%	+5
Phase 4	53	18	35	33.96%	+1
Grand Total	618	279	339	45.15%	23

People First Empowered by Urban Strategies, Inc. Case Management

Household Served by Phase	Change Prior Report	Service and Assessments	Total	Change from Prior Report
Phase 1	0	Service linkages since August 1, 2019	486	+11
Phase 2	+9	Total number of household assessments completed	458	+28
Phase 3	+1	Total number of household re-assessments completed	8	+1
Phase 4	+1	Collaborative housing stability interventions	60	0
Grand Total	519			

Reason for Vacancy

Reason for Vacancy	Total Count Vacancy Reason	Percentage by Move Out Reason
Moved to Housing Choice Voucher	143	51%
Unit Transfer	44	16%
Rented Elsewhere	34	12%
Moved to Project Based Housing	31	11%
Purchased Home	3	1%
Eviction	17	6%
Deceased	6	2%
Moved Without Notice	1	0%
Grand Total	279	100%

Relocation by City

Relocation City	Count of Relocation City	Percentage by Relocation City
Norfolk	221	79%
Virginia Beach, VA	13	5%
Chesapeake, VA	9	3%
Portsmouth	2	1%
Newport News	1	0%
Arlington, VA	1	0%
Fort Still, Oklahoma	1	0%
Greensboro, NC	1	0%
Pensacola, FL	1	0%
Columbia, Maryland	1	0%
Suffolk, VA	1	0%
Eviction	17	6%
Deceased	6	2%
No Forwarding Address	4	1%
Grand Total	279	100%

HCV/Other		
Census Tract	Count of Census Tract	Percentage by Census Tract
1 Ocean View	1	1%
2.01 Ocean View, Cottage Line	1	1%
2.02 Oceanview, Bayview	3	2%
5 Pamlico	1	1%
7 Oceanair, Bayview	1	1%
8 Merrimac Park, Commodore Park	1	1%
11 Glenwood Park	2	1%
12 Lochaven, Meadowbrook	3	2%
14 Wards Corner	1	1%
16 Titustown	1	1%
20 Roland Park	1	1%
25 Lamberts Point, ODU	1	1%
26 North Colley	1	1%
27 Park Place (West)	5	3%
28 Colonial Place, Riverview	1	1%
29 Park Place (East)	3	2%
30 Lafayette, Winona	2	1%
31 Fairmount Park	2	1%
32 Shoop Park	3	2%
33 Ballentine Place	5	3%
34 Lindenwood, Villa Heights	1	1%
35.01 Huntersville (East)	5	3%
42 Calvert Square, Church Street	1	1%
43 Brambleton (North)	9	6%
44 Broad Creek	1	1%
45 Middletown Arch	3	2%
46 Chesterfield Heights	1	1%
49 CBD, Freemason Harbor	2	1%
50 Berkley	5	3%
51 Campostella Heights	6	4%
55 Monticello Village	2	1%
56.02 Bayview (South), Forest Park	1	1%
57.01 Southern Shopping Center	5	3%
58 Rosemont, Oakwood	10	7%
59.01 Wellington Oaks, Norview	9	6%
59.02 Norvella Heights	1	1%
59.03 Fox Hall, Commerce Park	1	1%
60 Norview, Five Points	1	1%
61 Estabrook, Coleman Place	9	6%
66.03 North Camellia Acres	1	1%
64 Ingleside, Norfolk Square	5	3%
66.04 Shore Drive, Camellia Gardens	1	1%
66.07 Bromley, Azalea Acres	2	1%
68 Lake Terrace	1	1%
69.01 Janaf, Military Circle	2	1%
70.01 Crown Point, Raby Road	2	1%
HCV- Chesapeake	5	3%
HCV- Newport News	1	1%
HCV- Portsmouth	2	1%
HCV- Virginia Beach	7	5%
HCV- Maryland	1	1%
HCV - Virginia Beach	1	1%
Grand Total	143	100%

Change from prior report +16

LIPH/PBV		
Census Tract	Count of Census Tract	Percentage by Census Tract
35.01 Huntersville (East)- Hunterssquare	1	1%
41 Young Terrace, Church Street- Young Terrace	12	9%
42 Calvert Square, Church Street - Calvert	16	12%
43 Brambleton (North) - Broad Creek	1	1%
48 Tidewater Gardens- Tidewater	1	1%
50 Berkley - Sykes	2	1%
51 Campostella Heights- Diggs Phase 2	1	1%
51 Campostella Heights- Oakleaf	9	7%
69.01 Janaf, Military Circle- Bobbit	1	1%
Deceased	6	4%
Eviction/Termination	17	13%
Moved without Notice	1	1%
Purchased Home	3	2%
42 Calvert Square, Church Street - St. Paul's	4	3%
43 Brambleton (North) Moton- Franklin Arms	4	3%
46 Chesterfield Heights- PBV- Grandy Village VI	5	4%
46 Chesterfield Heights- RADPBV Grandy Revt	12	9%
51 Campostella Heights -Harbor Point	4	3%
51 Campostella Heights- RADPBV Diggs	1	1%
59.01 Wellington Oaks, Norview (North Wellington)	1	1%
Rented Elsewhere	34	25%
Grand Total	136	100%

Areas of Opportunity	Rate
* < 62% mi concentration and <40% poverty	44 31%
Includes 2- Portsmouth, 3 - VA Beach, 1 - Chesapeake, 1 - Maryland	
<40% poverty	123 86%
<20% poverty	57 40%

Relocation of Youth Census Tract - HCV/Other

Census Tract	Number of Children Relocated to area	Percentage of Children Relocated
1 Ocean View	0	0%
2.01 Ocean View, Cottage Line	1	0%
2.02 Oceanview, Bayview	2	1%
5 Pamlico	5	2%
7 Oceanair, Bayview	6	2%
8 Merrimac Park, Commodore Park	5	2%
11 Glenwood Park	4	1%
12 Lochaven, Meadowbrook	4	1%
14 Wards Corner	3	1%
16 Titustown	1	0%
20 Roland Park	3	1%
25 Lamberts Point, ODU	4	1%
26 North Colley	4	1%
27 Park Place (West)	10	4%
28 Colonial Place, Riverview	3	1%
29 Park Place (East)	7	3%
30 Lafayette, Winona	7	3%
31 Fairmount Park	2	1%
32 Shoop Park	8	3%
33 Ballentine Place	10	4%
34 Lindenwood, Villa Heights	2	1%
35.01 Huntersville (East)	7	3%
42 Calvert Square, Church Street	0	0%
43 Brambleton (North)	16	6%
44 Broad Creek	2	1%
45 Middletown Arch	8	3%
46 Chesterfield Heights	3	1%
49 CBD, Freemason Harbor	3	1%
50 Berkley	9	3%
51 Campostella Heights	11	4%
55 Monticello Village	2	1%
56.02 Bayview (South), Forest Park	1	0%
57.01 Southern Shopping Center	6	2%
58 Rosemont, Oakwood	23	8%
59.01 Wellington Oaks, Norview	22	8%
59.02 Norvella Heights	1	0%
59.03 Fox Hall, Commerce Park	1	0%
60 Norview, Five Points	2	1%
61 Estabrook, Coleman Place	11	4%
66.03 North Camellia Acres	2	1%
64 Ingleside, Norfolk Square	10	4%
66.04 Shore Drive, Camellia Gardens	1	0%
66.07 Bromley, Azalea Acres	10	4%
68 Lake Terrace	1	0%
69.01 Janaf, Military Circle	7	3%
70.01 Crown Point, Raby Road	2	1%
HCV- Chesapeake	9	3%
HCV- Virginia Beach	10	4%
HCV- Newport News	0	0%
HCV- Portsmouth	5	2%
HCV- Maryland	4	1%
HCV - Virginia Beach	0	0%
Grand Total	280	100%

Changes from prior report

+18

Relocation of Youth by Census Tract - LIPH/PBV

Census Tract	Number of Children Relocated to Area	Percentage of Children Relocated
35.01 Huntersville (East)- Hunterssquare	0	0%
41 Young Terrace, Church Street- Young Terrace	22	11%
42 Calvert Square, Church Street - St. Paul's	4	2%
42 Calvert Square, Church Street - Calvert	10	5%
43 Brambleton (North) Moton- Franklin Arms	0	0%
46 Chesterfield Heights- PBV- Grandy Village VI	15	7%
46 Chesterfield Heights- RADPBV Grandy Revt	24	12%
48 Tidewater Gardens- Tidewater	0	0%
50 Berkley - Sykes	0	0%
51 Campostella Heights- Oakleaf	20	10%
51 Campostella Heights- Diggs Phase 2	3	1%
51 Campostella Heights- RADPBV Diggs	6	3%
51 Campostella Heights -Harbor Point	5	2%
59.01 Wellington Oaks, Norview (North Wellington	4	2%
69.01 Janaf, Military Circle- Bobbit	0	0%
Deceased	0	0%
Eviction/Termination	29	14%
Moved without Notice	2	1%
Purchased Home	4	2%
Rented Elsewhere	58	28%
43 Brambleton (North) - Broad Creek	0	0%
Grand Total	206	100%

Changes from prior report

+9

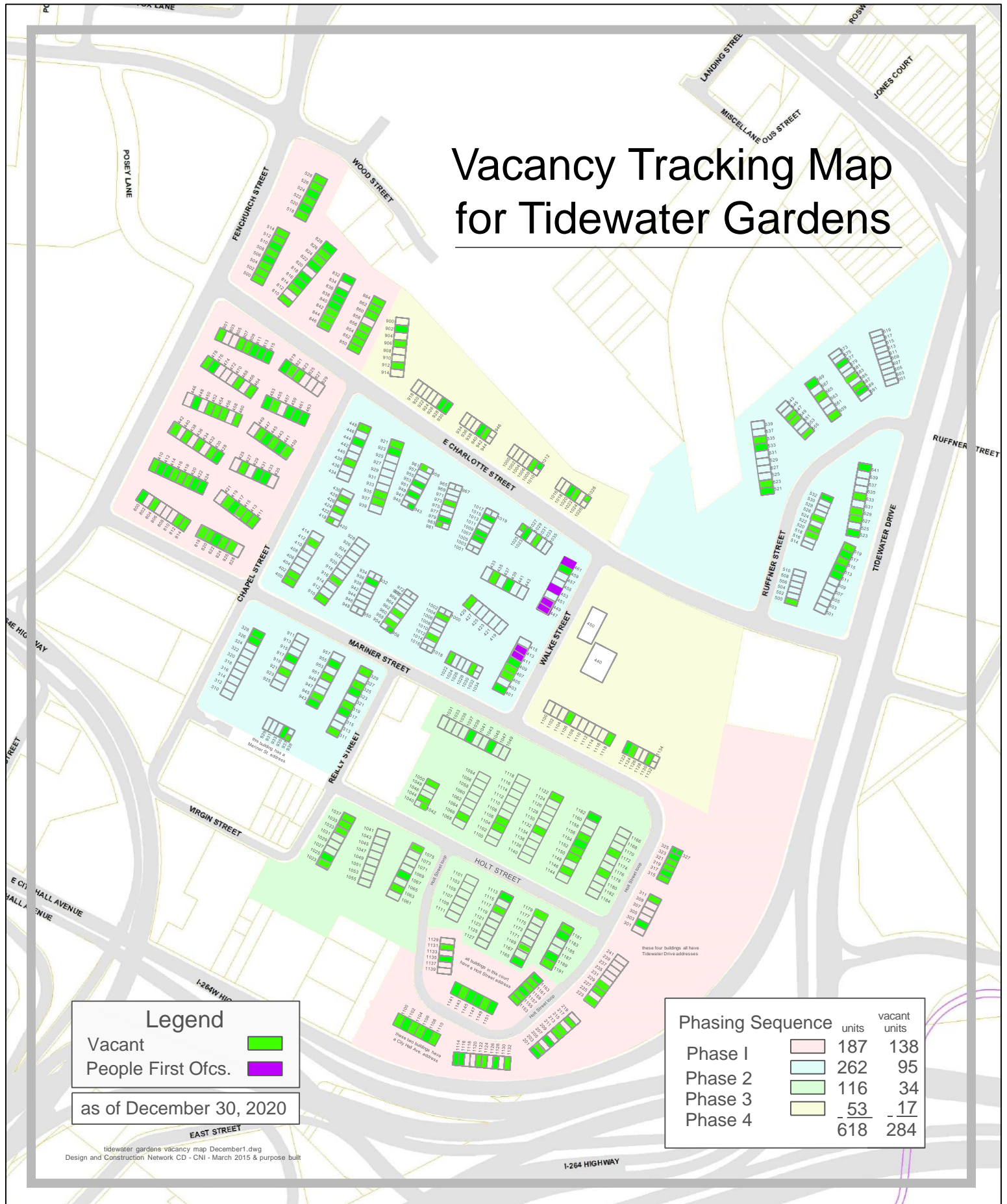
Relocation of Youth by Age

Age of Youth	Count by Age	Percent
0	15	3%
1	17	3%
2	31	6%
3	30	6%
4	38	8%
5	32	7%
6	39	8%
7	26	5%
8	42	9%
9	28	6%
10	34	7%
11	27	6%
12	29	6%
13	29	6%
14	21	4%
15	19	4%
16	11	2%
17	12	2%
18	6	1%
Grand Total	486	100%

Changes from prior report

+27

Vacancy Tracking Map for Tidewater Gardens





Commissioners' Update NRHA Board of Commissioners

Subject: Families First Update

Executive Contact: Donna Mills, Chief Housing Officer

Date: January 14, 2021

BACKGROUND

The Families First initiative continues to evolve and offer a platform for NRHA to provide opportunities for community engagement in our public housing communities. The Families First initiative promotes effective community engagement and collective impact programming that fosters and supports safe and healthy communities. Access to resources and community collaboration are key elements for the successful implementation of this initiative.

STATUS

Financial Education Workshop:

NRHA Client Services partnered with the Federal Deposit Insurance Corporation (FDIC) and Calvert Square EnVision Center to bring financial virtual training sessions to our youth and adult residents. In addition to walking away from each session with great information, each participant was provided an opportunity to win a host of prizes, to include gift cards and turkeys for the holidays. Plus, residents that attended six workshops will receive a free tablet equipped with 24 months of free internet service, as part of NRHA's ConnectHome initiative. Scheduled workshop sessions included:

Thursday, November 12th

Monday, November 16th

Thursday, November 19th

Monday, November 23rd

Monday, November 30th

Thursday, December 3rd

Thursday, December 10th

Your Money Values and Influencers

You Can Bank on It

Your Spending and Savings Plan

Paying for College and Cars

Pay Yourself First

Borrowing Basics

Credit Repair and Scores

In total, 24 residents attended the workshops, of which 72% attended five or more workshops, and 32% attended all seven workshops.

John Stewart Foundation, Toy Give Away:

On December 12, 2020, Client Services partnered with the John Stewart Foundation to provide more than 500 bags of toys to children from infancy to 14 years old, serving more than 200 households. Families received a bag of toys for each child within the household, along with a spiral ham and fresh food (potatoes, onions, eggs, chicken and sodas) from the FoodBank. The John Stewart Foundation orchestrated it all and partnered with NRHA to use the Calvert Envision Center as the distribution site. The Client Services team contacted residents to register each household served. The John Stewart Foundation came prepared with masks, hand sanitizer, thermometer, 6ft social distancing signs and friendly volunteers to make it all happen. The Out of School Youth participants helped with unloading the truck, moving bags of toys, handing hams and assisting residents with carrying items to their cars or homes. The John Stewart Foundation is looking forward to partnering with NRHA again Christmas 2021.

Family Self-Sufficiency (FSS) Program Grant:

Norfolk Redevelopment and Housing Authority (NRHA) was awarded \$360,000 through the U.S. Department of Housing and Urban Development's (HUD's) Family Self-Sufficiency (FSS) Program. This again was the largest award amount granted in the state of Virginia. The grant is part of the \$1,879,967 HUD awarded statewide through FSS, distributed in 19 localities, to help residents reduce their dependency on federal assistance and rental subsidies. Through FSS, public housing agencies are able to collaborate with social service agencies, community colleges, businesses, and other local partners to help participants further their education, gain marketable skills, and otherwise increase their income potential through new employment or by advancing in their current workplace.

"Dream Grand" NRHA Poster Contest:

Client Services partnered with Grand Furniture to host a poster contest for NRHA youth residents. The poster contest theme was "Rest up for your dreams ahead," an attempt to inspire NRHA youth to be creative and express their dreams through art. Contestants were encouraged to use any form of art media (markers, crayons, paint, collage, textiles, etc.) and provide a short statement explaining their artwork. All 27 poster participants from NRHA's various public housing communities received a twin mattress set and host of other prizes from Grand, NRHA and other community sponsors. In addition, first, second and third place winners in each youth category also received a tablet equipped with 24 months of free Internet service, as part of the U.S. Department of Housing and Urban Development's ConnectHome initiative.

Security Programs Focus Group Revamp: Recruitment efforts are ongoing.

Assisting Property Management in the implementation of safety initiatives:

- ✓ Community Walks to identify problem areas (monthly; reassessment in 6 months)
- ✓ Community Meetings (virtual or alternate methods dependent upon state and CDC guidelines; ongoing initiative)
- ✓ Increase in management visibility
- ✓ Resident Case Manager Intake Assessments
- ✓ (review for update based on current needs of families and community culture)
- ✓ Post-occupancy orientations quarterly;
 - Individual tracking and 6-month follow-up after move-in
 - New move-ins and all transfers

As we continue to monitor crime in our communities, Security Programs in partnership with NPD will continue to look at innovative ways to engage residents in order to increase a sense of attachment and community involvement.

FUTURE ACTION

It is the commitment of the Families First Initiative to provide programming and services that render documented outcomes and results. Staff continues to strive to deliver programs with tangible outcomes in exchange for soft-target outputs. We want to offer opportunities to work with our residents in our communities in the areas of prevention, intervention and enforcement as it relates to fostering safe and healthy communities. Some anticipated outcomes include:

- a reduction in crime
- a better quality of life
- a greater sense of security, responsibility, and personal control
- building community pride and unity

- helping others and ourselves in our community
- providing law enforcement agencies with volunteer support year round
- becoming the extra “eyes and ears” of law enforcement personnel and therefore reducing law enforcement burden physical well-being, mental health, or stress levels
- emotional and social well-being such as self-esteem, social interaction, empathy for others, and self-confidence
- a reduction in deviant behaviors
- life skills such as educational attainment, acquisition of knowledge, problem solving ability, and cognitive processing

GRAND
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Dream Grand





“My dream is to be a gymnast. I know how to do a lot of flips, I like the uniforms that they wear. I Like performing for people, but sometimes I get scared. I would like to meet Gabby Douglas one day.”

A.B., age 6

“

**This is all the stuff
I'm good at.**

”

A.D., age 7





“

My dream is to be a singer. I like to show people how my voice sounds. Billie Eilish, I like her shows and songs. I would like to meet famous people and travel around the world, teaching other people how to sing.

”

A.S., age 8

“

Me and my friends are walking a tightrope. It was so funny to play on. I love to play on the tightrope. We love to play on the tightrope. We jump for hours on the tightrope.

”

D.J., age 11





“

My dream is to be an artist because I love to paint and draw. I draw pictures and color them. Drawing, coloring and painting are one of my favorite things to do.

”

D.S., age 9

**“I dream
about
adopting all
kinds of
animals. I
don't want
them to live
alone.”**

G.J., age 7





“

**I want to move
into a big huge
rainbow house.**

H.H., age 7

”

“

**I dream of a big
house and a brand
new bike.**

”

I.W., age 8





“ I am in 1st grade. I dream of being a doctor for animals. I live in a great place, Grandy Village. I love animals and I really love foxes. I dream of working with animals in the Zoo.

”

J.W., age 8



“

I fell into a time warp and went back in time to the Jurassic. It was windy and sandy like a desert but with blood thirsty animals that stared with hunger. They started running towards me then I ran down a hill to see a fort . I got armor and went in the fort and shut it for good.

”

L.J., age 10





“

**I dream of a big house my
family can live in.**

”

M.B., age 6



M.H., age 5

“

I like gymnastics because I like the style and the way to flip. I like to flip during practice and competitions, so I can get famous.

”

P.E., age 9



“

**My dream is to be a preacher
and dance and live to love and
be kind to all and help the less
fortunate.**

”

S.A., age 10





“ I want to be a painter. I want to draw beautiful night sky's. I love the different pretty colors. ”

T.B., age 6

“

I wish that I was a god. I could help innocent people from bad people. I could be a hero and save the world. I could hold heaven and hell in my hands. I could hold the whole universe in one hand. And most importantly I could fight for all the countries.”

T.B., age 8





“

I want to build houses when I get older to help others so they can have somewhere to live. I think it is sad that people live on the streets, especially when its cold.

”

T.B., age 10

“

**I dream of my
family living in a
big big house.**

”

T.W., age 6



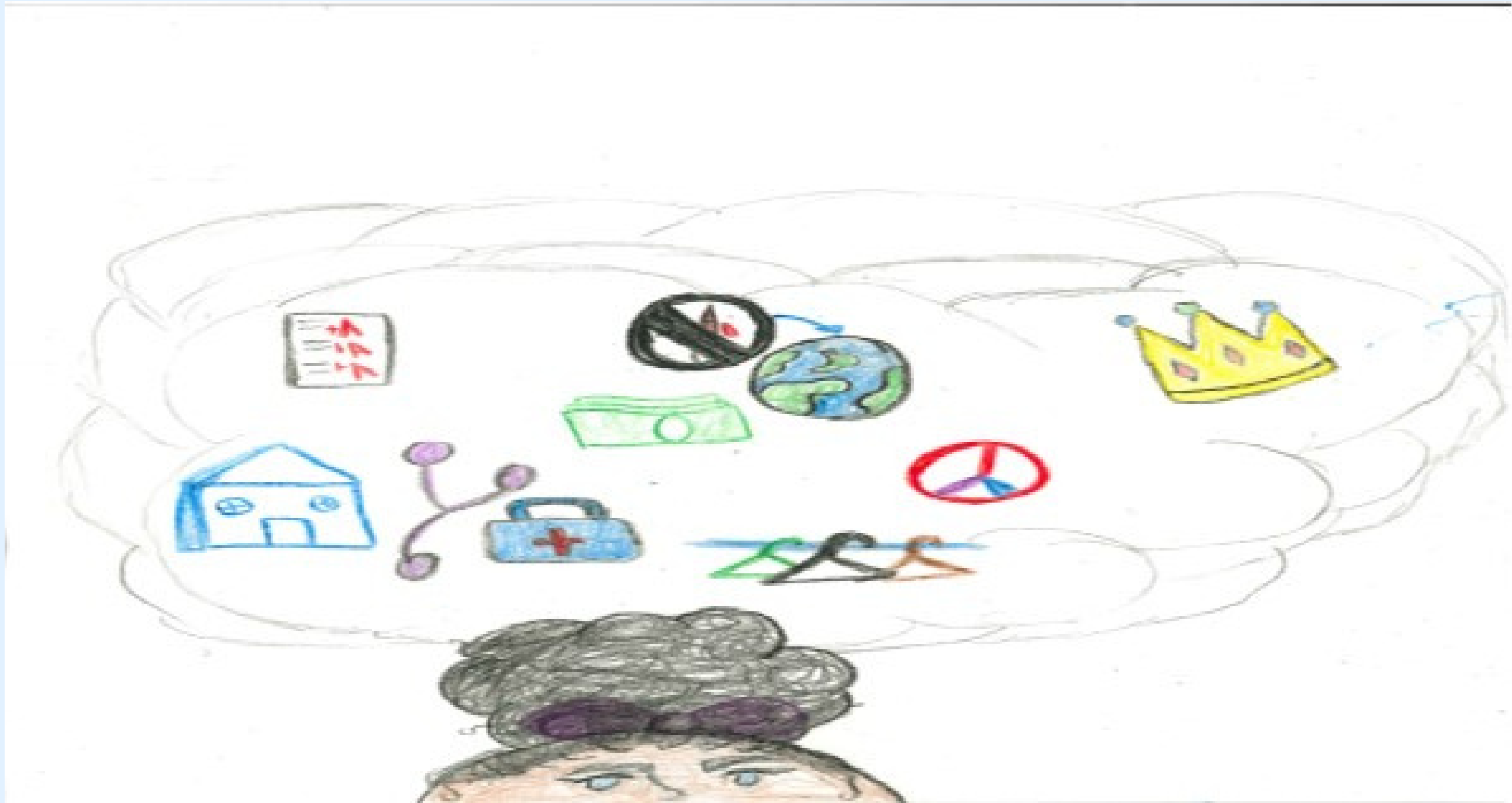


“

My dream is to become a dance teacher so that I can help other children dreams come true and they can be a dancer too and they can help other kids.

Z.T., age 9

”



“

My dream is to live and see no violence. To graduate with all A's, have peace, to start a clothing line, to be a doctor, to be wealthy and to continue to be a queen.

”

D.A., age 13

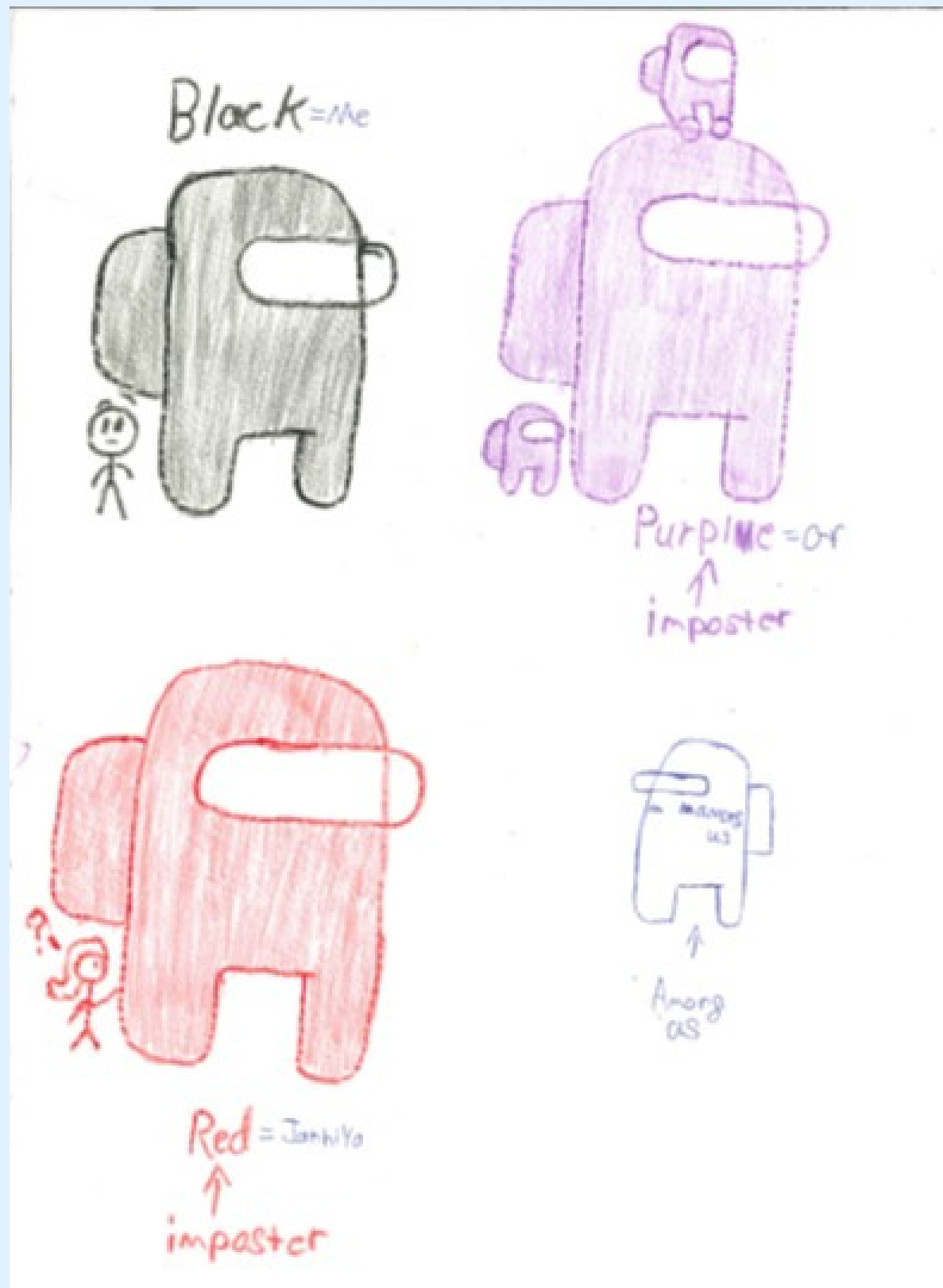
“

I had a dream that my family was rich. It felt like I had all the money in the world so my mom and step dad decided to buy a big red house with cool cars. I didn't have to worry about anything, because my family was rich.

”

J.A., age 11





“

Well, it starts off in the lobby, it was me, my girlfriend, and a friend and we were playing. As soon as the game started, I had to work. I worked with my girlfriend, but I told her to do her task first, so she did and I did my task later on. Two body's have been found. I finished doing all of my task, then my girlfriend came to see me. Something was wrong, but I kept playing. I found 3 body's and soon reported them. I told them both that it was light blue, then me and light blue got into a fight, then my girlfriend chose light blue, but I was wrong and lost the game.

”

N.S., age 14

“

My dream is to play among us in a movie theater. It would be fun to play a video game with my family. We could dress up as characters from the game.

”

T.B., age 11





“

So this is my drawing I did a dress. As you can see the dress is not even, it represents mistakes and it shows that nothing is perfect.

It also shows that you turn your nothings into something and you have to learn from your mistakes.

T.J., age 13

”



Elephant



1. They are the Largest Land animal.
2. Elephant eat all the time.
3. Their tusk are actually teeth.
4. Their skin is very thick.
5. The elephant family is very close.

T.M., age 13



“

Grandy Village is my beautiful community.... My drawing is of a fox sitting on a cloud. The fox in this picture represents freedom. The fox sitting on the cloud symbolizes that no matter how hard the challenge is you can find a way to touch the sky.

”

A.O., age 16

“

My drawing is based on eve from Genesis. I did it to show that Eve is 'the mother of all living things.' to also show that the conduct of Eve from the beginning, then the end is superior to that of Adam. That women completes the creative process of man.

N.J., age 16

”

