



AGENDA
NRHA Commissioners' Meeting
Thursday, April 8, 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

March 11, 2021 Board of Commissioners' Minutes

II. REMARKS

Executive Director's comments

Commissioners' Comments

III. 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

IV. DEVELOPMENT

1) Development Activities Report

V. HOUSING OPERATIONS

1) FY2022 Annual and 5 Year plan schedule overview PowerPoint

Presented by: Kim Thomas,
Housing Programs Director

2) Vaccination Events March 2021 Update

Presented by: Donna Mills
Chief Housing Officer

VI. NEW BUSINESS

VII. COMMITTEE MEETING NOTES

- HCV Committee minutes and attachments
- Housing and Safety Committee minutes and attachments

VIII. CLOSED MEETING

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

FUTURE MEETINGS

BOC Meeting

Thursday, May 13, 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, March 11, 2021.

The meeting was called to order at 9:07 a.m. by Chairman Donald Musacchio. Those Commissioners present and absent were as follows:

Present: Mr. Alphonso Albert *[arrived at 9:44 a.m.]*
 Ms. Rose Arrington
 Mr. Kenneth R. Benassi *[left at 11:20 a.m.]*
 Mr. Joe W. Dillard, Jr. *(participating remotely)*
 Mr. Richard Gresham
 Mr. Donald Musacchio
 Ms. Suzanne Puryear

Also present were Ronald Jackson, Secretary, Delphine Carnes, Attorney, and various staff members 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 noted that there will be a very full agenda for today’s meeting, which includes a presentation of NRHA’s FY2020 Audit by Jump, Perry and Company, L.L.P., as well as a closed session. Chairman Musacchio pointed out that the agenda has been revised to move the second item under Finance and Administrative Operations (Item III (2) – Resolution Authorizing a Change Order to the Legal Services Contract) to the end of the meeting following the closed session. He added that the second item under Housing Operations (Item V (2) – NRHA’s COVID-19 Food Distribution and Wellness Program) has been moved to the portion of the agenda for Executive Director’s Comments, which section will now also include an item related to the Calvert Square Vaccination Event. Chairman Musacchio told Commissioners that a printout of the revised agenda has been placed at each of their seats.

Chairman Musacchio explained the format for today’s public meeting, noting that members of the public who wish to comment may dial *9 and then will be called on by the last four digits of their respective telephone numbers. He also reported that the staff has installed a carbon monoxide monitor in the NRHA Board Room for the safety of all those attending meetings in person. He explained that Commissioner Benassi had recommended the installation of CO2 monitors after reading an article in *The Virginian-Pilot* that cited a Virginia Tech study that found an elevated level of CO2 in public buildings strongly correlates with an increase in the airborne

spread of infection. Chairman Musacchio observed that the CO2 monitors act as the “canary in the coalmine” to mitigate the threat of coronavirus infection. He noted that staff has also placed an informational placard under the monitor that explains the various levels of CO2 concentration as shown on the monitor.

Chairman Musacchio announced that Phyllis Everette has submitted her retirement notification effective April 30, 2021. On behalf of the Board, he expressed the Commissioners’ sincere appreciation for her many years of dedicated service to NRHA.

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I. Approval of Minutes of Commissioners’ Meetings

Chairman Musacchio presented for approval the minutes of the February 11, 2021 Board of Commissioners’ meeting. Upon motion of Mr. Gresham, seconded by Mr. Benassi, the minutes of the February 11, 2021 Board meeting were unanimously approved by all of the Commissioners present.

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II. Remarks

Executive Director Comments/Recognition

Food Distribution and Wellness Program

Mr. Jackson recognized Yilla Smith, Client Services Director, and her staff for their work on the successful Food Distribution and Wellness Program, which is summarized at page 133 of the Board Packet. Ms. Smith thanked Mr. Jackson and Donna Mills, Chief Housing Officer, for the opportunity to address the Board about this program, which provided services to address food shortages faced by NRHA residents during the pandemic. She reported that she was grateful for the support of a wonderful Youth Work Experience Program team that, as of March 8, 2021, packaged and delivered over 50,000 pounds of food to school-age children and seniors in NRHA’s family communities and certain select midrises. Ms. Smith introduced several members of her team, including Julius Norman, Youth Programs Manager, Emil Thomas, Family Self-Sufficiency (“FSS”) Specialist, and Tashonna Hallums, Youth Programs Coordinator. She explained that NRHA partnered with the Food Bank of Southeastern Virginia to help fund shelf-stable and low-prep food options that provide the necessary ingredients for healthy, easy-to-prepare meals. Ms. Smith reported that groceries are delivered every Monday to Calvert Square, where the staff and volunteers package the food and then distribute it. She presented certificates of appreciation to her team members, and mentioned that NRHA hopes to continue to provide meals through June of 2021 and even beyond that timeframe if additional funding becomes available.

Ms. Puryear congratulated Ms. Smith and indicated how impressed she was by the program's efforts as outlined in the Board Packet. Chairman Musacchio thanked each of the team's ten youth members individually and emphasized the importance of delivering meals that are not only healthy, but also appealing. Mr. Norman indicated that this volunteer program includes youth aged 12 to 15 who are too young to apply for jobs in the community, but are still able to get involved in various activities such as community gardening and food distribution. He emphasized the importance of providing these volunteer opportunities for NRHA youth and the need for continued funding. Ms. Arrington thanked the team for all that they have done. Ms. Puryear asked each of the youth members to introduce themselves. She thanked them for their hard work and stated that it was a pleasure to meet them.

Calvert Square Vaccination Event

Mr. Jackson announced that he would also like to highlight the vaccination program that was held at Calvert Square last Sunday. He noted that this event would not have been possible without the efforts of Ms. Smith and Kimberly Thomas, who both collaborated with Eastern Virginia Medical School ("EVMS") in planning and coordinating the vaccine clinic. Mr. Jackson reported that the vaccines were supplied by the Hague Pharmacy and a total of 1,100 individuals, including members of NRHA's communities as well as other Norfolk residents, were inoculated during this one-day event. He then read the names of all of the NRHA employees who assisted with this effort. Mr. Benassi asked if NRHA was able to provide vaccines to every resident who wanted to be inoculated. Ms. Mills stated that the event was well-publicized in NRHA's communities, but some residents were still hesitant about receiving the vaccine. She explained that once all interested NRHA residents and staff were immunized, the vaccine was made available to members of the general public. Ms. Mills indicated that another clinic has been scheduled for March 28 and 29, when the focus will be on providing shots to seniors in NRHA's midrise facilities. Mr. Jackson applauded the efforts of NRHA staff in this effective partnership with EVMS.

Mr. Jackson announced that the NRHA website is near completion and noted that the Board will receive a link to view it before it goes live in April.

Commissioner Comments

Chairman Musacchio stated that Mr. Albert had suggested that the Board have the opportunity to watch a video of Jay Jones recognizing Evelyn Butts for her many contributions to the community. He noted that he was unable to show the video at today's meeting, due to technical difficulties, but will share it with the Commissioners in the near future. Ms. Puryear suggested putting a link to the video on the NRHA website. She mentioned that this recognition is extremely important since Ms. Butts was the first African-American female Commissioner appointed to the Board and has served as an inspiration to our community.

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III. Finance and Administrative Operations

1) FY2020 Audit Presentation

Chairman Musacchio announced that the FY2020 Audit materials begin on page 19 of the Board Packet. Virginia Mack, Chief Administrative Officer, who was participating via telephone, stated that Mr. Jump from the auditing firm of Jump, Perry and Company, L.L.P. is on the line to present the FY2020 Audit Report. Ms. Mack thanked Scott Pontz, Finance Director, for the wonderful job that his team did in coordinating the remote audit this year.

Mr. Jump indicated that he met with the Budget and Finance Committee on Monday to review the full audit packet. He then gave a PowerPoint presentation for the Board, a copy of which is contained beginning on page 102 of the Board Packet. Mr. Jump indicated that all of the reports are “unmodified,” which is very important because that indicates that they met all expectations. He reviewed the introductory slide that illustrates the five parts of the audit package. Mr. Jump observed that the most helpful part is probably the section entitled “Management Discussion and Analysis” because it gives the reasons for the variations and also provides information on the financial health of the organization. He then discussed management responsibilities, as outlined on Slides 5 and 6. Mr. Jump went over the information on Slide 7, which lists the auditors’ responsibilities, including the documents they review, the testing they perform and their reporting obligations. He explained that the auditors’ role includes ensuring that management does not override any controls that are in place.

Mr. Jump then spoke about the various disclosures, and highlighted several areas, including information regarding notes receivable and pension liabilities. He reviewed the information on Slide 10, which lists potential deficiencies. Mr. Jump noted that he was pleased to report that no deficiencies were found. With respect to Slide 11, he explained that the auditors select specific programs on a rotating basis to review in detail each year. Mr. Jump reported that this year the focus was on Low-Income Public Housing (“LIPH”) and Capital Funds, whereas last year the audit examined the Housing Choice Voucher (“HCV”) program in detail. Mr. Jump turned to Slides 12 and 13 and observed that the auditing rules and guidance are formulated by the U.S. Department of Housing and Urban Development (“HUD”) and the auditors are tasked with determining whether NRHA complied with the established guidance. He again confirmed that the audit revealed no material weaknesses or deficiencies. Mr. Jump mentioned that in FY2019, the audit reported one finding with respect to NRHA’s HCV program; the amount of the discrepancy was insignificant, but still had to be documented. He explained that this year, although HCV was not a focus program, the auditors still took a sample and found two errors out of 20 files reviewed. Mr. Jump noted that management has put a response plan in place to provide more stringent review in order to eliminate any potential issues. He commented that the auditors are required to point out these errors and he believes that the new management plan should help avoid mistakes in the future.

Mr. Jump reviewed Slide 16, Additional Required Communication, and noted that no issues were reported. He observed that a significant portion of the audit had to be conducted remotely due to COVID, but the auditors did make one site visit to NRHA that took place with appropriate social distancing. With respect to items listed on Slide 17 (Other Matters), Mr. Jump recommended that NRHA review the work of managing agents. Mr. Jump noted that NRHA provides more Central Office Cost Center (“COCC”) detail than most other agencies. He explained that the volume of detail is time consuming and can lead to increased errors. Mr. Jump recommended that NRHA evaluate the use of these detailed reports to determine if they are cost effective. He concluded with Slide 18, which lists a number of announcements/GASB statements expected to be released in 2021 and 2022. *[Mr. Albert arrived at 9:44 a.m.]*

Mr. Jump echoed Ms. Mack’s comments regarding Mr. Pontz and his staff, all of whom were very professional and accommodating. None of the Commissioners had any questions for Mr. Jump regarding the audit or his comments. Chairman Musacchio thanked Mr. Jump for his presentation and the work of his auditing team. Chairman Musacchio added that he was glad to learn that the audit showed no issues. Mr. Benassi stated that he was very pleased with the auditors’ work. Mr. Jackson agreed and noted that NRHA just needs to make sure that it does a better job with rent calculation, which is a repeat finding.

2) Previous Month’s Activities

Ms. Mack directed the Commissioners to the financial reports that are in their Board Packets. She pointed out the demolition contract for \$1.3 million with the Anike Group, Inc. (“Anike”) and noted all of the bids received are listed on the following page. Ms. Mack reported that there were no issues on the cash report. Chairman Musacchio asked why East Coast Abatement was not chosen since its bid was lower than that of Anike. Kathy Mosley, Director of Procurement and Administrative Services, responded that she was not involved in the conversation between NRHA architect, Nat McCormick, and the contractors for this bid. Ms. Mack assured the Commissioners that she would obtain more information and get back to them.

Chairman Musacchio asked about accounts receivable. Ms. Mills responded that NRHA has a number of residents who have left without paying rent owed and with the moratorium slated to expire, NRHA is likely to see more residents with high balances “skipping out.” She added that Bryant Sanders, Director of Property Management, will provide an update on delinquencies.

Mr. Jackson followed up on the East Coast Abatement bid. He checked the details in his emails and noted that the amount cited in the Development Activities Report is a misprint. He explained that the actual bid received from East Coast Abatement was \$1,457,960 rather than the \$1,145,960 amount quoted in the report.

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IV. Development

1) Development Activities Report

Chairman Musacchio indicated that the Development Activities Reports are contained in the Board Packet beginning at page 130. There were no questions or comments from the Commissioners.

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V. Housing Operations

1) Eviction Moratorium and Rent Collection Efforts

Mr. Sanders addressed the Commissioners regarding the eviction moratorium and collection of delinquent rent. He indicated that the current moratorium is slated to expire on March 31, 2021. Mr. Sanders reported that there has been no indication that the moratorium will be extended beyond that date, but there can always be last minute changes. He observed that the moratorium went into effect on March 27, 2020 and NRHA has been consistently providing information to residents regarding the moratorium since that time through a variety of outlets, including the website, direct mailings, door hangers, newsletters and resident meetings. Mr. Sanders directed the Commissioners to page 181 of the Board packet that contains a sample of the letter normally sent to a resident having a delinquent balance and asking the resident for information about any change in situation and/or loss of income. He commented that another letter is sent as a follow-up if the resident has not provided the requested information; staff will also make home visits to determine a resident's status.

Mr. Sanders indicated that NRHA provides financial counseling and will enter into payment arrangements with tenants to address the delinquencies, as well as referring NRHA residents to other organizations that may be able to provide rental assistance. As an example, Mr. Sanders noted that when the Virginia Rent Relief Program opened up for LIPH and HCV participants, NRHA provided information via direct mailings, the website and newsletters about the program and offering help to residents wishing to apply for assistance. He reported that NRHA sent 516 delinquency letters at the end of February, but unfortunately has seen little response to these communications so far. Mr. Sanders indicated that 610 residents are delinquent with rent payment and the amount of rent owed totals \$433,000 as of yesterday. He added that he hopes ultimately to see some response to the letters that were recently distributed.

Mr. Benassi asked Mr. Sanders if he could distinguish between cases of true hardship and situations where residents are just not willing to pay or mistakenly think that the moratorium provides forgiveness of rent. Mr. Sanders responded that some individuals are waiting for their tax refund or unemployment checks to arrive before paying rent, but others have the ability to pay and have just chosen not to do so. Mr. Albert mentioned that he has been receiving inquiries from residents and elected officials, who have indicated that the delinquency letters were sent to

everyone regardless of whether they were behind on their rental payments. He noted that there seems to be no clear understanding of the letter's objective. Mr. Albert added that in one case a resident received correspondence stating that she owed \$10,000 in back rent when in fact she is current with her payments. Mr. Albert observed that a blanket letter does not seem to be helpful, and NRHA communications should be tailored to individual circumstances. Mr. Sanders responded that letters only went to residents with an outstanding balance as of the date the letter was sent; some residents may have paid their balances between the mailing date and the date of receipt. Mr. Albert commented that he would follow up on the one case of which he is aware.

Mr. Dillard thanked Mr. Sanders for his presentation and noted that he has several questions. He applauded NRHA staff members for providing comprehensive information regarding the moratorium, but asked if the Commissioners can help in disseminating this information as well so that residents will not be blindsided when the moratorium expires at the end of this month. Mr. Dillard also asked how HCVs will be affected as of April 1, 2021. Mr. Sanders thanked the Commissioners for their support and stressed that it is not NRHA's goal to evict families. He observed that NRHA makes every effort to keep families in their homes, and continues to communicate, engage and try to make reasonable repayment arrangements with residents. Mr. Jackson agreed with Mr. Sanders' statement and added that this has always been NRHA's approach, even before the moratorium was extended. Mr. Jackson emphasized that NRHA understands the despair of eviction and wants to provide a safety net, often in the form of a repayment agreement that allows residents to pay an amount they can afford over time. He also indicated that NRHA speaks with local churches willing to assist with rent. Mr. Jackson stated that NRHA explores every available option and stays up-to-date as new rental assistance legislation is enacted. Mr. Dillard noted that despite all of these efforts some residents just refuse to work with NRHA to address their delinquencies; this causes him concern about the long-term effect that their actions, or inactions, will have on NRHA. Ms. Puryear agreed that this issue needs to be explored and suggested that a more in-depth conversation could take place at the next HCV Committee meeting with NRHA staff and perhaps People First staff as well. Mr. Dillard agreed with Ms. Puryear's recommendation.

Mr. Gresham commented that some residents have legitimate issues with meeting their rental obligations while others are just gaming the system. He asked if NRHA is talking with other public housing agencies to see how they are handling the situation. Mr. Jackson responded that NRHA is conferring with other agencies, as well as consulting HUD's best practices and continuing to seek other creative solutions. Ms. Arrington mentioned that April 1 is right around the corner and wondered what will happen to tenants who are significantly behind with their rent and then take a voucher to leave Tidewater Gardens. Mr. Sanders responded that Urban Strategies, Inc. ("USI") works on these issues with residents of Tidewater Gardens so that there is no outstanding balance when a resident moves from LIPH to HCV. He added that the "gaming the system" issue was brought up at the Board Housing and Safety Committee meeting and he has looked further into this problem. Mr. Sanders explained that many families with substantial delinquencies have actually not experienced a loss of income that would justify a lower rent, but are just refusing to pay. Mr. Benassi asked if NRHA has the ability to place liens on a household's tax refund or earned income tax credits. Mr. Jackson responded that when rent is written off,

NRHA contacts the state for assistance. Ms. Carnes concurred with this explanation, but added that, in practice, it is difficult for NRHA to get fully reimbursed.

Mr. Albert commented that he remains concerned about this issue and indicated that it deserves a closer look because at some point in time NRHA needs to find a way to effectively deal with those residents who refuse to pay. Mr. Sanders agreed and noted that it is also important for NRHA to be able to enforce repayment agreements when residents fail to make their payment obligations under the terms of such agreements. Mr. Benassi observed that with the passage of the new relief legislation many families may be receiving an influx of additional funds and therefore should be able to use those monies to pay their rent balances. Ms. Arrington stated that perhaps NRHA should send another letter telling residents that their ability to receive vouchers may be jeopardized if they do not pay their outstanding rent. She noted that not being able to receive a voucher may have more impact than the threat of eviction. Mr. Bryant agreed that this is true in some cases, but many LIPH residents will not be getting vouchers so this approach will not work with them. Mr. Jackson added that many tenants do not take any action until they actually receive the eviction notice.

Ms. Puryear agreed that NRHA needs to continue to connect community members with rent relief programs because it will be a tremendous problem if the City ends up with 600 homeless households once the moratorium is lifted. She also agreed with Ms. Arrington that NRHA may need to let tenants know that their refusal to pay rent may make them ineligible to receive a voucher. Ms. Puryear also stressed the importance of discussing this with the City because the implications and real time consequences are very significant and involve parties other than just NRHA. Mr. Gresham agreed and indicated that NRHA needs to identify all of the ramifications so that residents are awakened to the reality of the situation and fully understand the consequences. Ms. Arrington added that NRHA needs to make residents understand the full impact that an eviction would have on them and their households. Chairman Musacchio added that NRHA residents who lose housing will join the waves of tenants who are being evicted from private housing. He mentioned that at some point in time NRHA has to recognize that some unwanted results will occur despite the Authority's best efforts. Chairman Musacchio noted that, with this in mind, NRHA has to ensure that it has done all that it can to inform and protect members of the NRHA community and therefore needs to take a very careful look at its efforts to make sure they are consistent and thorough. Chairman Musacchio and Ms. Puryear thanked Mr. Sanders for his presentation. Mr. Gresham and Mr. Benassi both indicated that it is important to keep in mind how the handling of delinquencies will affect NRHA's reserves and future financial stability. All of the Commissioners joined in thanking Mr. Sanders.

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VI. New Business

None.

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VII. Committee Meeting Notes

As noted below, Chairman Musacchio indicated that the various committee meeting minutes are included in the Board Packet. He and Ms. Mills reported that the committees had considered meeting in person at Young Terrace in March, but since that was not feasible they are considering in-person meetings in the community in April. Mr. Albert mentioned that he is unclear about the role of the Commissioners in NRHA committees. He observed that Board members spend a lot of time on committee work and that he has always assumed that the Commissioners' role is limited primarily to listening and observing, rather than giving input that could be interpreted as a directive to staff. Mr. Albert wondered how the Commissioners can strike a good balance of providing input and advice without usurping the role of the Executive Director. Mr. Jackson responded that he has been working with Jennifer White Moore, Communications and Government Relations Director, to better define the role of those participating on Board committees. He added that he hopes to have a draft memorandum in June that would help identify the respective roles of the Commissioners and the Executive Director. Ms. Puryear offered to help with that effort since it is within her area of expertise. She acknowledged that boundaries for Board members can get confusing and would be happy to assist in defining the responsibilities and limitations of their involvement. Mr. Gresham agreed that it can be difficult since there are only a couple of Commissioners at each committee meeting so it is difficult to distinguish whether they are speaking as individuals or on behalf of the Board as a whole. Chairman Musacchio observed that it is very important to have clarity with respect to this situation and asked Mr. Jackson to reach out to Ms. Puryear to examine this issue as soon as feasibly possible.

- HCV Committee

The minutes of the HCV Committee meeting are included in the Board Packet. There were no additional questions or comments from the Commissioners.

- Housing and Safety Committee

The minutes of the Housing and Safety Committee meeting are included in the Board Packet. There were no additional questions or comments from the Commissioners.

- Budget and Finance Committee

The minutes of the Budget and Finance Committee meeting are included in the Board Packet. There were no additional questions or comments from the Commissioners.

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Chairman Musacchio told members of the public to dial *9 if they wish to make a comment. He asked anyone dialing in to please state his or her name and address when called upon. Ms. Moore announced that there is one caller on the line, Kyle Wilson, who is a resident of Franklin Arms. Ms. Wilson asked if she needs a password to access the meeting on the GoToMeeting

platform. Ms. Moore explained that the best way to access the meeting is to use the link on the NRHA website, which may be activated without a password. She indicated that she would call Ms. Wilson today to walk her through the process. There appeared to be no other callers. Ms. Moore checked online and in the lobby on the 16th Floor to see if any members of the public were present. No members of the public were physically present in the lobby or virtually present by telephone or online.

Mr. Gresham stated that he would like to see a more streamlined Board Packet with a limited amount of information and reports. Chairman Musacchio observed that this month's Board Packet is exceptionally voluminous because of the audit reports from the accountants, which were included in the packet twice (once as part of today's agenda and once as part of the Committee meeting notes). Ms. Puryear suggested that perhaps the Board Packet could just contain summaries of the various Committee reports rather than full copies of the minutes and related information. Mr. Jackson agreed to work on editing the Board Packet to keep it to a more manageable size.

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VIII. Closed Meeting

At 10:52 a.m. upon motion of Mr. Gresham, seconded by Ms. Arrington, the following resolution was unanimously approved by all Commissioners present:

RESOLUTION 9458

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 March 11, 2021 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 ongoing St. Paul's litigation.

[Mr. Benassi left the meeting at 11:20 a.m.]

B. Resolution Certifying a Closed Meeting.

At 11:42 a.m. upon motion of Mr. Albert, seconded by Mr. Gresham, the following resolution was read by Chairman Musacchio and approved by all of the Commissioners still present with the exception of Mr. Dillard who abstained.

RESOLUTION 9459

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.

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IX. Finance and Administrative Operations, cont.

Resolution Authorizing a Change Order to Legal Contract

Mr. Jackson introduced a resolution to authorize a second change order to NRHA's legal contract due to the increased expenditures resulting from the St. Paul's litigation. He explained that most of the fees are paid to Reno & Cavanaugh, outside counsel retained to assist with the litigation. Both Mr. Albert and Ms. Arrington indicated that they would vote in favor of the resolution but had reservations about the increased costs. Mr. Albert mentioned that it is important to examine how this will impact NRHA's budget going forward.

Upon motion of Ms. Puryear, seconded by Mr. Gresham, the following resolution was approved by all of the Commissioners still present with the exception of Mr. Dillard who abstained.

RESOLUTION 9460

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 Board of Commissioner approved change order #1 on December 10, 2020 in the amount of \$1,500,000 to cover services associated with St. Paul's litigation resulting in an amended contract of \$2,250,000

WHEREAS, there is a need for change order #2 to fund additional legal services for St. Paul's litigation in the amount of \$1,750,000 resulting in an amended contract of \$4,000,000.

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 for change order #2 are anticipated not to exceed the amount of \$1,750,000;

NOW, THEREFORE, be it resolved, that:

1. The Chief Executive Officer or his designee is hereby authorized to issue a change order #2 to the FY-2021 contract with Delphine Carnes Law Group, PLC in the amount of \$1,750,000.
2. This Resolution shall be in effect from and after the date of its adoption

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Chairman Musacchio provided another opportunity for the public to comment. No members of the public presented themselves online or in person. There being no further business, the regular meeting was adjourned at 11:53 a.m.

Secretary

Chair



COMMISSIONERS' MONTHLY CONTRACT REPORT –
Meeting Date: April 8, 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.

March 31, 2021

New contracts issued between \$30,000 and \$99,999:	<i>Contract Ceiling</i>	A	B	C
1. PO-34677-2050 – EPlus Technology (WiFi Community/Public Access Project)	\$45,239.92	O		FF
2. E1016 – Brown Stove Works (as needed Ranges)	\$36,716.50	G		IF
#				
New contracts issued for \$100,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. None				
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. None				

A. KEY to contract type:

C – Construction O – Other than Professional Services
P – 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 MARCH 31, 2021**

NONE



Anticipated Requests for Proposals, Quotations and Invitations for Bids April 2021

IFB , VCT Floor Tile (Stock)	May-21	Facilities Management
RFP , Grandy Wetlands Maint. Services & Phase IV Grounds Maint.	Apr-21	Property Management
Research , Historic Preservation Consulting for 555 E. Main Street	Apr-21	Executive Office
RFP , Grounds Maintenance - Bobbitt, Sykes and Huntersquare	Apr-21	Property Management
IFB , East Ocean View Pleasant Ave Redevelopment Sitework	Apr-21	DCM
RFP , Sewer Wastewater Maintenance & Repair	Rebid - No Offers Rec'd	Facilities Maintenance
RFP , Diggstown Phase I Washer/Dryer Leasing and Maint. Services	Evaluation / On Hold	Property 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.

		March 31, 2021						
Outstanding Uses		Drawn, Funding in Transit	To Be Drawn	Other Program Earnings/ Reserves	Total Amount	Projected Repayment Date	Repayment Source	
Development Division Disbursements								
1	Home	\$ 107,821	188,744	-	296,565	a	Apr-20	Reimbursement Request - City Contract
2	City General Fund & Capital Improvement	109,221	0	-	109,221	b	Apr-20	Reimbursement Request - City Contract
3	Coronavirus Relief Funds	274,646	19,272	-	293,918	c	Apr-20	Reimbursement Request - City Contract
Housing Division Initiatives								
4	VA Dept of Rail & Public Transportation	-	-	82,406	82,406		Jun-21	Earnings from Other Programs Budgeted
5	Job Plus Pilot - HUD Reprogramming	-	-	481	481		Jun-21	Earnings from Other Programs Budgeted
6	Out of School Youth	12,415	-	-	12,415		Apr-20	Reimbursement Request - Hampton Roads Workforce Council
Other								
7	Executive Director Contingency Fund	-	-	121,637	121,637		Jun-21	Earnings from Other Programs Budgeted
8	Core Business Services	-	-	371,990	371,990		Jun-21	Earnings from Other Programs Budgeted
9	Communications & Govt. Relations	-	-	240,323	240,323		Jun-21	Earnings from Other Programs Budgeted
10	CNI	-	48,037	-	48,037		Apr-20	Reimbursement Request - HUD
12	Earnings from other programs	-	-	-816,837	-816,837			Merrimack & Oakmont
Total Outstanding Advances		\$ 504,103	256,053	0	760,157	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- \$30,660 , A/R ROI - \$92,600,
A/R CIP - \$976,529 A/R Pleasant Ave & Pretty Lake Ave - \$1,028,904,
A/R Tidewater Gardens \$ 21,500, A/R Hunton YMCA - \$30,830 - **TOTAL \$2,181,023**

Additional commitments totaling \$176,804 have been made for these initiatives.



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 - 03/31/2021

Disposition #	Suffix	Address	Developer	Usage	Development Value	Settlement Date	Land Price
Berkley III							
894	A	419 S. Main Street	Beacon Light Community Housing Dev Org	Residential SF 3 bdrm (low mod)	210,000.00	09/11/2020	\$10,000.00
894	B	421 S. 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 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
Park Place							
152		604 W. 28th Street	Mr. Nicolas Jones	Side Yard	5,000.00	03/05/2021	\$7,000.00
					Park Place Total [1] =		\$7,000.00
					Grand Total [6] =		\$112,000.00



ACQUISITIONS

Date Range: 07/01/2020 - 03/31/2021

Block	Parcel Tag	Address	BNO	Owner	Date	Amount
-------	------------	---------	-----	-------	------	--------

There are no acquisitions for this reporting period.

Total [0] =

Grand Total [0] =



Agenda Item

NRHA Board of Commissioners

Subject: NRHA Annual Plan Public Hearing Schedule Overview

Executive Contact: Donna Mills, Chief Housing Officer

Date: April 8, 2021

BACKGROUND

The Quality Housing and Work Responsibility Act of 1998 requires housing authorities to complete a five-year plan and an annual plan for assisted-rental properties and Housing Choice Voucher programs. NRHA's draft annual plan covers the period from July 1, 2020 – June 30, 2021. The plan includes information on Norfolk Redevelopment and Housing Authority's (NRHA) major goals, objectives, and strategies for public housing (PH) and Section 8/Housing Choice Voucher (HCV), such as demolition/disposition, site-based waiting lists, requirements/mandates by the Department of Housing and Urban development (HUD) and our objectives and strategies for achieving our mission in (PH) and the (HCV) program.

As a part of this process, NRHA is required to hold a public hearing to receive public feedback and comments on the draft annual plan. The mandatory 45-day review period for the current draft plan is March 29, 2021 through May 13, 2021.

The public hearing to be held on May 13, 2021 will followed the following protocol:

- Opening remarks and introduction made by the NRHA Board of Commissioner chairman
- Brief PowerPoint presentation to summarize the draft plan
 - Outline of the plan
 - FY 2022 Goals and objectives
 - New initiatives/changes
 - Changes in admission policy for PH and HCV
 - Recognition of the Resident Advisory Board (RAB) members
 - Remaining steps leading up to the submission of the plan to HUD for final review
- The Board of Commissioners and staff will hear public comments
 - The Board may choose to clarify details or statements during the hearing
 - Staff will be available to answer questions related to individual issues or situations

The comments made during this public review period can be received via voice mail at (757) 314-1320 or online at <https://www.surveymonkey.com/r/AnnualPlanNRHA2021>. Each comment will be reviewed by NRHA staff; responses to each comment will be addressed and included in the final annual plan submitted to HUD for review on June 15, 2021, pending Board approval.

Norfolk Redevelopment and Housing Authority



FY 2022 Annual and 5-Year Plan Schedule Overview

Presented by: Kimberly Thomas

Housing Programs Director

April 8, 2021

Background

The Quality Housing and Work Responsibility Act (QHWRA) of 1998 require housing authorities to complete a five-year plan and an annual plan. The plan includes information on NRHA's major goals, objectives, and strategies for public housing and Section 8, such as demolition/disposition, site based waiting lists, requirements/mandates by HUD and our objectives and strategies for achieving our mission.

Schedule Overview

March 29th -May 13th: 45-day public review comment period

Draft plan can be found at: www.nrha.us/annual-plan

March 29th – May 7th : Resident Advisory Board (RAB) meetings

May 13th : Public hearing

June 10th: Plan resolution present to NRHA Board of Commissioners

June 15th: Plan submitted to HUD for approval



Call-outs

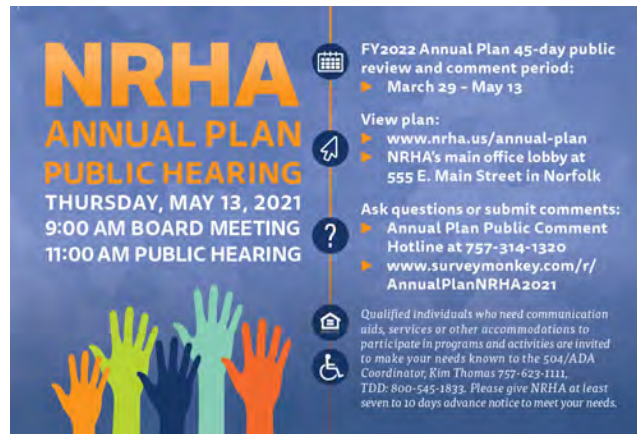
- Annual Plan period: July 1, 2021 thru June 30, 2022
- Five-Year Plan period: January 1, 2021 thru June 30, 2025
- Proposed updated overall plan goals; includes items from FY2021 plan
- Anticipated development activities through June 2025
- Administrative Plan and Admission and Continued Policy (ACOP) updates and changes
- Updated language on Section 3 and Economic Inclusion activities
- Capital Fund update
- Program updates, as needed

Public Comments

Public comment hotline: (757)314-1320

Online survey:

<https://www.surveymonkey.com/r/AnnualPlanNRHA2021>



NRHA
ANNUAL PLAN
PUBLIC HEARING
THURSDAY, MAY 13, 2021
9:00 AM BOARD MEETING
11:00 AM PUBLIC HEARING

FY2022 Annual Plan 45-day public review and comment period:
▶ March 29 - May 13

View plan:
▶ www.nrha.us/annual-plan
▶ NRHA's main office lobby at 555 E. Main Street in Norfolk

Ask questions or submit comments:
▶ Annual Plan Public Comment Hotline at 757-314-1320
▶ www.surveymonkey.com/r/AnnualPlanNRHA2021

Qualified individuals who need communication aids, services or other accommodations to participate in programs and activities are invited to make your needs known to the 504/ADA Coordinator, Kim Thomas 757-623-1111. TDD: 800-545-1833. Please give NRHA at least seven to 10 days advance notice to meet your needs.

Direct mailer sent to all
LIPH, PBV and HCV
households





Agenda Item

NRHA Board of Commissioners

Subject: NRHA Community Vaccination Events

Executive Contact: Donna Mills, Chief Housing Officer

Date: April 8, 2021

BACKGROUND

NRHA Vaccination Events

Total Number of NRHA Supported Vaccination Clinics	8
Doses Administered (Approx.)	2,900
<i>% Fully Vaccinated</i>	67%
<i>% w/ at least one dose</i>	33%

NRHA, in partnership with local and state organizations, continues to work to increase the equity of vaccination opportunities for our residents, housing participants and employees. In March 2021, NRHA, the Hague Pharmacy and Eastern Virginia Medical School hosted two community-based vaccination events at Calvert Square EnVision Center and Ruffner Middle School. Both events followed state vaccination distribution guidelines and gave preference to NRHA residents. Over two community events, approximately 2,700 individuals were vaccinated (first and second doses).

Also, in March 2021 the NRHA partnered with the Norfolk office of the Virginia Health Department to administer onsite vaccines at all six NRHA midrise communities, which house hundreds of elderly and disabled residents. NRHA staff provided outreach and assistance to over 200 midrise residents who received a vaccination (first dose) during the March 2021 event.

NRHA staff continues to work with local and state health officials to develop outreach strategies for high risk populations and will continue to work with community partners to coordinate future events, in anticipation of the state moving into extended phases of eligible community populations.



BOC Housing Choice Voucher Committee Meeting
555 E. Main Street – 16th Floor Board Room
Tuesday, March 16, 2021 – 11:00 a.m.
Agenda

- | | | |
|------|---------------------------|--|
| I. | Current Statistics | Pamela Jones-Watford |
| II. | Eviction Moratorium | Pamela Jones-Watford |
| III. | Landlord Outreach Updates | Audra Collier |
| IV. | Financial Conditions | Scott Pontz |
| V. | CNI/Tidewater Gardens | Steve Morales
Donna Mills
Nicole Todd, USI |

Next Meeting: April 18, 2021 – 11:00 a.m.

St. Paul's Guiding Principles:

Annual Plan – it will be essential to respect and recognize the needs of each individual resident. To that end, NRHA will undertake this effort in adherence with the following guiding principles:

- Community redevelopment decisions shall be **family-focused** and family priorities will be paramount in service delivery and relocation decisions;
- **Honoring the housing choices** of families affected by the redevelopment of their communities shall be the highest priority;
- Collaborative partnerships shall be pursued to implement a **human development plan** that will include high quality supportive services in the areas of employment, education, public safety, housing services and health;
- Economic development benefits can mitigate costs but **not outweigh** family-focused decision making;
- Revitalization strategies shall strive to have **positive impacts on surrounding neighborhoods**; and
- Decision making will reflect **continuous input, transparency** and feedback from residents and all other stakeholders.

Peoples First Information Hotline: 314-2000
www.stpaulsdistrict.org



Committee Notes

NRHA Board of Commissioners

Committee: Housing Choice Voucher Committee	Date: March 16, 2021
Subject: Monthly Meeting Minutes	Executive Contact: Donna Mills

Committee Agenda and Attendees

Attendees: Suzanne Puryear, Joe Dillard, Ronald Jackson, Donna Mills, Pamela Jones-Watford, Nicole Todd, Audra Collier, Steve Morales and Scott Pontz.

Agenda:

- I. Current Statistics
- II. Eviction Moratorium
- III. Landlord Outreach Updates
- IV. Financial Conditions
- V. CNI/Tidewater Gardens Relocation

Policy Discussion

Current Statistics:

Pamela Jones-Watford provided committee members with a statistical sheet outlining current data for the Housing Choice Voucher (HCV) Program as of February 28, 2021. Mrs. Jones-Watford discussed lease up, special purpose vouchers, project-based vouchers, project-based voucher (PBV) obligations, unit availability, SRAP certificates and VASH vouchers, and end of participations for the month of January. She highlighted the changes in data from the previous committee meeting in February 2021 (see attached). We are currently not pulling any applicants from the HCV wait list and the wait list is closed. Mrs. Jones-Watford advised that the wait list for several of the Project Based Voucher communities will be closed in March however we will be accepting application for HCV Mainstream program for five days beginning March 19th. Applicants must be non-elderly, homeless, or about to be homeless to qualify for these vouchers. Ms. Suzanne Puryear inquired on how applicant will know when and how to apply? Mrs. Jones-Watford explained that the waitlist opening will be advertised in the newspaper and on our website. In addition, notices were sent to our agency partners including Hope House, Endependence Center, NCSB, Norfolk Department of Human Services, Aids Foundation, Eggleston, and City of Norfolk information line.

Eviction Moratorium:

Ms. Jones-Watford advised that the eviction moratorium is expected to expired on March 31st. Her department has provided information to both the participants and landlords regarding the Virginia Rent Relief program should financial assistance be needed. HCV staff have continued to process interim rent changes as requested by the participants. To date only two landlords have contacted staff the number of HCV participants that are delinquent in rent payments. Mrs. Pamela Jones-Watford advised that we don't know that number since the participant pays the landlord directly. Staff has provided information to both the participants and landlords about the eviction moratorium and funding resources that are available to assist.

Landlord Outreach Updates:

Audra Collier provided landlord outreach updates and reviewed the outreach report as of March 12, 2021 – see attached. To date she has placed 350 calls to potential landlords which has resulted in having 83 standing partners and 15 new landlords to list property on unit

availability listing. Mrs. Watford discussed the plan to hold upcoming virtual landlord orientations.

Financial Conditions:

Scott Pontz reviewed the financial tracking procedures – see attached. Scott advised that the tool is to help PHA's maximize the usage of their HCV funding for program participants while maintaining an adequate level of reserves. We continue to see an increase in HAP per unit expense. NRHA is fully utilizing the HCV program and based on the increased PUC are unable to issue new vouchers.

CNI/Tidewater Gardens Relocation:

Donna Mills and Nicole Todd provided an update on Tidewater Gardens Relocation efforts. Urban Strategies Inc., (USI) continues to be the main driving force working with families in Tidewater Gardens. Nicole Todd reviewed the People First dashboard – see attached. Donna Mills reviewed the Tidewater Gardens Relocation Dashboard and Vacancy Map as of February 28, 2021 – see attached.

Ms. Nicole Todd stated that USI staff are continue to issue 120-day relocation notices to the Tidewater Gardens residents in the next phase of relocation efforts. Her team is working on strategies to connect residents to needed services and building incentives to increase resident attendance at meetings and programs. Recent partnerships included Dominion Virginia Power and the Salvation Arms to assist with past utility balances. As part of the landlord outreach efforts a landlord incentive program has been drafted that will be presented to the St. Paul's Advisory Committee. USI is currently recruiting for an additional Lead Mobility Specialist. USI has entered into a MOU with Urban Ministry to provide welcome kits for residents of Tidewater Gardens.

Steve Morales noted that language regarding the right to return and wait list preferences will be included in the upcoming Admission and Continued Occupancy Policies and Administrative Plans. A letter is being mailed out to all Tidewater Gardens residents to explain the right to return policy with a question and answer meeting scheduled for March 30th at 6:00 p.m.

Attachments and Handouts

- Agenda with St. Paul's Guiding Principles
- Housing Choice Voucher Program Current Statistics
- Landlord Liaison Outreach Report
- NRHA Financial Tracking Procedure
- People First Empowered by Urban Strategies, Inc. Dashboard
- Tidewater Gardens Relocation Dashboard – 2/28/2021
- Tidewater Gardens Vacancy Map – 2/28/2021



NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM COMMITTEE MEETING
March 16, 2021
Current Statistics as of February 28, 2021

Overview	Current Month	Last Month	Change
Total Vouchers (As of Jan. 31)	3,855		
Tenant Based Vouchers	3,060		
Project Based Vouchers (PBV)	270	269	+1
RAD PBV	525	522	+3
Outgoing Payable Portables	117	115	+2
Vouchers Issued in February	28	20	+8
New Vouchers Searching	70	47	+23
End of participations month February	15	16	-1

Special Purpose & SRO Vouchers *(included in tenant-based vouchers total)*

Vouchers Totals	Allocation	Current Month Leased	Previous Month Leased	Change
VASH vouchers	168	145	144	+1
NED vouchers	225	215	216	-1
Homeownership voucher(s)	Open	7	7	-0-
SRO (Gosnold Mod Rehab)	60	54	54	-0-
Mainstream	40	8	8	-0-

Project Based Vouchers (RAD NRHA Owned)

NRHA Owned RAD Property	Total Units	Current Month Leased	Previous Month Leased	Change
Grandy Village 092	16	16	16	-0-
Grandy Village 032	275	275	272	+3
North Wellington	25	24	24	-0-
Franklin Arms	100	100	100	-0-
Diggs Town	222	110	110	-0-

Project Based Vouchers (Non-RAD)

Project Based Voucher	Total Units	Current Month Leased	Previous Month Leased	Change
Crescent Square (Virginia Beach)	10	10	10	-0-
Heron's Landing (Chesapeake)	6	6	6	-0-
South Bay (Portsmouth)	6	6	6	-0-
Cottage Bridge (Norfolk) NRHA Owned	47	46	45	+1
Banks of Berkley (Norfolk)	5	5	5	-0-
Church Street Station (Norfolk)	70	64	64	-0-
St. Paul's Apartments (Norfolk)	13	13	13	-0-
Grandy VI (Norfolk) NRHA Owned	70	70	70	-0-
The Retreat at Harbor Pointe (New)	50	50	50	-0-

Project Based Voucher Future Obligations (Non-RAD)

Complex Name	Location	Number of PBV's Obligated
PABP Apartments, L. P. (Cigar Factory)	Norfolk	7 AHAP executed
Riverside Station Apartments (Curlew)	Norfolk	23
Wood Street Senior Housing (Block 19)	Norfolk	22
Market Heights Apartments (Ruffner)	Norfolk	20 AHAP executed
Market Heights Apartments 4%	Norfolk	21 AHAP executed
Holley Pointe	Portsmouth	5 AHAP executed
Block 20 Apartments (CNI)	Norfolk	37
Woods at Yorktown	Yorktown	6
Broad Creek Resyndication Phase 1	Norfolk	121
Ansell	Portsmouth	5
Cross Creek NC	Portsmouth	8
Woods at Yorktown	Yorktown	8
Block 17 Apartments	Norfolk	34
Block 18 Apartments	Norfolk	25
Newport Garden Apartments	Norfolk	8
Cross Creek Rehab	Portsmouth	8

RAD Wait List

Diggs Town Wait List (CLOSED)	580
Franklin Arms Wait List (CLOSED)	216
Grandy Revitalization 032 Wait List (2-4 BR OPEN)	1,359
Grandy Revitalization (Phase V 092) (CLOSED)	265
Grandy Village (Phase VI093) (CLOSED)	406
North Wellington (3-4 BR CLOSED)	256

Wait List

HCV Wait List (CLOSED)	12,255
Banks of Berkley Wait List (CLOSED)	343
Church St Station Wait List (OPEN)	264 (homeless) 457(not homeless)
Crescent Square Wait List (CLOSED)	413
Gosnold SRO Wait List (CLOSED)	425
Herons Landing Wait List (CLOSED)	404
South Bay Wait List (CLOSED)	334
Cottage Bridge Wait List (CLOSED)	1,256
St. Paul's (CLOSED)	1,447
The Retreat at Harbor Pointe (CLOSED)	2,864

State Rental Assistance Program (SRAP) Certificates

SRAP Referrals Received	51
SRAP Leased	35

LEASE-UP CURRENTLY IN PROCESS

- Mainstream Vouchers
- SRO's through Virginia Supportive Housing
- SRAP Certificates
- VASH
- Diggs TPV
- Tidewater Gardens residents
- Grandy Village
- PBV's as vacancies occur
- TPY Foster Youth

LANDLORD REQUITMENT EFFORTS

- The monthly orientations are temporarily cancelled due to COVID-19
- Landlord Packages were emailed to five potential landlords which include:
 - ✓ HCV Landlord Brochure,
 - ✓ HQS self-inspection checklist,
 - ✓ Things that must be included in the proposed lease,
 - ✓ Unit Availability landlord application.
- Social Media posts have gone out via Facebook and LinkedIn announcing the need for rental properties for the HCV Program.
- Upcoming possibility of doing a video for landlord training and information to be placed on the website; and Facebook live post for recruitment for landlords.
- 6 New Landlords leased to program participants during the month of February

HCV UPDATES

- Annual Landlord Summit is being planned for April 20, 2021, this will be virtual 8:00 am until 2:00 pm. Session topics include:
 - ✓ Fair Housing
 - ✓ HCV 101- Building Your Best Lease & Applicant Screening Best Practices
 - ✓ Tax Strategies Every Landlord Should Know to Increase Cash flow
 - ✓ Rent Ready Norfolk
 - ✓ Legislative Updates that Impact Landlords
 - ✓ Top 50 Landlord Mistakes
 - ✓ Navigating the Eviction Moratorium
 - ✓ Communities of Opportunities Tax Credit Program

We are seeking financial sponsors for the summit.

- June 1, 2021 will require all landlords to participate in our direct deposit program.

HCV 50058 Certification for February 2021

Tenant Based Vouchers

Count of Certification Type

Certification Type



Total

Annual HQS Inspection Only	133
Annual Reexamination	397
Annual Reexamination Searching	5
FSS/WtW Addendum Only	5
Interim Reexamination	210
Issuance of Voucher	44
New Admission	30
Portability Move-in	5
Portability Move-out	2
Port-Out Update (Not Submitted	18
Void	3
Grand Total	852

Annual Reexamination	397
Interim Reexamination	210
Total	607

NRHA Managed Voucher Properties

Count of Certification Type

Certification Type



Total

Annual HQS Inspection Only	2
Annual Reexamination	68
End Participation	1
FSS/WtW Addendum Only	1
Interim Reexamination	75
New Admission	14
Grand Total	161

Annual Reexamination	68
Interim Reexamination	75
Total	143

=





Landlord Liaison Outreach Report as of March 12, 2021

	Dec-21	Jan-21	Feb-21	Mar-21	Total
Report					
Phone Calls Made to Potential Landlords	37	115	103	95	350
Standing Partner Listing *	41	80	82	83	83
New Standing Partners	0	0	2	1	1
Emailed Landlord HCV Program information packet	7	15	3	9	34
New Landlords to list Property on Unit Availability Listing **	3	8	1	3	15
Units Listed on Unit Availability Listing	51	53	74	62	62
Properties Located in Local Community Search	N/A	N/A	6	4	10
Properties Listed from Local Community Search - included in unit availability listing total	N/A	N/A	3	2	5
HCV New Admissions Survey Mailed	0	50	0	50	100
HCV New Admissions Survey Returned	0	0	16	0	16

Future Marketing Goals
HCV Youtube Video - Completed - along with Story Board
Flyers - Distributed



March 2021

Norfolk Redevelopment and Housing Authority
HCVP Financial

An analysis of the HUD two-year tool indicates we are fully utilizing the program from a financial standpoint. We are using and are forecasted to use all the calendar 2021 operating funding and the program reserves available to us. The tool indicates that the increase in monthly per unit cost figures may be stabilizing.

NRHA is in receipt of over \$2M in CARES HAP funding. The second application for CARES HAP funding was not successful as it seems HUD depleted its funds prior to our re-application. We have been informed that there is additional HAP money in the COVID funding bill recently signed. No details have yet come from HUD regarding this funding.

- NRHA continues to await HUD's assignment of 2021 budget authority to help determine our plan going forward
- The model's forecast continues to indicate that the agency should not be issuing vouchers or absorbing portable vouchers.



Tidewater Gardens Relocation Dashboard - 2/28/2021

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	0
Phase 2	262	148	60	208	+34
Phase 3	116	43	4	47	0
Phase 4	53	12	6	18	+1
Grand Total	618	336	116	452	+35

* 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	82	45.81%	+1
Phase 2	262	208	126	60.58%	+19
Phase 3	116	47	29	61.70%	+3
Phase 4	53	18	10	55.56%	+1
Grand Total	618	452	247	54.65%	+24

Vacancy Statistics by Phase

Phases	Total Units	Total Vacant Units	Total Occupied Units	Percentage Vacant Units	Change from Prior Report
Phase 1	187	146	41	78.07%	+6
Phase 2	262	101	161	38.55%	+4
Phase 3	116	39	77	33.62%	+3
Phase 4	53	19	34	35.85%	-1
Grand Total	618	305	313	49.35%	+12

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	176	0	Service linkages since August 1, 2019	573	+14
Phase 2	221	+2	Total number of household assessments completed	470	+11
Phase 3	78	+2	Total number of household re-assessments completed	4	0
Phase 4	49	+1	Collaborative housing stability interventions	61	0
Grand Total	524	+5			

Reason for Vacancy

Reason for Vacancy	Total Count Vacancy Reason	Percentage by Move Out Reason
Moved to Housing Choice Voucher	160	52%
Unit Transfer	43	14%
Rented Elsewhere	36	12%
Moved to Project Based Housing	36	12%
Purchased Home	3	1%
Eviction	18	6%
Deceased	7	2%
Moved Without Notice	2	1%
Grand Total	305	100%

Relocation by City

Relocation City	Count of City	Percentage by Relocation City
Norfolk	244	80%
Virginia Beach, VA	13	4%
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	18	6%
Deceased	7	2%
No Forwarding Address	5	2%
Grand Total	305	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%
6 Northside	2	1%
7 Oceanair, Bayview	1	1%
8 Merrimac Park, Commodore Park	1	1%
11 Glenwood Park	3	2%
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	2	1%
27 Park Place (West)	6	4%
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	4	3%
33 Ballentine Place	4	3%
34 Lindenwood, Villa Heights	1	1%
35.01 Huntersville (East)	5	3%
43 Brambleton (North)	10	6%
44 Broad Creek	1	1%
45 Middletown Arch	3	2%
46 Chesterfield Heights	1	1%
49 CBD, Freemason Harbor	4	3%
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	12	8%
59.01 Wellington Oaks, Norview	11	7%
59.02 Norvella Heights	1	1%
59.03 Fox Hall, Commerce Park	1	1%
60 Norview, Five Points	1	1%
61 Estabrook, Coleman Place	14	9%
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	3	2%
HCV- Chesapeake **	5	3%
HCV- Newport News	1	1%
HCV- Portsmouth **	2	1%
HCV- Virginia Beach **	8	5%
HCV- Maryland **	1	1%
Grand Total	160	100%

LIPH/PBV

Census Tract	Count of Census Tract	Percentage by Census Tract	Change from Prior Report
35.01 Huntersville (East)- Huntersquare	1	1%	0
41 Young Terrace, Church Street- Young Terrace	12	8%	0
42 Calvert Square, Church Street - Calvert	16	11%	0
48 Tidewater Gardens- Tidewater	1	1%	0
50 Berkley - Sykes	1	1%	-1
51 Campostella Heights- Diggs Phase 2	2	1%	+1
51 Campostella Heights- Oakleaf	9	6%	0
69.01 Janaf, Military Circle- Bobbit	1	1%	0
Deceased	7	5%	0
Eviction/Termination	18	12%	+1
Moved without Notice	2	1%	+1
Purchased Home *	3	2%	0
43 Brambleton (North) Moton- Franklin Arms	5	3%	0
46 Chesterfield Heights- PBV- Grandy Village VI	5	3%	0
46 Chesterfield Heights- RADPBV Grandy Revt	14	10%	0
49 CBD, Freemason Harbor- St. Pauls	3	2%	0
51 Campostella Heights -Harbor Point	7	5%	0
51 Campostella Heights- RADPBV Diggs	1	1%	0
59.01 Wellington Oaks, Norview (North Wellington)	1	1%	0
Rented Elsewhere *	36	25%	+1
Grand Total	145	100%	+3

Family Splits

Census Tract	Count by Census Tract	Percentage by Census Tract	Change from Prior Report
12 Lochaven, Meadowbrook	1	8%	0
29 Park Place (East)	1	8%	0
35.01 Huntersville (East)	1	8%	0
41 Young Terrace	2	15%	0
42 Calvert Square	3	23%	0
59.01 Wellington Oaks	1	8%	0
64 Ingleside, Norfolk Square	1	8%	0
66.07 Bromley, Azalea Acres	1	8%	0
69.02 River Forest Shores, Easton	1	8%	0
202 Chesapeake	1	8%	0
Grand Total	13	100%	+0

Data for family splits date range beginning 9/2019- 1/1/2021

Areas of Opportunity

(includes HCV, PBV (non-NRHA), Family Split, Homeownership, Rented Elsewhere)

* < 62% mi concentration and <40% poverty 70 32%

* Includes HCV: 2- Ports., 3 - VA Beach, 1 - Chesapeake, 1 - Maryland, 9 - rent elsewhere

<40% poverty 201 93%

<20% poverty 95 44%

Changes from prior report

+9

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%
6 Northside	3	1%
7 Oceanair, Bayview	6	2%
8 Merrimac Park, Commodore Park	5	2%
11 Glenwood Park	5	2%
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	6	2%
27 Park Place (West)	13	4%
28 Colonial Place, Riverview	3	1%
29 Park Place (East)	7	2%
30 Lafayette, Winona	7	2%
31 Fairmount Park	2	1%
32 Shoop Park	11	4%
33 Ballentine Place	10	3%
34 Lindenwood, Villa Heights	2	1%
35.01 Huntersville (East)	7	2%
43 Brambleton (North)	13	4%
44 Broad Creek	2	1%
45 Middletown Arch	8	3%
46 Chesterfield Heights	3	1%
49 CBD, Freemason Harbor	4	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	30	10%
59.01 Wellington Oaks, Norview	24	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	12	4%
66.03 North Camellia Acres	2	1%
64 Ingleside, Norfolk Square	10	3%
66.04 Shore Drive, Camellia Gardens	1	0%
66.07 Bromley, Azalea Acres	10	3%
68 Lake Terrace	1	0%
69.01 Janaf, Military Circle	7	2%
70.01 Crown Point, Raby Road	4	1%
HCV- Chesapeake	9	3%
HCV- Virginia Beach	10	3%
HCV- Newport News	0	0%
HCV- Portsmouth	5	2%
HCV- Maryland	4	1%
Grand Total	302	100%

Relocation of Youth by Census Tract - LIPH/PBV

Census Tract	Number of Children Relocated to Area	Percentage of Children Relocated
35.01 Huntersville (East)- Huntersquare	0	0%
41 Young Terrace, Church Street- Young Terrace	22	10%
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	25	11%
48 Tidewater Gardens- Tidewater	0	0%
50 Berkley - Sykes	0	0%
49 CBD, Freemason Harbor- St. Pauls	3	1%
51 Campostella Heights- Oakleaf	20	9%
51 Campostella Heights- Diggs Phase 2	8	4%
51 Campostella Heights- RADPBV Diggs	6	3%
51 Campostella Heights -Harbor Point	9	4%
59.01 Wellington Oaks, Norview (North Wellington)	4	2%
69.01 Janaf, Military Circle- Bobbit	0	0%
Deceased	0	0%
Eviction/Termination	32	14%
Moved without Notice	4	2%
Purchased Home	4	2%
Rented Elsewhere	59	27%
Grand Total	221	100%

Changes from prior report +11

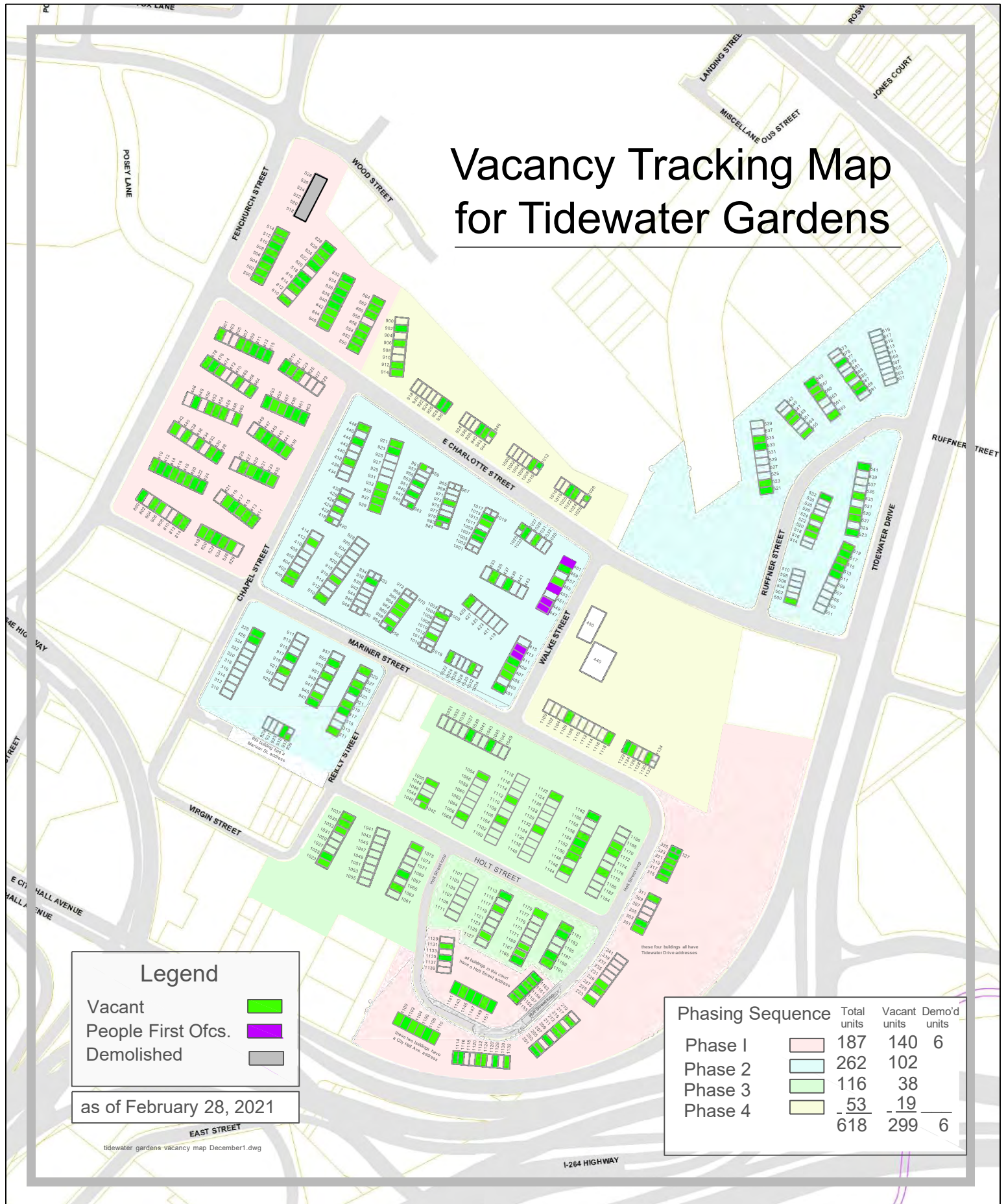
Relocation of Youth by Age

Age of Youth	Count by Age	Percent
0	15	3%
1	18	3%
2	32	6%
3	33	6%
4	41	8%
5	34	7%
6	41	8%
7	27	5%
8	47	9%
9	31	6%
10	37	7%
11	30	6%
12	32	6%
13	30	6%
14	23	4%
15	20	4%
16	11	2%
17	14	3%
18	7	1%
Grand Total	523	100%

Changes from prior report +15

Changes from prior report +9

Vacancy Tracking Map for Tidewater Gardens





February 2021 Monthly Report

STAFFING, TRAINING, AND COMMUNITY SERVICES

1. Hiring Update and Timeline:

As of report date, People First-USI is currently recruiting for the following position:

- Lead Mobility Specialist

This position was added to put additional support in place to assist with the relocation process and will bring the total Lead Mobility Specialists to two and the total staffing pattern to 20.

RESIDENT ENGAGEMENT AND RELOCATION

	Number of Enrollments HH
Phase 1	176
Phase 2	221
Phase 3	78
Phase 4	49

1. As shown above, at the end of February, the number of HH signed up for Family Support Services 524 (87%), which is 1429 people, including children. The number of HH assessed was 470 (89% of those signed up for services).
2. To date, a total of 254 households has or are currently being assisted with relocation.
3. At the conclusion of February, a total of 62 households were assisted with Housing Stabilization assistance. A total of \$650.04 in relief funding was provided during the month from the Family Need fund. Funding was used to assist with past due rent and past due storage fee.

Partner Engagement

2/3/2021 Meeting held with the City of Norfolk, NRHA, USI, and Brinshore to discuss Section 3 policy and protocols. USI leadership to take the lead in outlining the responsibility of all entities; once completed group will reconvene to review and ensure alignment.

2/4/2021 Meeting with USI and Emil Thomas, the newly assigned NRHA Family Support Specialist (FSS) for Tidewater Gardens. Meeting provided the opportunity to share information about People First and the work done with the residents. Additionally, shared the completed FSS Protocol.

2/4/2021 First meeting with Councilwomen Danica Royster and the CNI grant implementation team. NRHA and People First-USI team members walked through each section of NRHA relocation dashboard.

2/8/2021 Workforce Specialist attended the Norfolk WIN Meeting. Meeting topics included: new resources for jobs seekers, Economic Development updates, COVID-19 workforce challenges and resources, presentations for upcoming 2021 meetings, and partner updates

2/9/2021 Service Provider Network Meeting. Goal of the meeting was to actively engage providers in the work of reviewing data and proposing strategies to address identified adverse factors. At total of 30 Providers attended. Partners had the opportunity to participate in a Data Walk and break out session focused on reviewing trend line data and completing a factor analysis.

2/10/2021 Collaboration meeting held with People First-USI Section 3/Workforce Specialist and NRHA Section 3 Program Manager. Meeting focused on understanding the current working being with NRHA and their Section 3 program and identification of potential workforce training partners.

2/10/2021 Meeting held with Tracy Clark director of Don't Duck History, a non-profit organization that works to promote the history of Norfolk from the African American perspective. Ms. Clark is interested in including Tidewater Gardens in a Writing Program that would give residents to share their experiences as a resident of Tidewater Gardens in their own words. Ms. Clark will follow up with more details regarding her need related to this project.

2/16/2021 St. Paul's Advisory Committee Meeting. Agenda items below:

- Housing/People First/Coat Drive Update
- St. Paul's Transformation Project Update
- Food Insecurity Update
- Workgroup on Violence Update

2/17/2021 HUD Norfolk Data Review Call. The meeting reviewed the Q4 2020 CNI report. Overall feedback was good; there are a few data points that will need to be updated.

2/18/2021 People First-The Up Center Partnership meeting.

2/18/2021 Early Learning Centers Partner Meeting

2/19/2021 Urban Strategies, Inc./EdLogics – Collaboration meeting. The meeting focused on exploring the possibility of integrating the EdLogics Health Platform into Urban Strategies' portfolio of services.

2/22/2021 Norfolk Education Team meeting.

2/23/2021 Meeting with Lisa Fajohn and Liz Rhyne with Dominion Power to discuss coordinating program resources related to bill payment assistance for Tidewater Gardens residents.

2/23/2021 Partner Meeting with Prime Plus to review services provided.

2/23/2021 St. Paul's Communications meeting. Team discussed website, newsletter, and social media engagement updates.

2/23/2021 Partner Meeting with Kaleidoscope Counseling to review services provided.

2/25/2021 HUD Family Resiliency Toolkit Demo

ADDITIONAL EXECUTIVE STAFF SUPPORT/DELIVERABLES

2/1/2021 Kristie Stutler delivered to the City the Quarterly reports from Q1 and Q2 for 2020.

2/1/2021 Kristie Stutler met with the USI data team to coordinate shifts to the Norfolk Quarterly report metrics in LEARN.

2/3/2021 Kristie Stutler and Donovan Duncan participated in Section 3 discussion with City, NRHA and Brinshore.

2/3/2021 Kristie Stutler participated in the Relocation Meeting

2/4/2021 Kristie Stutler participated in the Planning meeting for the SPN meeting.

2/4/2021 Kristie Stutler participated in the meeting with new Councilwoman Royster.

2/5/2021 USI Results Count Implementation team met to plan Seminar 4.

2/8//2021 Kristie Stutler revised and finalized powerpoint for SPN meeting.

2/9/2021 Kristie Stutler participated and hosted the SPN meeting.

2/9/2021 Kristie Stutler and Donovan Duncan participated in a Meet and Greet with Councilwoman Royster.

2/16/2021 Kristie Stutler participated in SPAC meeting

2/16/2021 Kristie Stutler and Donovan Duncan participated in a meeting to discuss St. Paul's Article.

2/17/2021 Kristie Stutler participated in the Relocation Meeting

2/17/2021 Alicia Walter participated in the Norfolk Data Call with HUD.

2/18/2021 Kristie Stutler revised the Microgrant process and submitted to the City.

2/19/2021 Kristie Stutler, Alicia Walter and Nicole Todd participated in a follow up meeting with

Ed. Logics. To discuss their platform and possible use in Norfolk.

2/19/2021 Kristie Stutler, Donovan Duncan, and Nicole Todd met with Deirdre Love about video series to uplift the voices of Tidewater Gardens residents.

2/22/2021 Kristie Stutler participated in Executive Team meeting with Donna Mills and Susan Perry.

2/26/2021 Kristie Stutler posted a new Lead Mobility Specialist position.

Kristie Stutler held weekly coaching call meetings with Nicole Todd. Additionally, expanded the Friday USI relocation meetings to include all Mobility Specialists. Due to conflict with the Dare to Lead program with the weekly collaboration meeting, shifted participation into the bi-weekly relocation meetings with the City and NRHA.

Deliverables include: Quarterly report, SPN meeting, Results Count Seminar 4, Microgrants process finalized, and ECDL strategy drafted.



**BOC Public Housing and Safety Committee Meeting
555 E. Main Street – 16th Floor Board Room
Monday, March 22, 2021 - 9:30 a.m.**

Agenda

- I. COVID-19 Updates – Ronald Jackson
- II. Diggs Town RAD Redevelopment – Lysandra Shaw
- III. St. Paul's Transformation/Choice Neighborhood Implementation Grant – Steve Morales
- IV. Community Engagement Updates – Kim Thomas
- V. Property Management Updates – Bryant Sanders
- VI. Client Services Updates – Yilla Smith
- VII. Significant Events – Karen Rose
- VIII. Housing Operations Updates – Donna Mills
- IX. CY2021 Proposed Meeting Schedule

Next Meeting:

St. Paul's Guiding Principles:

Annual Plan – it will be essential to respect and recognize the needs of each individual resident. To that end, NRHA will undertake this effort in adherence with the following guiding principles:

- Community redevelopment decisions shall be **family-focused** and family priorities will be paramount in service delivery and relocation decisions;
- **Honoring the housing choices** of families affected by the redevelopment of their communities shall be the highest priority;
- Collaborative partnerships shall be pursued to implement a **human development plan** that will include high quality supportive services in the areas of employment, education, public safety, housing services and health;
- Economic development benefits can mitigate costs but **not outweigh** family-focused decision making;
- Revitalization strategies shall strive to have **positive impacts on surrounding neighborhoods**; and
- Decision making will reflect **continuous input, transparency** and feedback from residents and all other stakeholders.

Peoples First Information Hotline: 314-2000
www.stpaulsdistrict.org



Committee Notes

NRHA Board of Commissioners

Committee: Public Housing and Safety Committee	Meeting Date: March 22, 2021
Subject: Monthly Meeting Minutes	Executive Contact: Donna Mills

Committee Agenda and Attendees

Attendees: Don Musacchio, Suzanne Puryear, Rose Arrington, Alphonso Albert, Ronald Jackson, Donna Mills, Kim Thomas, Bryant Sanders, Steve Morales, Karen Rose and Yilla Smith.

Agenda:

- I. COVID-19 Status – Ronald Jackson
- II. Diggs Town RAD Redevelopment – Lysandra Shaw
- III. St. Paul's Transformation/Choice Neighborhood Implementation Grant – Steve Morales
- IV. Community Engagement Updates – Kim Thomas
- V. Property Management Updates – Bryant Sanders
- VI. Client Services Update – Yilla Smith
- VII. Significant Events – Karen Rose
- VIII. Housing Operations Updates – Donna Mills
- IX. CY2021 Proposed Meeting Schedule

Policy Discussion

COVID-19 Status

Mr. Jackson discussed that the agency doesn't currently have any active COVID-19 cases and that we continue to provide messaging to the staff regarding personal responsibility in handling the pandemic. Ronald Jackson advised that staff is working on a reopening strategy however a set date has been established. Mr. Jackson advised of the upcoming vaccination event on Sunday, March 28th which will provide second shots for those that received shots at Calvert Square EnVision Center on March 7th. Kim Thomas advised that she is trying to confirm moving the location to Ruffner Middle School to better accommodate the number of attendees. In addition, we have 206 residents registered for the upcoming on-site Midrise Vaccination clinics to be held on March 29th and 30th.

Diggs Town Redevelopment

Donna Mills reviewed the attached construction status report and map showing the buildings that have been completed and re-occupied, under renovation, and those slated for demolition. There are twenty (22) buildings out of thirty-five (35) completed and ten (10) buildings under renovation. There is one building that is left to be turned over to the contractor.

St. Paul's Transformation/Choice Neighborhood Implementation Grant

Steve Morales advised the committee on the status of Block 17 – 9% LIHTC application submitted last week and expect a decision by June 2021, and Block 18 – 4% LIHTC to be submitted in June 2021 with a possible closing in summer of next year. Mr. Morales advised that building #61 (six units) has been demolished to make room for the pump station and that we are finishing up relocation in sixteen buildings (118 units) to begin demolition activity in April 2021. McDonald's is slated to be demolished in April with plans to return within the Block 18 project.

Kim Thomas reviewed the February 28th Tidewater Gardens Relocation Dashboard report and vacancy map. Kim highlighted the number of families that moved to areas of opportunities. To date we have 305 vacant units and of those 160 families moved with a HCV and 244 families remain in the city of Norfolk. There has been 523 youth that have relocated from Tidewater Gardens.

Community Engagement Updates

Kim Thomas noted that she is still waiting for a response from HUD on the status of the approval of the Annual Plan. Upon approval the plan will be posted and distributed to our partners. Mrs. Thomas will present the Annual Plan for FY2022 at the April BOC meeting. She is currently working on outreach efforts for the Resident Advisory Board (RAB). Mrs. Thomas advised that she is working with the Norfolk Fire Department to provide carbon monoxide education campaign for our residents. This effort will be tied into HUD's recent announcement that carbon monoxide detectors will be required in public housing units.

Property Management Updates

Bryant Sanders continues to work with staff to compile information on rent resources for residents who are delinquent paying their rent. He reached out to other PHA's and learned that they have used the same outreach efforts as NRHA and plan to file evictions at the end of the moratorium. We are looking at referring large balance cases to our attorney for review and to determine alternative recourses. As of today, we have 415 household's delinquent with 10 families owing over \$5,000 and 112 families owing over \$1,000. Several Committee members noted the importance of working with state and local leaders since this issue doesn't just impact our residents. In addition, it was noted that staff needs to ensure that we continue to document all efforts. Mr. Sanders discussed the strategy to monitor the vacant units in Tidewater Gardens as we have received complaints of vagrants getting into the units.

Client Services Updates

Yilla Smith advise of the upcoming vaccination event in the Midrises on March 29th and 30th being held in partnership with the NHD. We currently have 206 residents registered. NRHA is also partnering with EVMS on a COVID-19 research grant that will look at challenges and resources. Residents that participate will receive a free tablet with Wi-Fi.

Mrs. Smith advised that her staff have completed efforts to provide training to the residents in Sykes Midrise on how to access the free WIFI now available. All communities will be scheduled for installation to provide WIFI connection in the common areas and offices on-site. Franklin Arms is the next site selected for installation.

Yilla Smith provided an update on our partnership with Grandy Furniture. Nine mattress sets were delivered to families last week and a thank you card will be delivered to Grandy Furniture this week signed by all recipients.

Client Services staff are promoting and working with our youth to assist in applying for scholarships.

Mrs. Smith discussed work force development efforts in partnership with TCC to provide virtual information about professions in medical, welding, and culinary arts. There were thirty-eight participants, included twenty-seven NRHA residents that attending this session and another training session will be offered on April 1st.

Yilla Smith advised that she is currently serving on a St. Paul's Advisory Committee workgroup

focused on youth efforts and concerns.

Significant Events

Karen Rose reported and reviewed the significant events report – see attached. There has been five (5) events since our last meeting, two of these being homicides. One of the events was noted in Huntersquare however it appears to have occurred in the property adjacent to this location. The second event occurred in Grandy Village and a nineteen-year-old resident has been arrested. Mrs. Rose advise that they are meeting with the head of household this week regarding this matter.

Mrs. Rose's advised that the Norfolk Police Department Sgt. Vernon has been notified of the reported concerns occurring around the vacant units in Tidewater Gardens and will continue to have the CRO's monitor this closely. Karen Rose reported that the CRO's are fully staffed at this time however two are on temporary reassignment.

Housing Operations Updates

Donna Mills updated the committee on the Scattered Sites homeownership conversion. To date we have received 5 TPV's and just submitted another application for the remaining 10 TPV's. One of the residents is slated to close on her home in April 2021. The second annual virtual Landlord Summit is planned for April 20th from 8:00 a.m. to 2:30 p.m.

CY2021 Proposed Meeting Schedule

Ms. Mills presented the proposed meeting scheduled for CY2021 with revisions to begin meeting back in the communities beginning in Young Terrace for the April 26th meeting.

Attachments and Handouts

- Agenda with St. Pauls Guiding Principles
- Diggs Town Phase I – Construction Status
- Diggs Town Redevelopment Map
- Tidewater Gardens Dashboard Overview as of 2/28/2021
- Tidewater Gardens Relocation Dashboard – 2/28/2021
- Vacancy Tracking Map for Tidewater Gardens – 2/28/2021
- Significant Events 1/20/2021 – 3/17/2021
- CY2021 Proposed Meeting Schedule



Diggs Town Phase I - Construction Status

As of March 2021, the construction status for Diggs Town Phase I is as follows:

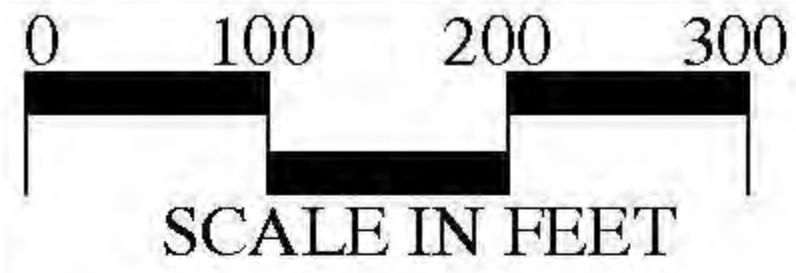
Project Summary

Total number of buildings:	43	Total number of units:	266
Buildings to be renovated:	35	Units to be renovated:	222
Buildings to be demolished:	8	Units to be demolished:	44

Current Status:

Buildings completed:	22	Units completed:	122
Buildings under renovation:	10	Units under renovation:	76

Completion anticipated: September 2021



DIGGS TOWN, VA6-6

NOT TO SCALE

Revised 03/11/08



- Completed and Occupied
- Under Renovation
- To Be Demolished





Tidewater Gardens Relocation Dashboard - 2/28/2021

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	0
Phase 2	262	148	60	208	+34
Phase 3	116	43	4	47	0
Phase 4	53	12	6	18	+1
Grand Total	618	336	116	452	+35

* 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	82	45.81%	+1
Phase 2	262	208	126	60.58%	+19
Phase 3	116	47	29	61.70%	+3
Phase 4	53	18	10	55.56%	+1
Grand Total	618	452	247	54.65%	+24

Vacancy Statistics by Phase

Phases	Total Units	Total Vacant Units	Total Occupied Units	Percentage Vacant Units	Change from Prior Report
Phase 1	187	146	41	78.07%	+6
Phase 2	262	101	161	38.55%	+4
Phase 3	116	39	77	33.62%	+3
Phase 4	53	19	34	35.85%	-1
Grand Total	618	305	313	49.35%	+12

People First Empowered by Urban Strategies, Inc. Case Management

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	176	0	Service linkages since August 1, 2019	573	+14
Phase 2	221	+2	Total number of household assessments completed	470	+11
Phase 3	78	+2	Total number of household re-assessments completed	4	0
Phase 4	49	+1	Collaborative housing stability interventions	61	0
Grand Total	524	+5			

Reason for Vacancy

Reason for Vacancy	Total Count Vacancy Reason	Percentage by Move Out Reason
Moved to Housing Choice Voucher	160	52%
Unit Transfer	43	14%
Rented Elsewhere	36	12%
Moved to Project Based Housing	36	12%
Purchased Home	3	1%
Eviction	18	6%
Deceased	7	2%
Moved Without Notice	2	1%
Grand Total	305	100%

Relocation by City

Relocation City	Count of City	Percentage by Relocation City
Norfolk	244	80%
Virginia Beach, VA	13	4%
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	18	6%
Deceased	7	2%
No Forwarding Address	5	2%
Grand Total	305	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%
6 Northside	2	1%
7 Oceanair, Bayview	1	1%
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11 Glenwood Park	3	2%
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	2	1%
27 Park Place (West)	6	4%
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	4	3%
33 Ballentine Place	4	3%
34 Lindenwood, Villa Heights	1	1%
35.01 Huntersville (East)	5	3%
43 Brambleton (North)	10	6%
44 Broad Creek	1	1%
45 Middletown Arch	3	2%
46 Chesterfield Heights	1	1%
49 CBD, Freemason Harbor	4	3%
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	12	8%
59.01 Wellington Oaks, Norview	11	7%
59.02 Norvella Heights	1	1%
59.03 Fox Hall, Commerce Park	1	1%
60 Norview, Five Points	1	1%
61 Estabrook, Coleman Place	14	9%
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	3	2%
HCV- Chesapeake **	5	3%
HCV- Newport News	1	1%
HCV- Portsmouth **	2	1%
HCV- Virginia Beach **	8	5%
HCV- Maryland **	1	1%
Grand Total	160	100%

LIPH/PBV

Census Tract	Count of Census Tract	Percentage by Census Tract	Change from Prior Report
35.01 Huntersville (East)- Huntersquare	1	1%	0
41 Young Terrace, Church Street- Young Terrace	12	8%	0
42 Calvert Square, Church Street - Calvert	16	11%	0
48 Tidewater Gardens- Tidewater	1	1%	0
50 Berkley - Sykes	1	1%	-1
51 Campostella Heights- Diggs Phase 2	2	1%	+1
51 Campostella Heights- Oakleaf	9	6%	0
69.01 Janaf, Military Circle- Bobbit	1	1%	0
Deceased	7	5%	0
Eviction/Termination	18	12%	+1
Moved without Notice	2	1%	+1
Purchased Home *	3	2%	0
43 Brambleton (North) Moton- Franklin Arms	5	3%	0
46 Chesterfield Heights- PBV- Grandy Village VI	5	3%	0
46 Chesterfield Heights- RADPBV Grandy Revt	14	10%	0
49 CBD, Freemason Harbor- St. Pauls	3	2%	0
51 Campostella Heights -Harbor Point	7	5%	0
51 Campostella Heights- RADPBV Diggs	1	1%	0
59.01 Wellington Oaks, Norview (North Wellington)	1	1%	0
Rented Elsewhere *	36	25%	+1
Grand Total	145	100%	+3

Family Splits

Census Tract	Count by Census Tract	Percentage by Census Tract	Change from Prior Report
12 Lochaven, Meadowbrook	1	8%	0
29 Park Place (East)	1	8%	0
35.01 Huntersville (East)	1	8%	0
41 Young Terrace	2	15%	0
42 Calvert Square	3	23%	0
59.01 Wellington Oaks	1	8%	0
64 Ingleside, Norfolk Square	1	8%	0
66.07 Bromley, Azalea Acres	1	8%	0
69.02 River Forest Shores, Easton	1	8%	0
202 Chesapeake	1	8%	0
Grand Total	13	100%	+0

Data for family splits date range beginning 9/2019- 1/1/2021

Areas of Opportunity

(includes HCV, PBV (non-NRHA), Family Split, Homeownership, Rented Elsewhere)			
* < 62% mi concentration and <40% poverty	70	32%	
* Includes HCV: 2- Ports., 3 - VA Beach, 1 - Chesapeake, 1 - Maryland, 9 - rent elsewhere			
<40% poverty	201	93%	
<20% poverty	95	44%	

Changes from prior report

+9

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%
6 Northside	3	1%
7 Oceanair, Bayview	6	2%
8 Merrimac Park, Commodore Park	5	2%
11 Glenwood Park	5	2%
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	6	2%
27 Park Place (West)	13	4%
28 Colonial Place, Riverview	3	1%
29 Park Place (East)	7	2%
30 Lafayette, Winona	7	2%
31 Fairmount Park	2	1%
32 Shoop Park	11	4%
33 Ballentine Place	10	3%
34 Lindenwood, Villa Heights	2	1%
35.01 Huntersville (East)	7	2%
43 Brambleton (North)	13	4%
44 Broad Creek	2	1%
45 Middletown Arch	8	3%
46 Chesterfield Heights	3	1%
49 CBD, Freemason Harbor	4	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	30	10%
59.01 Wellington Oaks, Norview	24	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	12	4%
66.03 North Camellia Acres	2	1%
64 Ingleside, Norfolk Square	10	3%
66.04 Shore Drive, Camellia Gardens	1	0%
66.07 Bromley, Azalea Acres	10	3%
68 Lake Terrace	1	0%
69.01 Janaf, Military Circle	7	2%
70.01 Crown Point, Raby Road	4	1%
HCV- Chesapeake	9	3%
HCV- Virginia Beach	10	3%
HCV- Newport News	0	0%
HCV- Portsmouth	5	2%
HCV- Maryland	4	1%
Grand Total	302	100%

Relocation of Youth by Census Tract - LIPH/PBV

Census Tract	Number of Children Relocated to Area	Percentage of Children Relocated
35.01 Huntersville (East)- Huntersquare	0	0%
41 Young Terrace, Church Street- Young Terrace	22	10%
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	25	11%
48 Tidewater Gardens- Tidewater	0	0%
50 Berkley - Sykes	0	0%
49 CBD, Freemason Harbor- St. Pauls	3	1%
51 Campostella Heights- Oakleaf	20	9%
51 Campostella Heights- Diggs Phase 2	8	4%
51 Campostella Heights- RADPBV Diggs	6	3%
51 Campostella Heights -Harbor Point	9	4%
59.01 Wellington Oaks, Norview (North Wellington)	4	2%
69.01 Janaf, Military Circle- Bobbit	0	0%
Deceased	0	0%
Eviction/Termination	32	14%
Moved without Notice	4	2%
Purchased Home	4	2%
Rented Elsewhere	59	27%
Grand Total	221	100%

Changes from prior report +11

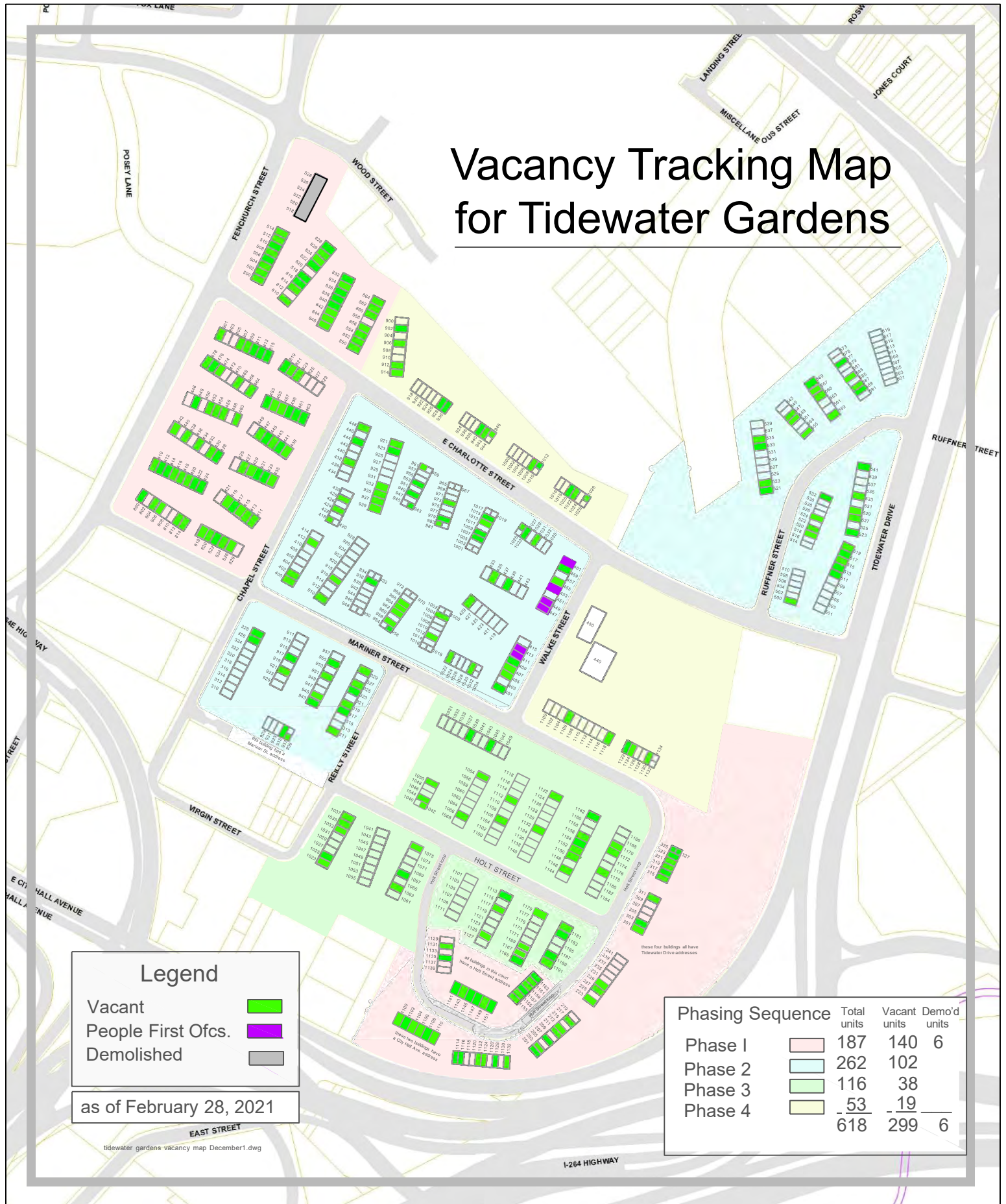
Relocation of Youth by Age

Age of Youth	Count by Age	Percent
0	15	3%
1	18	3%
2	32	6%
3	33	6%
4	41	8%
5	34	7%
6	41	8%
7	27	5%
8	47	9%
9	31	6%
10	37	7%
11	30	6%
12	32	6%
13	30	6%
14	23	4%
15	20	4%
16	11	2%
17	14	3%
18	7	1%
Grand Total	523	100%

Changes from prior report +15

Changes from prior report +9

Vacancy Tracking Map for Tidewater Gardens



Legend

Vacant
People First Ofcs.
Demolished



as of February 28, 2021

tidewater gardens vacancy map December1.dwg

Phasing Sequence

	Total units	Vacant units	Demo'd units
Phase 1	187	140	6
Phase 2	262	102	
Phase 3	116	38	
Phase 4	53	19	
	618	299	6

Significant Events 11/20/2020 - 01/09/2021

#	Date	Community	Location	Type of event	Victim PH	Suspect PH	Arrest Info	Status Update History
1	3/12/2021	Reported at Hunter Square (Lexington Park Apts)	800 blk. Goff St.	homicide x 2	N	N	Y	Shooting reportedly occurred in the parking lot of Lexington Park / Hunter Square (exact location undetermined)
2	3/13/2021	Tidewater Gardens	200 blk. Tidewater Dr.	shooting	Y	unk	N	Victim presented at SNGH with non-life-threatening injuries. Reported shooting at the off-ramp to City Hall Ave. from cars. A bullet went through the victim's window striking her.
3	3/14/2021	Young Terrace	400 blk. Nicholson St.	shooting	Y	unk	N	Received notification of shooting in Young Terrace apr. 3:00 a.m. in the 400 blk. Nicholson Street. 2 occupied units struck by gunfire. No injuries to occupants. No suspect info at this time.
4	3/17/2021	Grandy Village	600 blk. Wiley Drive	homicide	N	Y	Y	Police responded to a unit finding a deceased male.
5	3/17/2021	Calvert Square	900 E. Virginia Beach Blvd.	shooting into an occupied dwelling	Y	unk	N	Victim reported shooting in the area. Bullet penetrated the unit. No reported injuries.

#	Date	Community	Location	Type of event	Victim PH	Suspect PH	Arrest Info	Status Update History

#	Date	Community	Location	Type of event	Victim PH	Suspect PH	Arrest Info	Status Update History



**NRHA Board of Commissioners Housing and Safety Committee Meetings - 2021 Proposed
Schedule - 3/19/2021**

Committee Members	Chair - Suzanne Puryear Don Musacchio Alphonso Albert Rose Arrington
4th Monday	Location
1/25/2021 - 9:30 a.m.	555 E. Main Street 16th Floor
2/22/2021 - 9:30 a.m.	555 E. Main Street 16th Floor
3/22/2021 - 9:30 p.m.	555 E. Main Street 16th Floor
4/26/2021 - 6:00 p.m.	Young Terrace
5/24/2021 - 9:30 a.m.	555 E. Main Street 16th Floor
6/28/2021 - 9:30 a.m.	555 E. Main Street 16th Floor
7/26/2021 - 6:00 p.m.	Grandy Village
8/23/2021 - 9:30 a.m.	555 E. Main Street 16th Floor
9/27/2021 - 9:30 a.m.	Partrea/Cottage Bridge
10/25/2021 - 9:30 a.m.	555 E. Main Street 16th Floor
11/22/2021 - 9:30 a.m.	Huntersquare Midrise



Commissioners' Resolution

Commissioners' Meeting Date: April 8, 2021

Title: Resolution Convening a Closed Session

Resolution:

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 matter(s) which is specifically exempted from public disclosure by the code section referred to below:

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

Commissioners' Action:

Moved by:

Seconded by:

() Approved
() Disapproved

Certified by:



Commissioners' Resolution

Commissioners' Meeting Date: April 8, 2021

Title: Resolution Certifying a Closed Session

Resolution:

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.

Commissioners' Action:

Moved by:

Seconded by:

() Approved
() Disapproved

Certified by:



BOARD OF COMMISSIONERS' UPDATES

Thursday, April 8, 2021

1. NRHA Marketing Collateral, News Release & Advertising Report – March 2021
2. NRHA Media Coverage Report – March 2021
3. Virginia General Assembly Wrap Up
4. Families First
5. Tidewater Garden Relocation Efforts Update
 - a. Tidewater Gardens Relocation Dashboard 3/31/2021
 - b. Tidewater Gardens Vacancy Map 3/31/2021
6. Restructuring and Renovation of the Broad Creek Renaissance Rental Housing Community Update
7. Rent Collection Efforts and Eviction Moratorium

8. **INFORMATION**

- NRHA Staffing Dashboard and Organization Chart
- SAVE THE DATE – Virginia Governor's & Housing Conference
November 10-12, 2021
Norfolk Waterside Marriott

9. **UPCOMING COMMITTEE MEETINGS**

BOC HCV Committee
Tuesday, April 20, 2021
555 E. Main Street
16th Floor Board Room
11:00 a.m.

BOC Housing and Safety Committee
Monday, April 26, 2021
Young Terrace
6:00 p.m.



Commissioners' Update NRHA Board of Commissioners

Subject: NRHA Marketing Collateral, News Release & Advertising Report – March 2021

Executive Contact: Jennifer Moore

Date: April 8, 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, CodeRED text messages, news releases submitted to the media, advertising placed during the month of March as well as Communications-related staff training.

We are continuing to report the entirety of COVID-related collateral developed by the Communications Department, with materials created in March 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 March 2021

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
Notice to All Residents Regarding Rental Payment Obligations Letter
Food Hub Order Ahead Flyer for Young Terrace
[Resident COVID-19 Newsletter - March 2021](#)
[Flyer: A New Way to Order Free Food Online](#)
[Flyer: March 7 Vaccine Clinic for Eligible Residents](#)

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
- 2/19/21
- 2/26/21

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

Flyer: March 7 Vaccine Clinic for Eligible NRHA Employees

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

CodeRED Sign Up Instructions Update

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

"I Care to Keep Us Safe" button for employees as part of the #OneNRHA campaign

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

N/A

NRHA non-COVID-related News Releases

HCV Waitlist Opening

Rescheduled April Board Meeting

NRHA Annual Plan Public Hearing

NRHA Advertising

HCV Wait List Open for Specific Applicants
Annual Plan – 45-Day Review Starts

CodeRED Text Messages

3/25/21 Active shooting scene in Calvert Square. All NRHA staff seek shelter until further notice
3/25/2021 Area secured in Calvert Square. Staff permitted to resume activity



Commissioners' Update NRHA Board of Commissioners

Subject: NRHA Media Coverage – March 2021

Executive Contact: Jennifer Moore

Date: April 8, 2021

STATUS

The NRHA Media Coverage Report provides information on all mentions of NRHA in the news during March 2021.

FUTURE ACTION

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

NRHA Media Coverage March 2021

Date	Headline	Publication	Reach	Sentiment
3/7/21	About 1,300 Norfolk residents to get vaccinated at clinic in Calvert Square neighborhood	WAVY-TV	2,102,177	Neutral
3/9/21	To Fight Flooding, This City Plans to Renovate—and Retreat	Bloomberg	44,726,315	Neutral
3/17/21	Disrupt and Dismantle: Displacement in the Mermaid City	BET	N/A	Negative
3/17/21	'People can't afford to live where they grew up': Advocates want more protections as Norfolk overhauls St. Paul's	The Virginian-Pilot	893,492	N/A
3/17/21	Man killed in Norfolk Wednesday morning	The Virginian-Pilot	893,492	N/A
3/19/21	Advocates call for more assurances for residents impacted by St. Paul's redevelopment plan in Norfolk	13 News Now	N/A	N/A
3/22/21	Moody's Investors Service Reaffirms Norfolk's Aa2 Credit Rating	City of Norfolk, Virginia	126,024	Neutral
3/26/21	A Norfolk public housing resident spoke up about the St. Paul's project. Now he says the city is punishing him.	The Virginian-Pilot	893,492	N/A
3/27/21	Opinion: Norfolk committed to building a better future for St. Paul's residents Chip Filer Ronald Jackson City of Norfolk	The Virginian-Pilot	893,492	Positive
3/30/21	Norfolk wants to give city workers raises, but has no plan yet for reopening more libraries and rec centers	The Virginian-Pilot	893,492	N/A



Commissioners' Update

NRHA Board of Commissioners

Subject: Virginia General Assembly 2021 Wrap Up

Executive Contact: Jennifer Moore

Date: April 8, 2021

BACKGROUND

The General Assembly convened on January 13 and was to adjourn February 11. On February 10, Governor Northam called for a special session to extend the 2021 session through March 1.

STATUS

Attached are General Assembly wrap up reports from VAHCDO and the Virginia Housing Alliance.



**Virginia General Assembly
2021 Session Wrap Up**

The 2021 General Assembly session was driven by several important housing issues in response to the COVID-19 pandemic. Working with like-minded allies across the housing and community development spectrum, VAHCDO was able to have a seat at the table for two crucial bills HB1889 and HB2014.

Residential Landlord & Tenant – Payment Plans

Patron: Delegate Price HB1889

Status: Passed House & Senate

Delegate Price's HB1889 is a product from the 2020 Special Session from this past summer. This bill aimed to expand a tenant's chance to pay rent due to the hardships brought on by the pandemic. Key pieces in the bill include extending late rent from 5 days to 14 days, require landlord to serve a written notice of nonpayment of rent which would also have to include the total amount due. If the landlord owned 5 or more units, the landlord must offer a payment plan of equally monthly installments owed over a period of 6 months or when the lease agreement is end whichever is less. If a tenant fails to make payments, a landlord can move forward with an eviction proceeding. The bill in its original form from 2020 Special Session was set to expire on July 1, 2021. HB1889 sought to remove that sunset clause and make these payment plan options the law outside of the pandemic. Through like-minded allies, VAHCDO was able to put another sunset clause on the new bill to expire these options on July 1, 2021.

Residential Landlord & Tenant – Right of Redemption

Patron: Delegate Price HB2014

Status: Passed House & Senate

As it stands today, tenants in Virginia have a right of redemption. It states that full payment of rent must be paid up to 2 days before an eviction occurs. Tenants can only use this option one time in a twelve-month period. Stakeholders from both landlords and tenants agreed to remove the one time per twelve months limit. Stakeholders also agreed to remove 2 business days and make it a 48-hour period to pay in full, so the landlord is made whole. The landlord is the one who must call the sheriff to cancel the eviction once right of redemption is used. Landlords get to keep unlawful detainer on their tenants' record, but the order of procession goes away. This bill also only applies for landlords who own 4 or more units.

Other notable bills include the following (~~bills in strikethrough were defeated~~):

HB 1816 Property Owners' Association Act/Condominium Act; use of electronic means for meetings and voting.

Chief patron: Bulova

Summary as introduced:

Property Owners' Association Act; Condominium Act; use of electronic means for meetings and voting. Allows meetings of property owners' associations, boards of directors, unit owners' associations, executive boards, and committees to be held entirely or partially by electronic means, provided that the board of directors or executive board, as applicable, has adopted guidelines for the use of electronic means for such meetings. The bill requires that such guidelines ensure that persons accessing such meetings are authorized to do so and that persons entitled to participate in such meetings have an opportunity to do so. The bill grants authority for determining whether any such meeting may be held entirely or partially by electronic means to the board of directors or executive board, as applicable. Under current law, if a meeting of a board of directors or executive board is conducted by telephone conference or video conference, at least two members of the board of directors or executive board, as applicable, are required to be physically present at the meeting place included in the meeting notice. The bill amends the definition of "electronic means" to provide that a meeting conducted by electronic means includes a meeting conducted via teleconference, videoconference, Internet exchange, or other electronic methods. The bill allows members of property owners' associations or unit owners' associations to vote at meetings of such associations by absentee ballot, and allows such members to vote in person, by proxy, or by absentee ballot by electronic means, provided that the board of directors or executive board, as applicable, has adopted guidelines for such voting. Finally, the bill provides that if a vote, consent, or approval required to be obtained by secret ballot is accomplished through electronic means, the electronic means shall protect the identity of the voter, and provides that if the electronic means cannot protect the identity of the voter, another means of voting shall be used. This bill is identical to SB 1183.

02/17/21 Senate: Signed by President

02/18/21 House: Signed by Speaker

02/19/21 House: Enrolled Bill communicated to Governor on February 19, 2021

02/19/21 Governor: Governor's Action Deadline 11:59 p.m., February 26, 2021

02/25/21 Governor: Approved by Governor-Chapter 9 (effective 7/1/21)

HB 1842 Property owners' associations & unit owners' associations; rulemaking authority concerning smoking.

Chief patron: Keam

Summary as passed:

Property Owners' Association Act; Condominium Act; rulemaking authority of property owners' associations and unit owners' associations; smoking. Permits (i) except to the extent that the declaration provides otherwise, the board of directors of a property owners' association to establish reasonable rules that restrict smoking in the development, including (a) rules that prohibit smoking in the common areas and, (b) for developments that include attached private dwelling units, rules that prohibit smoking within such dwelling units, and (ii) except to the extent that the condominium instruments provide otherwise, the executive board of a condominium unit owners' association to establish reasonable rules that restrict smoking in the condominium, including rules that prohibit smoking in the common elements and within units. The bill clarifies the authority of executive boards of condominium unit owners' associations to establish, adopt, and enforce rules and regulations with respect to the use of the common elements of the condominium and with respect to such other areas of responsibility assigned to the unit owners' association by the condominium instruments, except where expressly reserved by the condominium instruments to the unit owners. The bill also permits unit owners, by a majority of votes cast at a meeting of the unit owners' association, to repeal or amend any rule or regulation adopted by the executive board. This bill is a recommendation of the Virginia Housing Commission.

02/22/21 House: Impact statement from DPB (HB1842ER)

02/22/21 Senate: Signed by President

02/24/21 House: Signed by Speaker

02/25/21 House: Enrolled Bill communicated to Governor on February 25, 2021

02/25/21 Governor: Governor's Action Deadline 11:59 p.m., March 31, 2021

HB 1900 Virginia Residential Landlord and Tenant Act; tenant remedies for exclusion from dwelling unit.

Chief patron: Hudson

Summary as passed House:

Virginia Residential Landlord and Tenant Act; tenant remedies for exclusion from dwelling unit, interruption of services, or actions taken to make premises unsafe. Provides that a general district court shall enter an order upon petition by a tenant that his landlord has (i) removed or excluded the tenant from the dwelling unit unlawfully, (ii) interrupted or caused the interruption of an essential service to the tenant, or (iii) taken action to make the premises unsafe for habitation. The bill allows entry of a preliminary order ex parte to require the landlord to allow the tenant to recover possession of the dwelling unit, resume any such interrupted essential service, or fix any willful actions taken by the landlord or his agent to make the premises unsafe for habitation if there is good cause to do so and the tenant made reasonable efforts to notify the landlord of the hearing. The bill requires that any ex parte order entered shall further indicate a date for a full hearing on the petition that is no later than 10 days from the initial hearing date. Finally, the bill provides that, at a full hearing on such petition, the tenant shall recover actual damages, the greater of \$5,000 or four months' rent, and reasonable attorney fees.

02/27/21 Conference: Amended by conference committee

02/27/21 House: Conference report agreed to by House (54-Y 45-N)

02/27/21 House: VOTE: Agreed To (54-Y 45-N)

02/27/21 Senate: Passed by temporarily

02/27/21 Senate: Conference report agreed to by Senate (20-Y 19-N)

HB 1908 Virginia Residential Landlord and Tenant Act; noncompliance with rental agreement, etc.

Chief patron: Helmer

Summary as introduced:

~~Virginia Residential Landlord and Tenant Act; noncompliance with rental agreement; prohibition on using negative credit information that arose during a closure of the United States Government against certain applicants for tenancy; penalty.~~ Prohibits a landlord who owns more than four rental dwelling units or more than a 10 percent interest in more than four rental dwelling units in the Commonwealth from taking any adverse action against an applicant for tenancy based solely on payment history or an eviction for nonpayment of rent that occurred during a closure of the United States government when such applicant was a directly affected individual, defined as an individual who was furloughed or otherwise did not receive payments as a result of a closure of the United States government and was (i) an employee of the United States government, (ii) an independent contractor of the United States government, or (iii) an employee of a company under contract with the United States government. If such a landlord denies an applicant for tenancy, the bill requires the landlord to provide the applicant written notice of the denial and of the applicant's right to assert that his failure to qualify was based solely on payment history or an eviction based on nonpayment of rent that occurred during the proscribed period when such applicant was a directly affected individual. If a landlord does receive a response from the applicant asserting such a right, and the landlord relied upon a consumer or tenant screening report, the landlord must make a good faith effort to contact the generator of the report to ascertain whether such determination was due solely to the applicant for tenancy's payment history or an eviction for nonpayment that occurred during the proscribed period and that such applicant was a directly affected individual. The bill permits an applicant for tenancy to recover damages of up to \$1,000, along with attorney fees, from landlords who do not comply with these requirements.

02/22/21 Senate: Defeated by Senate (19-Y 20-N)

02/22/21 Senate: Reconsideration of defeated action agreed to by Senate (39-Y 0-N)

02/22/21 Senate: Passed by for the day

02/23/21 Senate: Read third time

02/23/21 Senate: Defeated by Senate (19-Y 20-N)

HB 1969 Administration of blighted and derelict properties; modifies definition of "qualifying locality."

Chief patron: Carr

Summary as introduced:

Administration of blighted and derelict properties in certain localities. Modifies the definition of "qualifying locality" to include any locality with a score of 100 or higher on the fiscal stress index, as published by the Department of Housing and Community Development in July 2020. Under current law, a qualifying locality is one with a score of 107 or higher on the fiscal stress index, as published by the Department using revised data for 2017. Qualifying localities are able to (i) classify blighted and derelict properties as a separate class of taxable property and assess such property at a higher rate and (ii) sell delinquent tax lands six months after the locality has incurred abatement costs for buildings that have been condemned, constitute a nuisance, are a derelict building, or are declared to be blighted. The bill adds qualifying localities to the list of localities that have different requirements for having a special commissioner appointed to convey tax-delinquent real estate to the locality in lieu of a public sale at auction.

02/22/21 Senate: Signed by President

02/24/21 House: Signed by Speaker

02/25/21 House: Enrolled Bill communicated to Governor on February 25, 2021

02/25/21 Governor: Governor's Action Deadline 11:59 p.m., March 31, 2021

02/25/21 House: Impact statement from TAX (HB1969ER)

HB 1971 Virginia Fair Housing Law; reasonable accommodations, disability-related requests for parking.

Chief patron: Carr

Summary as passed House:

Virginia Fair Housing Law; reasonable accommodations; disability-related requests for parking. Provides that for the purposes of the Virginia Fair Housing Law, when a person receives a request for accessible parking to accommodate a disability, the person receiving the request shall treat such request as a request for reasonable accommodation.

02/17/21 Senate: Signed by President

02/18/21 House: Signed by Speaker

02/19/21 House: Enrolled Bill communicated to Governor on February 19, 2021

02/19/21 Governor: Governor's Action Deadline 11:59 p.m., February 26, 2021

02/25/21 Governor: Approved by Governor-Chapter 17 (effective 7/1/21)

HB 1981 Virginia Residential Landlord and Tenant Act; access to dwelling unit during certain emergencies.

Chief patron: Carr

Summary as passed:

Virginia Residential Landlord and Tenant Act; access to dwelling unit during certain declared states of emergency. Provides that a tenant shall be deemed to have reasonable justification for declining to permit a landlord or managing agent to exhibit the tenant's dwelling unit for sale or lease if the tenant has reasonable concern for his own health, or the health of any authorized occupant, during a state of emergency declared by the Governor in response to a communicable disease of public health threat and the tenant has provided written notice to the landlord informing the landlord of such concern. The bill requires the tenant in such circumstances to provide to the landlord or managing agent a video tour of the dwelling unit or other acceptable substitute for exhibiting the dwelling unit for sale or lease. The bill also provides that during a state of emergency declared by the Governor in response to a communicable disease of public health threat a tenant may provide written notice to the landlord requesting that one or more nonemergency property conditions in the dwelling unit not be addressed in the normal course of business of the landlord due to such communicable disease of public health threat. The bill provides that in such case the tenant shall be deemed to have waived any and all claims and rights under the Virginia Residential Landlord and Tenant Act against the landlord for failure to address such nonemergency property conditions. Lastly, the bill provides that in the case of a tenant who has provided notice that he does not want nonemergency repairs made during the state of emergency due to a communicable disease of public health threat, the landlord may nonetheless enter the dwelling unit, provided that the

employees and agents sent by the landlord are wearing all appropriate and reasonable personal protective equipment as required by state law, (i) to do nonemergency repairs and maintenance with at least seven days' written notice to the tenant and at a time consented to by the tenant, no more than once every six months, and (ii) if the landlord is required to conduct maintenance or an inspection pursuant to the agreement for the loan or insurance policy that covers the dwelling units.

02/22/21 House: Impact statement from DPB (HB1981ER)

02/22/21 Senate: Signed by President

02/24/21 House: Signed by Speaker

02/25/21 House: Enrolled Bill communicated to Governor on February 25, 2021

02/25/21 Governor: Governor's Action Deadline 11:59 p.m., March 31, 2021

HB 2046 Virginia Fair Housing Law; unlawful discriminatory housing practices.

Chief patron: Bourne

Summary as passed:

Virginia Fair Housing Law; unlawful discriminatory housing practices. Prohibits any locality, its employees, or its appointed commissions from discriminating (i) in the application of local land use ordinances or guidelines, or in the permitting of housing developments, on the basis of race, color, religion, national origin, sex, elderliness, familial status, source of funds, sexual orientation, gender identity, military status, or disability; (ii) in the permitting of housing developments because the housing development contains or is expected to contain affordable housing units occupied or intended for occupancy by families or individuals with incomes at or below 80 percent of the median income of the area where the housing development is located or is proposed to be located; or (iii) by prohibiting or imposing conditions upon the rental or sale of dwelling units, provided that the provisions of this subsection shall not be construed to prohibit ordinances related to short-term rentals. The bill provides that it shall not be a violation of the Virginia Fair Housing Law if land use decisions or decisions relating to the permitting of housing developments are based upon considerations of limiting high concentrations of affordable housing. The bill also requires the Fair Housing Board, after determining the existence of an unlawful discriminatory housing practice and after consultation with the Attorney General, to immediately refer the matter to the Attorney General for civil action.

02/22/21 House: Impact statement from DPB (HB2046ER)

02/22/21 Senate: Signed by President

02/24/21 House: Signed by Speaker

02/25/21 House: Enrolled Bill communicated to Governor on February 25, 2021

02/25/21 Governor: Governor's Action Deadline 11:59 p.m., March 31, 2021

HB 2053 Affordable & market-rate housing; DHCD to evaluate growing demand.

Chief patron: Samirah

Summary as passed House:

Department of Housing and Community Development; stakeholder advisory group; accessory dwelling units. Directs the Department of Housing and Community Development (Department) to convene a stakeholder advisory group to evaluate the construction of internal, attached, and detached accessory dwelling units as a strategy to address the Commonwealth's growing demand for affordable and market-rate housing. The bill requires the stakeholder advisory group to report its findings and recommendations, including any legislative recommendations, to the Director of the Department, the Secretary of Commerce and Trade, the commissioners of the Virginia Housing Development Authority, and the Virginia Housing Commission no later than November 1, 2021.

02/17/21 Senate: Rereferred to Finance and Appropriations

02/22/21 Senate: Reported from Finance and Appropriations (12-Y 3-N)

02/24/21 Senate: Constitutional reading dispensed (39-Y 0-N)

02/25/21 Senate: Read third time
02/25/21 Senate: Passed Senate (22-Y 17-N)

HB 2072 Virginia Good Neighbor Next Door program; VHDA shall report recommendations for creating Program.

Chief patron: Convors-Fowler

Summary as passed House:

Virginia Housing Development Authority; recommendations for creation of Virginia Good Neighbor Next Door program. Requires the Virginia Housing Development Authority to report to the Governor, the Chairmen of the House Committee on General Laws and the Senate Committee on General Laws and Technology, and the Virginia Housing Commission no later than July 1, 2022, on recommendations for the creation of a Virginia Good Neighbor Next Door program, similar to the Good Neighbor Next Door program administered by the U.S. Department of Housing and Urban Development, to provide financial incentives for law-enforcement officers, firefighters, emergency medical services personnel, and teachers to purchase homes within designated revitalization areas in the localities in which they are employed.

02/25/21 Senate: Signed by President
02/26/21 House: Signed by Speaker
03/01/21 House: Impact statement from DPB (HB2072ER)
03/01/21 House: Enrolled Bill communicated to Governor on March 1, 2021
03/01/21 Governor: Governor's Action Deadline 11:59 p.m., March 31, 2021

HB 2175 Homeowners and tenants of manufactured home parks; housing protections, foreclosures, etc.

Chief patron: Torian

Summary as passed:

Housing Bill of Rights; housing protections; foreclosures; manufactured housing. Provides for various protections for homeowners and tenants of manufactured home parks, including (i) restricting the circumstances under which a court may order a person's primary residence to be sold to enforce a judgment lien; (ii) requiring localities to incorporate into their comprehensive plans strategies to promote manufactured housing as a source of affordable housing; (iii) requiring the Director of Housing and Community Development to develop a statement of tenant rights and responsibilities explaining in plain language the rights and responsibilities of tenants under the Virginia Manufactured Home Lot Rental Act; (iv) in the case of a deed of trust conveying owner-occupied residential real estate, prohibiting a trustee of such deed of trust from selling such property in a foreclosure sale without receiving an affidavit signed by the party that provided notice of the sale to the owner confirming that such notice was sent to the owner, with a copy of such notice attached to the affidavit; (v) in the case of a deed of trust conveying owner-occupied residential real estate, increasing the notice period for a foreclosure sale from 14 to 60 days and requiring such notice to provide the grantor with information regarding housing counseling; and (vi) requiring the landlord of a manufactured home park to provide tenants who own their manufactured home information about housing assistance and legal aid organizations. The bill also requires the Department of Housing and Community Development to convene a stakeholder group to assist in the development of the statement of tenant rights and responsibilities. The provisions of the bill related to the specifics of the notice that is required before a trustee can sell a property in a foreclosure sale have a delayed effective date of October 1, 2021. This bill is identical to SB 1327.

02/22/21 House: Impact statement from DPB (HB2175ER)
02/22/21 Senate: Signed by President
02/24/21 House: Signed by Speaker
02/25/21 House: Enrolled Bill communicated to Governor on February 25, 2021
02/25/21 Governor: Governor's Action Deadline 11:59 p.m., March 31, 2021

HB 2229 Virginia Residential Landlord and Tenant Act; responsibilities of real estate brokers, etc.

Chief patron: Simon

Summary as introduced:

Virginia Residential Landlord and Tenant Act; responsibilities of real estate brokers; foreclosure of single-family residential dwelling units. Provides that if a dwelling unit used as a single-family residence is foreclosed upon and there is a tenant in such dwelling unit on the date of the foreclosure sale, if the successor in interest acquires the dwelling unit for the purpose of occupying such unit as his primary residence, the rental agreement terminates and the tenant is required to vacate the dwelling unit on a date not less than 90 days after receiving written notice. The bill also provides that if the successor in interest acquires the dwelling unit for any other purpose, the successor in interest acquires the dwelling unit subject to the rental agreement and is required to permit the tenant to occupy the dwelling unit for the remaining term of the lease. Under current law, the foreclosure sale acts as a termination of the rental agreement by the owner, but the tenant is permitted to remain in possession of the dwelling unit as a month-to-month tenant on the terms of the terminated rental agreement until the successor owner gives a notice of termination of the month-to-month tenancy. The bill contains technical amendments.

02/19/21 House: Impact statement from DPB (HB2229ER)

02/19/21 House: Signed by Speaker

02/22/21 Senate: Signed by President

02/24/21 House: Enrolled Bill communicated to Governor on February 24, 2021

02/24/21 Governor: Governor's Action Deadline 11:59 p.m., March 31, 2021

SB 1110 Real estate settlement agents; duties.

Chief patron: Spruill

Summary as passed Senate:

Property; duties of real estate settlement agents. Provides that the State Corporation Commission may share information collected from a settlement agent or agency regarding any errors and omissions or malpractice insurance policy or surety bond with any party to the real estate transaction in connection with the actions of such agent or agency arising out of a settlement.

02/24/21 Senate: Signed by President

02/25/21 Senate: Impact statement from SCC (SB1110ER)

02/25/21 House: Signed by Speaker

02/26/21 Senate: Enrolled Bill Communicated to Governor on February 26, 2021

02/26/21 Governor: Governor's Action Deadline 11:59 p.m., March 31, 2021

SB 1183 Property Owners' Association Act/Condominium Act; use of electronic means for meetings and voting.

Chief patron: Dunnavant

Summary as introduced:

Property Owners' Association Act; Condominium Act; use of electronic means for meetings and voting. Allows meetings of property owners' associations, boards of directors, unit owners' associations, executive boards, and committees to be held entirely or partially by electronic means, provided that the board of directors, unit owners' association, or executive board, as applicable, has adopted guidelines for the use of electronic means for such meetings. The bill requires that such guidelines ensure that persons accessing such meetings are authorized to do so and that persons entitled to participate in such meetings have an opportunity to do so. The bill grants authority for determining whether any such meeting may be held entirely or partially by electronic means with the board of directors or executive board, as applicable. Under current law, if a meeting of a board of directors or executive board is conducted by telephone conference or video conference, at least two members of the board of directors or executive board, as

applicable, are required to be physically present at the meeting place included in the meeting notice. The bill amends the definition of "electronic means" to provide that a meeting conducted by electronic means includes a meeting conducted via teleconference, videoconference, Internet exchange, or other electronic methods. The bill allows members of property owners' associations or unit owners' associations to vote at meetings of such associations by absentee ballot, and allows such members to vote in person, by proxy, or by absentee ballot by electronic means, provided that the board of directors or executive board, as applicable, has adopted guidelines for such voting. Finally, the bill provides that if a vote, consent, or approval required to be obtained by secret ballot is accomplished through electronic means, the electronic means shall protect the identity of the voter, and provides that if the electronic means cannot protect the identity of the voter, another means of voting shall be used. This bill is identical to HB 1816.

02/19/21 Senate: Impact statement from DPB (SB1183ER)

02/22/21 Senate: Signed by President

02/22/21 House: Signed by Speaker

02/24/21 Senate: Enrolled Bill Communicated to Governor on February 24, 2021

02/24/21 Governor: Governor's Action Deadline 11:59 p.m., March 31, 2021

SB 1197 Virginia housing opportunity; tax credit established.

Chief patron: Locke

Summary as introduced:

Virginia housing opportunity tax credit. Establishes, starting in taxable year 2021, a Virginia housing opportunity tax credit, which is equal to the amount of the federal low-income housing tax credit allocated or allowed by the Virginia Housing Development Authority to a low-income building that is eligible for the federal credit. The credit would be nonrefundable and could be carried forward for up to five years.

02/26/21 Conference: Amended by conference committee

02/26/21 Senate: Conference substitute printed 21200718D-S1

02/27/21 Senate: Conference report agreed to by Senate (39-Y 0-N)

02/27/21 House: Conference report agreed to by House (60-Y 39-N)

02/27/21 House: VOTE: Agreed To (60-Y 39-N)

SB 1215 Virginia Residential Landlord and Tenant Act; tenant remedies for exclusion from dwelling unit.

Chief patron: Ebbin

Summary as passed:

Virginia Residential Landlord and Tenant Act; tenant remedies for exclusion from dwelling unit, interruption of services, or actions taken to make premises unsafe. Provides that a general district court shall enter an order upon petition by a tenant that his landlord has (i) removed or excluded the tenant from the dwelling unit unlawfully, (ii) interrupted or caused the interruption of an essential service to the tenant, or (iii) taken action to make the premises unsafe for habitation. The bill allows entry of a preliminary order ex parte to require the landlord to allow the tenant to recover possession of the dwelling unit, resume any such interrupted essential service, or fix any willful actions taken by the landlord or his agent to make the premises unsafe for habitation if there is good cause to do so and the tenant made reasonable efforts to notify the landlord of the hearing. The bill requires that any ex parte order entered shall further indicate a date for a full hearing on the petition that is no later than 10 days from the initial hearing date. Finally, the bill provides that, at a full hearing on such petition and upon proper evidence presented, the tenant shall recover actual damages, the greater of \$5,000 or four months' rent, and reasonable attorney fees. This bill is identical to HB 1900.

02/22/21 Senate: Impact statement from DPB (SB1215ER)

02/22/21 Senate: Signed by President

02/24/21 House: Signed by Speaker

02/25/21 Senate: Enrolled Bill Communicated to Governor on February 25, 2021

02/25/21 Governor: Governor's Action Deadline 11:59 p.m., March 31, 2021

SB 1327 Homeowners and tenants of manufactured home parks; housing protections, foreclosures, etc.

Chief patron: McClellan

Summary as passed:

Housing Bill of Rights; housing protections; foreclosures; manufactured housing. Provides for various protections for homeowners and tenants of manufactured home parks, including (i) restricting the circumstances under which a court may order a person's primary residence to be sold to enforce a judgment lien; (ii) requiring localities to incorporate into their comprehensive plans strategies to promote manufactured housing as a source of affordable housing; (iii) requiring the Director of Housing and Community Development to develop a statement of tenant rights and responsibilities explaining in plain language the rights and responsibilities of tenants under the Virginia Manufactured Home Lot Rental Act; (iv) in the case of a deed of trust conveying owner-occupied residential real estate, prohibiting a trustee of such deed of trust from selling such property in a foreclosure sale without receiving an affidavit signed by the party that provided notice of the sale to the owner confirming that such notice was sent to the owner, with a copy of such notice attached to the affidavit; (v) in the case of a deed of trust conveying owner-occupied residential real estate, increasing the notice period for a foreclosure sale from 14 to 60 days and requiring such notice to provide the grantor with information regarding housing counseling; and (vi) requiring the landlord of a manufactured home park to provide tenants who own their manufactured home information about housing assistance and legal aid organizations. The bill also requires the Department of Housing and Community Development to convene a stakeholder group to assist in the development of the statement of tenant rights and responsibilities. The provisions of the bill related to the specifics of the notice that is required before a trustee can sell a property in a foreclosure sale have a delayed effective date of October 1, 2021. This bill is identical to HB 2175.

02/22/21 Senate: Impact statement from DPB (SB1327ER)

02/22/21 Senate: Signed by President

02/24/21 House: Signed by Speaker

02/25/21 Senate: Enrolled Bill Communicated to Governor on February 25, 2021

02/25/21 Governor: Governor's Action Deadline 11:59 p.m., March 31, 2021

SB 1389 Real property; required disclosures for buyer to exercise due diligence, flood risk report.

Chief patron: Lewis

Summary as passed Senate:

Virginia Residential Property Disclosure Act; required disclosures; repetitive risk loss structure; flood risk information form. Requires the Real Estate Board to make available on its website a flood risk information form, the details of which are outlined in the bill. The bill also provides that an owner of residential real property located in the Commonwealth who has actual knowledge that the dwelling unit is a repetitive risk loss structure, as defined in the bill, shall disclose such fact to the purchaser on a form provided by the Real Estate Board on its website. The bill has a delayed effective date of January 1, 2022. This bill is identical to HB 2320.

02/19/21 Senate: Impact statement from DPB (SB1389ER)

02/22/21 Senate: Signed by President

02/22/21 House: Signed by Speaker

02/24/21 Senate: Enrolled Bill Communicated to Governor on February 24, 2021

02/24/21 Governor: Governor's Action Deadline 11:59 p.m., March 31, 2021

Here is a summary of the Budget items we tracked:

	Chapter 56 -- 2020 Special Session		Governor's Introduced Budget		Conference Report	
	FY2021	FY2022	FY2021	FY2022	FY2021	FY2022
Rapid Rehousing	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000
VA Housing Trust Fund	\$55,000,000	\$30,000,000	\$70,700,000	\$55,000,000	\$70,700,000	\$55,000,000
*VA Rent and Mortgage Relief Program	\$12,500,000	\$0	\$28,200,000	\$0	\$28,200,000	\$0
Eviction Prevention and Diversion Pilot Program	\$3,300,000	\$3,300,000	\$3,300,000	\$3,300,000	\$3,300,000	\$3,300,000

*There is over \$560 million in federal funds available for rental assistance from the FY2021 Omnibus Appropriations Bill.



2021 General Assembly Session Wrap-up

The 2021 General Assembly Session saw historic gains for housing. Though the virtual format was challenging, VHA and our partners were able to effectively advocate for additional resources and legislation that will increase the supply for affordable housing, reduce evictions and promote housing equity across the Commonwealth.

The COVID-19 pandemic only exacerbated the affordable housing crisis Virginia has been facing over the last decades and brought to the forefront of our collective conversation the need for safe, decent, affordable housing across the Commonwealth. VHA and our partners are pleased with the progress we made this year on making housing a priority of the Commonwealth. Through their actions this session, members of the General Assembly demonstrated their commitment to addressing the immediate and long-standing housing needs of Virginians. However, much more work remains to be done. We are already beginning to develop our legislative and budgetary priorities for next year which will be focused on the recommendations of the Governor's Commission to Examine Racial Inequity in Virginia Law report.

Virginia Housing Trust Fund

The session ended with the largest allocation to the Virginia Housing Trust Fund to date, with \$70.7M for FY21 and \$55M for FY22.

Looking Ahead: Next year, VHA plans to make the case for a sustained base amount with the need to increase the allocation a certain percentage each year. As was noted in letters to members of the General Assembly, developers of affordable housing and service providers make plans for future developments and service expansion years in advance based on anticipated funding. Currently, funding amounts for the VHTF are unpredictable, making it challenging for developers and providers who rely on this funding to plan accordingly. If we want to see more homes on the ground and more individuals in need reached, there needs to be a minimum amount of funding that potential recipients can depend on.

Permanent Supportive Housing

The session ended with a slightly decreased amount in funding for PSH from the 2020 amounts; \$20M for FY21 (-\$5.5M) and \$34M for FY 22 (=).

Looking Ahead: VHA will continue to advocate for more resources for this crucial program. The State needs at least 5,000 PSH units, but the Department of Behavioral Health and Developmental Services currently has just 1,264. Until this gap is addressed, thousands of Virginians with mental illness who are ready for discharge from State institutions will continue to occupy beds meant to serve those who are in crisis.

State Housing Opportunity Tax Credit

This was an incredible win given the odds; it was a non-budget year and there was hesitancy to make such an investment given the budget shortfalls from the pandemic. Through our collaboration with bill champion - The Home Builders Association of Virginia, bill patrons- Delegate Bourne and Senator Locke, and our partners across the State, we were able to make the case for a State program. Per Del. Bourne's HB810, a stakeholder group convened last year to determine feasibility and made recommendations for what a State tax credit program could look like in Virginia. Based on recommendations from this stakeholder process and as a result of this session's advocacy, Virginia will stand up a State housing tax credit program funded at \$15M annually over 10 years. The program will offer developers the flexibility needed to build a wider variety of housing with potential for deeper affordability.

Looking Ahead: VHA will monitor and continue to advocate for the expansion of this program in the coming years to ensure that it is targeting the most critical gaps in our affordable housing infrastructure.

Anti-NIMBY

Delegate Bourne's Anti- NIMBY bill (HB 2046) adds a section to the Virginia Fair Housing Law prohibiting localities from denying permits for housing developments that would be occupied by households earning 80% of AMI or below.

Looking Ahead: VHA will monitor the implementation and encourage enforcement of this legislation.

Foreclosure Protection

We supported our partners, VPLC and HOME, as they worked with Delegate Torian and Senator McClellan to create protections for homeowners and add manufactured housing as a type of affordable housing option to comprehensive plans. The passed legislation extends the notice period of foreclosure from 14 to 60 days and calls for the Department of Housing and Community Development to create a list of tenant rights and responsibilities for manufactured homeowners.

Looking Ahead: VHA will support efforts to further strengthen foreclosure protections that enable families to stay in their homes.

Unlawful Evictions

Delegate Hudson and Senator Ebbin carried legislation that gives an unlawfully evicted tenant the right to petition the court to regain access to the unit if they have been excluded from the dwelling unit or if the unit has deliberately been made uninhabitable. Additionally, the tenant may seek damages of \$5,000 or four months rent (whichever is greater) and attorney fees.

Looking Ahead: VHA will continue to work with our partners and stakeholders to support efforts to strengthen tenant protections.

Broadband

There are disparities throughout the Commonwealth in who has access and who can afford broadband internet. The pandemic has further highlighted those gaps. Where a person lives determines if and at what cost they can digitally access school, healthcare, and other essential resources. Three avenues for expanding broadband access came out of the GA session:

- a pilot program with DSS/SNAP; a pilot program with VATI funds; and
 - legislation that permits school boards to appropriate funds for broadband to qualifying households.
1. Conference report amendment [Item 359 #2c](#) language gives the Department of Social Services (DSS) until November 2021 to design a pilot program whereby select SNAP recipients would receive up to \$15 monthly for broadband costs. DSS will then share the design and estimated costs to House and Senate Appropriations Committee chairs for consideration for the 2022 General Assembly session.
 2. Conference report amendment [Item 114 #9c](#) language calls for the Department of Housing and Community Development (DHCD) to create a one-year pilot program within VATI (Virginia Telecommunications Initiative) where public broadband authorities are permitted to apply for program funds without private sector investment. Awards would not exceed 10% of total available VATI funds in FY22.
 3. SB 1225 authorizes school boards to appropriate funds for the purposes of promoting, facilitating, and encouraging the expansion and operation of broadband services for educational purposes. The bill authorizes school boards to partner with private broadband service providers to promote, implement, and subsidize broadband for educational purposes to the households of students who would qualify for (i) a child nutrition program or (ii) any other program recognized or adopted by the local school board as a measuring standard to identify at-risk students.



Commissioners' Update NRHA Board of Commissioners

Subject: Families First Update

Executive Contact: Donna Mills, Chief Housing Officer

Date: April 8, 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

SECURITY PROGRAMS

Security Programs continues to work in collaboration with the Norfolk Police Department to address the uptick of violent crime in our communities. We are continuing engagement efforts with residents to improve safety and anti-social behaviors in an effort to increase safety in our communities.

CRO Staffing Update

The unit remains fully staffed. 2 CROs remain on military leave with an anticipated return of late April. The command structure of the First Precinct changed effective March 13, 2021. The Commanding Officer of the 1st Precinct is Captain Alan Johnson. The Executive Officer is Lieutenant Aprell Copeland. Sgt. Vernon remains in place as the CRO supervisor. We look forward to the continued partnership.

Focus Group Revamp: Recruitment efforts are ongoing with the assistance of Resident Case Managers and Property Managers. Discussions are also ongoing to actively engage the Tenant Management Corporations and the Advisory Councils in engagement efforts. Recruitment efforts will increase as a result of key changes in the Fourth Amended Executive Order by the governor for COVID-19.

Resident Assessments

Security Programs continues to work closely with Property Management on compliance with case law regarding fair housing and reasonable accommodations. Assessment processes have been revised to ensure compliance for unlawful detainers regarding criminal and conduct matters: *24 CFR § 9.131 imposes further restrictions on properties encompassed by HUD. The statute states that while we do not have to permit someone to reside in the property if they pose a direct threat to the health and safety of others, to determine if an individual poses a direct threat an individualized assessment must be completed. Direct threat is defined by the statute to be a significant risk to health or safety that cannot be eliminated by a modification of policies, practices, procedures, or provision of services.*

FOIA (law enforcement reports)

During the previous reporting period Security Programs advised of the Norfolk Police Department's change in distribution of police / fire reports to include calls for service, incident-based reports, etc., related to NRHA property. We currently have been connected with staff at Central Records to obtain reports in the future with no cost since NRHA is categorized as a

government agency in the database. It is also noted reports received will **only** be public copies (contain minimum information).

Private Security Company inquiries

Information has been received from one private security company in reference to security services they may be able to provide in our communities. This information has been forwarded to the Chief Housing Officer for review and discussion.

HOUSING PROGRAMS

Carbon Monoxide Public Education - Included as part of the COVID-19 relief package was a bill – H.R. 1690, which was originally passed on September 20, 2019 and is titled as the **Carbon Monoxide Alarms Leading Every Resident To Safety Act of 2019**. A summary of the requirement for federally funded housing is:

"Each dwelling unit assisted under this subtitle shall contain installed carbon monoxide alarms or detectors that meet or exceed(1) the standards described in chapters 9 and 11 of the 2018 publication of the International Fire Code, as published by the International Code Council; or"(2) any other standards as may be adopted by the Secretary, including any relevant updates to the International Fire Code, through a notice published in the Federal Register." Congress has appropriated approximately \$300 million in funding over the next three years to pay for purchase/installation of equipment."

The bill language is applicable to the following federally funded housing programs:

- Public Housing
- Housing Choice Vouchers
- Multifamily Section 8
- 202 and 811 PRAC
- Housing Opportunities for Persons with AIDS
- USDA Rural Housing

The language in the bill indicates that the effective date of this bill *"shall take effect on the date that is 2 years after the date of enactment of this Act"*.

HUD added the purchase and installation of carbon monoxide detectors as an eligible cost under the Capital Fund Emergency Safety and Security Program in FY 2019, recognizing the need for specific funding for this purpose. Carbon monoxide is a **byproduct of fuel-fired combustion appliances**, such as furnaces and water heaters. NRHA was awarded \$180,000 in funding through this source. A Request for Proposal (RFP) will be released for solicitation within this fiscal year for the installation of carbon monoxide detectors in specified communities.

In addition, NRHA is working closely with Norfolk Fire and Rescue Department to identify and execute community safety and public education campaigns to address the steps to avoiding carbon monoxide poisoning. Other agency tasks include:

- Newsletter inserts pertaining to carbon monoxide dangers
- Aligning with national organizations that focus on public education and outreach specific to carbon monoxide dangers
- Staff training initiatives
- Property management initiatives to address carbon monoxide detection protocols at all lease-signing and post-occupancy counseling sessions

FUTURE ACTION

As we continue to monitor crime in our communities, Security Programs in collaboration with Property Management and NPD will discuss increasing engagement initiatives as Virginia eases COVID-19 restrictions.



Commissioners' Update NRHA Board of Commissioners

Subject: Tidewater Gardens Relocation Efforts

Executive Contact: Donna Mills, Chief Housing Officer

Date: April 8, 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 - 3/31/2021

Resident Relocation Choices by Phase

Phases	Total Units	TPV Choice	LIPH/PBV Choice	Total Current Relocation Choices	Change from Prior Report
Phase 1	187	132	47	179	0
Phase 2	262	154	60	214	+6
Phase 3	116	46	4	50	+3
Phase 4	53	20	8	28	+10
Grand Total	618	352	119	471	+19

* 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	82	45.81%	0
Phase 2	262	214	127	59.35%	+1
Phase 3	116	50	28	56.00%	-1
Phase 4	53	28	22	78.57%	+12
Grand Total	618	471	259	54.99%	+12

Vacancy Statistics by Phase

Phases	Total Units	Total Vacant Units	Total Occupied Units	Percentage Units Vacant	Change from Prior Report
Phase 1	187	148	39	79.14%	+2
Phase 2	262	104	158	39.69%	+3
Phase 3	116	39	77	33.62%	0
Phase 4	53	19	34	35.85%	0
Grand Total	618	310	308	50.16%	+5

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	178	+2	Service linkages since August 1, 2019	582	+9
Phase 2	224	+3	Total number of household assessments completed	475	+5
Phase 3	79	+1	Total number of household re-assessments completed	6	0
Phase 4	52	+3	Collaborative housing stability interventions	62	+1
Grand Total	533	+9			

Reason for Vacancy

Reason for Vacancy	Total Count Vacancy Reason	Percentage by Move Out Reason
Moved to Housing Choice Voucher	163	53%
Unit Transfer	44	14%
Rented Elsewhere	36	12%
Moved to Project Based Housing	36	12%
Purchased Home	3	1%
Eviction	18	6%
Termination	1	0%
Deceased	7	2%
Moved Without Notice	2	1%
Grand Total	310	100%

Relocation by City

Relocation City	Count of City	Percentage by Relocation City
Norfolk	248	80%
Virginia Beach, VA	13	4%
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/Termination	19	6%
Deceased	7	2%
No Forwarding Address	5	2%
Grand Total	310	100%

CNI Areas of Opportunity

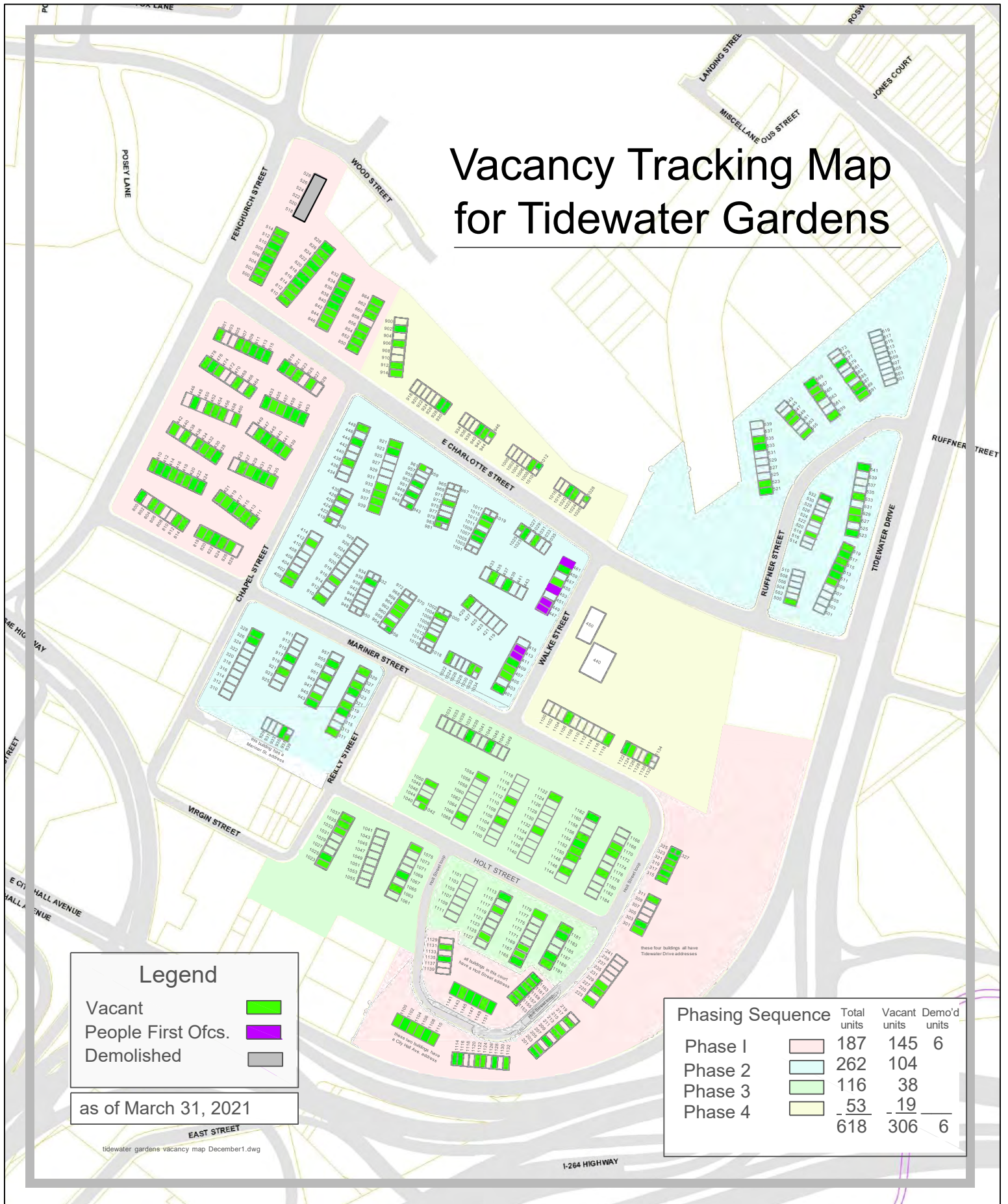
Reason for Vacancy	Total	Count
Housing Choice Voucher	163	53
Rented Elsewhere	36	9
Project Based Voucher	36	3
Family Splits	13	3
Purchased Home	3	3
Total	215	71

Youth Relocation

Total Youth Relocation	Count
Youth Relocated to HCV	308
Youth Relocated to LIPH/Project Based	223

* < 62% mi concentration and <40% poverty 33%
 <40% poverty 201 93%
 <20% poverty 96 44%

Vacancy Tracking Map for Tidewater Gardens





Commissioners' Update NRHA Board of Commissioners

Subject: Restructuring and Renovation of the Broad Creek Renaissance Rental Housing Community Update

Executive Contact: Ronald Jackson

Date: April 8, 2021

BACKGROUND

November 2020 the NRHA Board authorized the creation of special purpose entities, as needed, for the renovation, financing, re-structuring and re-syndication of the various development phases of Broad Creek. Broad Creek was developed by NRHA, in conjunction with The Community Builders, Inc. ("TCB"), in six initial phases: Bowling Green II, Bowling Green III, Bowling Green IV, Marshal Manor II, Marshall Manor II, and Marshall Manor IV (the "Phases"). Each of these Phases is owned by a separate entity, which is controlled by TCB. NRHA currently has no ownership interest in any of the entities that own and operate the six Phases.

NRHA has identified in the annual plan to pursue conversion of the Broad Creek public housing units to project based section 8 through the Section 18 Disposition process and then renovate through the Virginia Housing Low Income Housing Tax Credit (LIHTC) program. NRHA intention has been to acquire an ownership interest in the housing units as part of the re-structuring, re-syndication and financing. In order to do so, it is necessary for NRHA to create new special-purpose entities, the board has provided authorization and NRHA still requires approval from City Council with regard to the formation of these entities. Upon completion of the renovation and stabilization TCB would exit the project and NRHA would become the managing member of the ownership structure.

STATUS

On March 9, 2021, NRHA and TCB presented the renovation scope to the NRHA development sub-committee board. Board members expressed concerns regarding the overall per unit cost of the renovation. The attached presentation provides an overall overview of the project as well as a breakdown of the proposed work (All dates identified are being revised as a result of new state law).

TAG has been asked to review the renovation scope, the MOU and financial deal structure and is advising the Executive Director on potential modifications to the approach, scope and MOU.

The City has not scheduled the approval of the entities before Council at this time. They have concerns overall with the Broad Creek repositioning and seek further discussion and understanding before bringing to the full council for approval.

Finally, the State of Virginia has enacted legislation this year under § 36-7.2 Code of Virginia, that requires housing authorities that plan to submit an application to the U.S. Department of Housing and Urban Development (HUD) to demolish, liquidate, or otherwise dispose of a housing project must serve a formal notice to residents of the community and the Virginia Department of Housing and Community Development at least 12 months prior to any application submission to HUD. Any disposition action is raised and discussed with residents 2 months prior as part of Annual Plan process, however, the new state law adds a formalized notice in addition to HUD requirements. As a result of the timing of the Broad Creek project the new law will delay the project at least a year. TCB issued notice to residents at the end of March. NRHA staff will not seek Board approval for authorization to submit a section 18 disposition application until early 2022.

If all issues identified are addressed a revised schedule is anticipated as follows

2/1/22	NRHA Board approval to submit the App
4/1/2022	Section 18 Application to HUD
8/1/2022	Final Real Estate Closing and Construction Start Phase I (BG2/3)- 88 Units
2/1/2023	Final Real Estate Closing and Construction Start. Phase II (MM2/3) - 124 Units
10/1/2023	Final Real Estate Closing and Construction Start Phase III (BG4/MM4) -88 Units

FUTURE ACTION

- Issue Section 18 disposition 1-year notice by April 2, 2021
- Continue to review renovation scope and evaluate approach
- Coordinate with City and address concerns
- Report to NRHA Board Development subcommittee



Broad Creek Recapitalization

Presentation to NRHA Development Sub-committee

Presented by Juan H. Powell, TCB

3.9.2021



THE **COMMUNITY**
BUILDERS

Meeting Agenda

- I. Welcome/Introductions**
- II. Project Progress To Date**
- III. Rehab Construction Scope**
- IV. TCB's Perspective of Long-Term Asset Ownership**
- V. Broad Creek Recapitalization Risk Profile**



Welcome and Introductions

- **TCB** (Developer/Owner/Resident Services)
- **NRHA** (Developer/Owner, Bond Issuer)
- **Retnauer Baynes Associates** (Architect)
- **Clancy & Theys** (GC)
- **SL Nusbaum** (Property Manager)
- **HOU** (Relocation Consultant)



Three Phases of Renovation

First phase of renovation 2021 - 2023

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

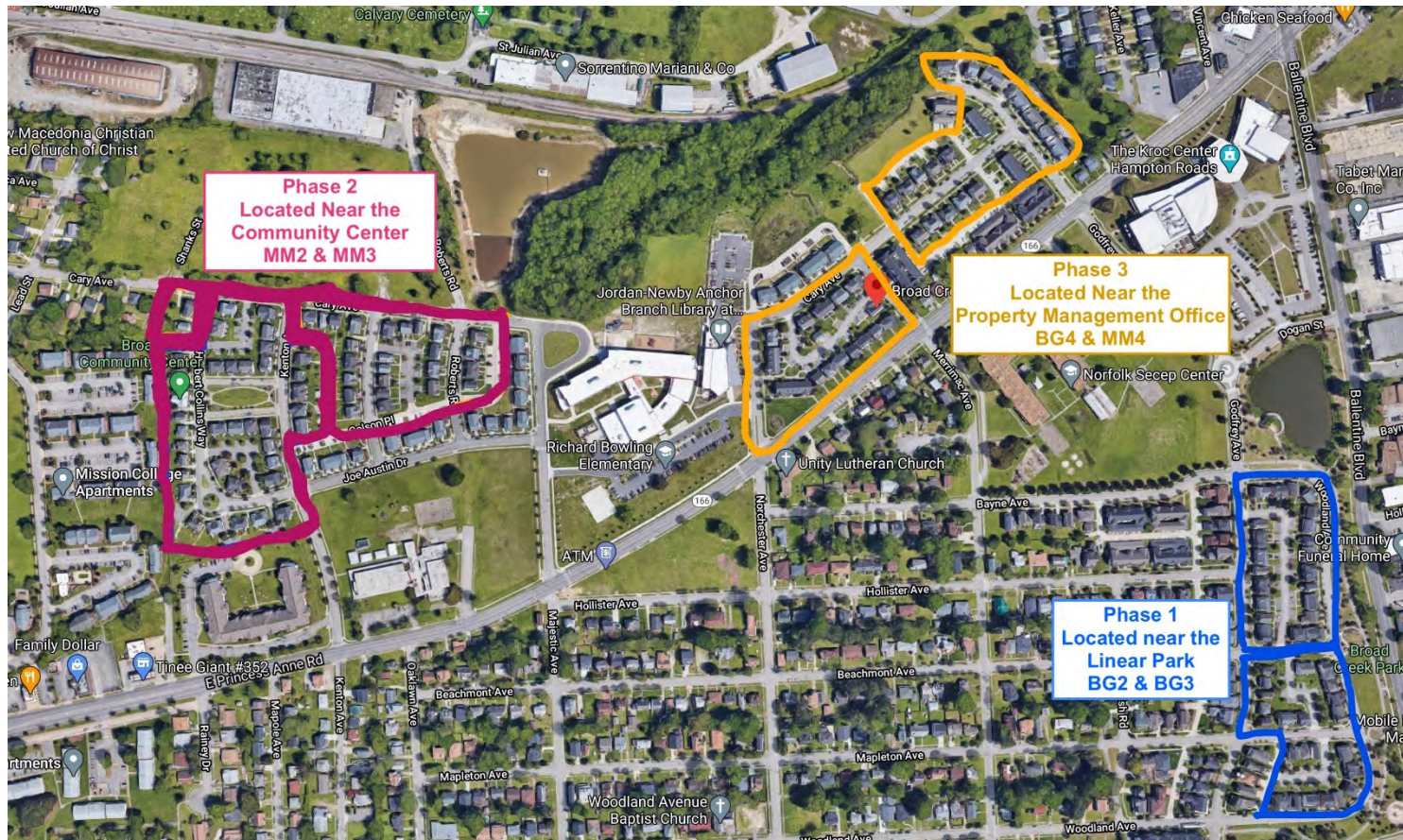
Bowling Green III - South of Princess Anne: Mapleton, and Godfrey

Second phase of renovation 2023 - 2025

Marshall Manor II & III – West of Elementary school, closer to the Community Center

Third phase of renovation 2023 - 2025

Marshall Manor IV – East of Library, near Management Office
Bowling Green IV



Progress to Date (Summer 2020 – Present)

I. Negotiate MOU between NRHA and TCB (Summer / Fall 2020)

- I. Evaluating financing strategy utilizing Section 18
- II. Long term ownership of asset by NRHA
- III. Concurrence on historical business matters resolution
- IV. Agreement in Principle on MOU
- V. Approval by TCB's Leadership Project Review to move forward

II. Project Planning (Fall / Winter 2020/2021)

- I. Architectural proposals, selection and contracting.
- II. General Contractor proposals and selection.
- III. Consultant work underway – Architect, Civil Engineer, Appraiser. (Approximately \$150k of completed work to date including building assessments and survey.)

III. Vetting Financing Strategy (Fall / Winter 2020/2021)

- I. Call held with HUD to discuss the project
- II. Call held with VA. Housing (VHDA) to discuss the project.

IV. Resident Engagement (Winter 2020/2021)

- I. Three resident engagement meetings held to date to discuss plans and logistics for project. Ongoing monthly meetings third Thursdays at 6:30 PM.
- II. Housing Opportunities Unlimited hired as relocation consultant.

Initial Scope of Work

	Clancy and Theys General Contractor Pricing		
	3/5/2021		
BGII + BGIII		p/u	
Exterior	\$ 315,000	\$ 3,580	
Windows	\$ 617,382	\$ 7,016	
Roofing	\$ 382,773	\$ 4,350	
Interior Door / Flooring	\$ 1,049,710	\$ 11,929	
MEP	\$ 1,390,329	\$ 15,799	
Appl/Cabinetry/Bath Access	\$ 682,542	\$ 7,756	
Site/Parking Lots	\$ 196,499	\$ 2,233	
Sub-total	\$ 4,634,235	\$ 52,662	
Existing Conditions/Demo	\$ 148,615	\$ 1,689	
General Conditions	\$ 357,737	\$ 4,065	
Overhead/GC Profit 6%	\$ 314,158	\$ 3,570	
GC 3% Contingency	\$ 157,079	\$ 1,785	
Liability/Insurance/Lisc/PP	\$ 126,449	\$ 1,437	
GENERAL CONTRACTOR TOTAL	\$ 5,738,273	\$ 65,208	
Allowance for Security Camera			
Installation Option	\$ 200,000	\$ 2,273	
Owners 10% Contingency	\$ 593,827	\$ 6,748	
TOTAL HARD COSTS	\$ 6,532,100	\$ 74,228	

The initial GC numbers are based on the following:

- ✓ **Exterior:** Repair/repaint doors, railing, shutters, doors.
- ✓ **Windows:** Complete replacement of all windows and trim.
- ✓ **Roofing:** Complete replacement of all roofs.
- ✓ **Interior Door / Flooring:** New LVT throughout; Painting interiors; repair/repaint doors.
- ✓ **MEP:** Includes replacement of all Hot Water Heaters, HVAC Systems, LED lights, programmable thermostats, smoke/CO2 detectors.
- ✓ **Appliance/Cabinetry/Accessories:** Replace all appliances, cabinets, sinks, disposals, faucets. Replace mirror, vanities, fans, toilets but not tubs.
- ✓ **Site/Parking lots:** Allowance for repairs as required by VH and needed.

Validate the Scope of Work

- **Understand Building Needs Jan – March 2021**
 - Architect's familiarity with Virginia Housing Minimum Design and Construction Requirements for rehabs.
 - 100% Unit Walk through: thorough assessment of the needs within each building
 - Preliminary findings in the first several walk-throughs:
 - Deteriorating window trim and questions about the roofs, grading, and indication from management of water intrusion in some areas
 - Building Envelope specialist TAM Consultants proposal for selected review of roofing, windows and siding concerns, and provide recommendations.
 - We are validating the scope conclusions of the Architect with a 3rd Party Construction Needs Assessment
- **Long Term Asset Ownership**
 - Ultimately NRHA will be the long-term holder of this asset, and in developing the scope of work and refining the GMP pricing, it is our intention to turn over to NRHA an asset that will sustain another 15 years.

Validate Construction Cost Estimates

	Clancy and Theys General Contractor Pricing				Bureau Veritas 3rd Party C		Comparison
	3/5/2021				2021 Report		
BGII + BGIII		p/u	pro-rata allocate demo, markups, GC contingency	Adjusted p/u	Adujusted	Adjusted p/u	Adjusted Variance
Exterior	\$ 315,000	\$ 3,580	\$ 853	\$ 4,432	\$ 318,600	\$ 3,620	\$ 812
Windows	\$ 617,382	\$ 7,016	\$ 1,671	\$ 8,687	\$ 541,200	\$ 6,150	\$ 2,537
Roofing	\$ 382,773	\$ 4,350	\$ 1,036	\$ 5,386	\$ 237,500	\$ 2,699	\$ 2,687
Interior Door / Flooring	\$ 1,049,710	\$ 11,929	\$ 2,842	\$ 14,770	\$ 1,280,870	\$ 14,555	\$ 215
MEP	\$ 1,390,329	\$ 15,799	\$ 3,764	\$ 19,563	\$ 930,650	\$ 10,576	\$ 8,988
Appl/Cabinetry/Bath Access	\$ 682,542	\$ 7,756	\$ 1,848	\$ 9,604	\$ 991,480	\$ 11,267	\$ (1,663)
Site/Parking Lots	\$ 196,499	\$ 2,233	\$ 532	\$ 2,765	\$ 242,655	\$ 2,757	\$ 7
Sub-total	\$ 4,634,235	\$ 52,662	\$ 12,546	\$ 65,208	\$ 4,542,955	\$ 51,624	\$ 13,583

– **3/5/2021 initial GC estimate of Hard Cost pricing totals \$65,208/unit**

- Compared to the 3rd party, the significant variation is between estimates of MEP which the contractor assumes will be approximately \$15,799 per unit (19,563 with allocation of markups), and the 3rd party estimates at approximately \$10,576 per unit.
- May consider requesting a waiver of certain VHDA requirements (i.e. HVAC) to lower contract cost.
- We selected Clancy and Theys as GC through an RFQ process last year.
- GC planning for economic inclusion and goals around Opportunity Contracting and Hiring, and NRHA and HUD Section 3 and M/WBE requirements.

Sources and Uses – assumptions subject to change

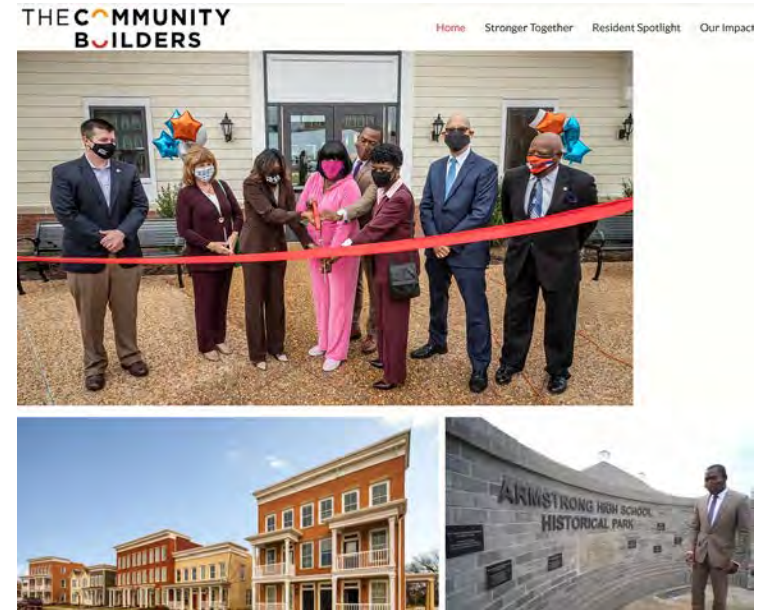
		Total	p/u (88)	
Sources				
	Hard Debt			Rate
	First Mortgage	7,007,433	79,630	4.50%
	Hard Debt Subtotal	7,007,433	79,630	
	Soft Debt			Rate
	Seller Note/Assumed D	7,056,640	80,189	3.50%
	Accrued Soft Interest	-	-	0.00%
	Deferred Dev Fee	-	-	5.00%
	Soft Debt Subtotal	7,056,640	80,189	
	Equity			Annual Credit
	Fed LIHTC	4,942,071	56,160	520,270
	GP Contribution	100	1	
	Equity Subtotal	4,942,171	56,161	
	Grants/Other			
	Existing Reserves	456,640	5,189	
	Construcion Period NC	390,000	4,432	
	Grants/Other Subtotal	846,640	9,621	
	Total Sources	19,852,884	225,601	

Uses		
acquisition	7,056,640	80,189
site work	-	-
construction	6,532,100	74,228
soft costs	1,816,049	20,637
financing costs	1,418,442	16,119
reserves	658,368	7,481
developer fee paid	1,828,528	20,779
developer fee deferred	-	-
0	-	-
Total Uses	19,310,128	219,433
Surplus / (Gap)	542,756	6,168

**any surplus available at closing to be used to pay down outstanding loans from the properties to NRHA and TCB*

TCB: A National Development Partner

- Established in 1964, we have completed or preserved over 31,600 homes.
- We have developed or invested in more than 2.2 million square feet of neighborhood commercial, office and community space.
- We own or manage more than 13,000 homes.
- We have over 500 employees.
- We work in 14 states and 50 cities and towns.
- Our developments have received countless local and national awards.
- Our Community Life teams supports over 5600 families in 36 communities.



Our Mission: To build and sustain strong communities where all people can thrive.

Broad Creek Recapitalization Risk Profile

I. Development Period Risk

TCB provides all Development Period Guarantees through Stabilization

- I. Construction Pricing verification
- II. Schedule / Relocation / Credit Delivery planning

II. Operating Risk: RAD vs. Section 18

NRHA takes full Ownership after Stabilization of all phases

- I. Operating expenses based on actuals
- II. Rental Subsidy Program: NRHA and TCB collective experiences with RAD to date
- III. Physical asset that will sustain another 15 years

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 awarded*) and Bond Issuance

Broad Creek Renovation – preliminary schedule

- **Spring 2021**

- Develop relocation & re-occupancy strategy
- Unit Physical Needs Assessments
- Submit Funding Applications: Virginia Housing

- **Summer 2021**

- Holding units vacant to allow for temporary relocation on-site

- **Fall 2021**

- Construction Start

April 2021:

4/15/21:

May 2021:

4/28/21:

June 2021:

5/24/21:

July 2021:

7/20/21:

September 2021:

10/1/21:

March 2022:

4/1/22:

March 2023:

4/1/23:

Section 18 App Submission

NRHA Board Approval to submit the Application to HUD Special Applications

Bond Inducement Resolution

TCB Submit Bond Application to NRHA

LIHTC 4% Application

TCB Submit Tax Credit Application to VH

HUD Subsidy Layering Review

TCB Submit SLR (need HAP Contract, GMP Final Pricing, TEFRA, 42M letter)

BG2/3 Construction Start 88 Units

Real Estate Closing/Construction

MM2/3 Construction Start 124 Units

Real Estate Closing/Construction

BG4/MM4 Construction Start 88 Units

Real Estate Closing/Construction

Conclusion – Discussion – Questions and Answers



Commissioners' Update NRHA Board of Commissioners

Subject: Rent Collection Efforts and Eviction Moratorium

Contact: Bryant M. Sanders, Director of Property Management **Date:** April 8, 2021

BACKGROUND

Since the eviction moratorium became effective March 27, 2020, NRHA is continuing its concentrated effort at all properties to notify residents of their delinquent balance and the fact that rent is still due and payable. In order to preempt the rent delinquencies, NRHA continues in its efforts in notifying residents through personal letters, monthly newsletters, and the NRHA website informing residents that the eviction moratorium is not rent forgiveness and that monthly rent is still due and payable. All correspondence further informs the residents that in the event they are delinquent and have problems with paying their rent, they must notify their Property Manager. If they have had a loss of income, interim adjustments to their rent will be implemented to reflect their current income once their circumstances are reported in accordance with NRHA policy and instruction contained within the correspondence.

STATUS

The eviction moratorium has been extended to June 30, 2021. We will continue to reach out to those residents with delinquent balances through additional rental collection efforts listed below:

- ▶ Semi-monthly letters are being issued to residents with outstanding balances on the 10th and the 15th of each month.
- ▶ The second letter requests that the resident contact the Property Manager directly in order to arrange an appointment for discussion of their rent amount and to assist in devising an appropriate strategy for payment or address the need are assistance.
- ▶ Families that respond or contact the Property Manager's office are referred for voluntary Financial Counselling.
- ▶ In the event there is no response from the second letter, the Property Managers are addressing the resident directly through home visits.
- ▶ Families are being referred to various churches and organizations to seek assistance with outstanding rent.
- ▶ NRHA continues to promote the Rent Relief Program (RRP) website.

FUTURE ACTION

Continue our rental collections efforts and providing the NRHA Board of Commissioners a monthly update.

NRHA Organization Chart

Prepared April 1, 2021

Norfolk Redevelopment and Housing Authority

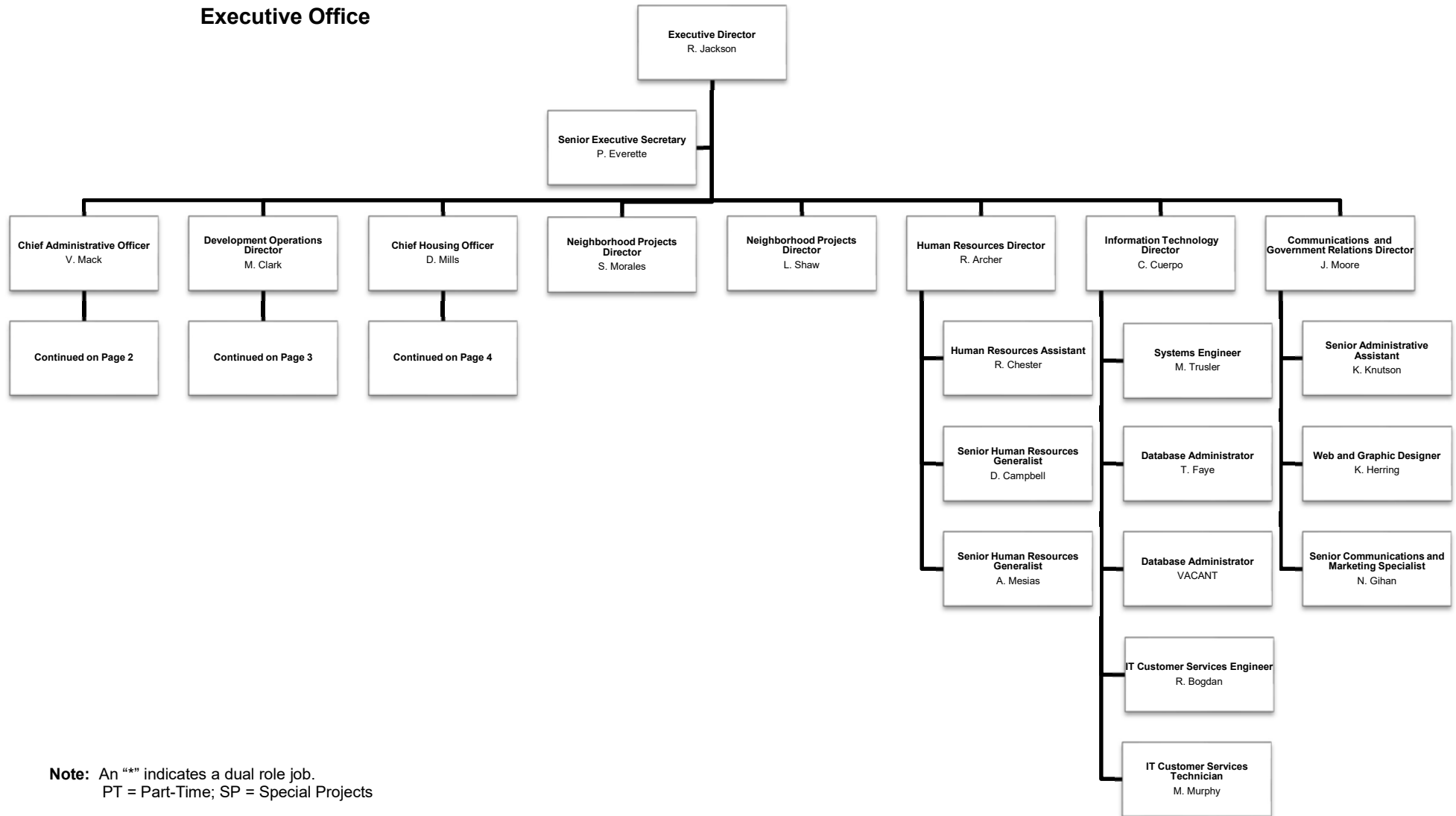
Human Resources

555 East Main Street

Norfolk, VA 23510

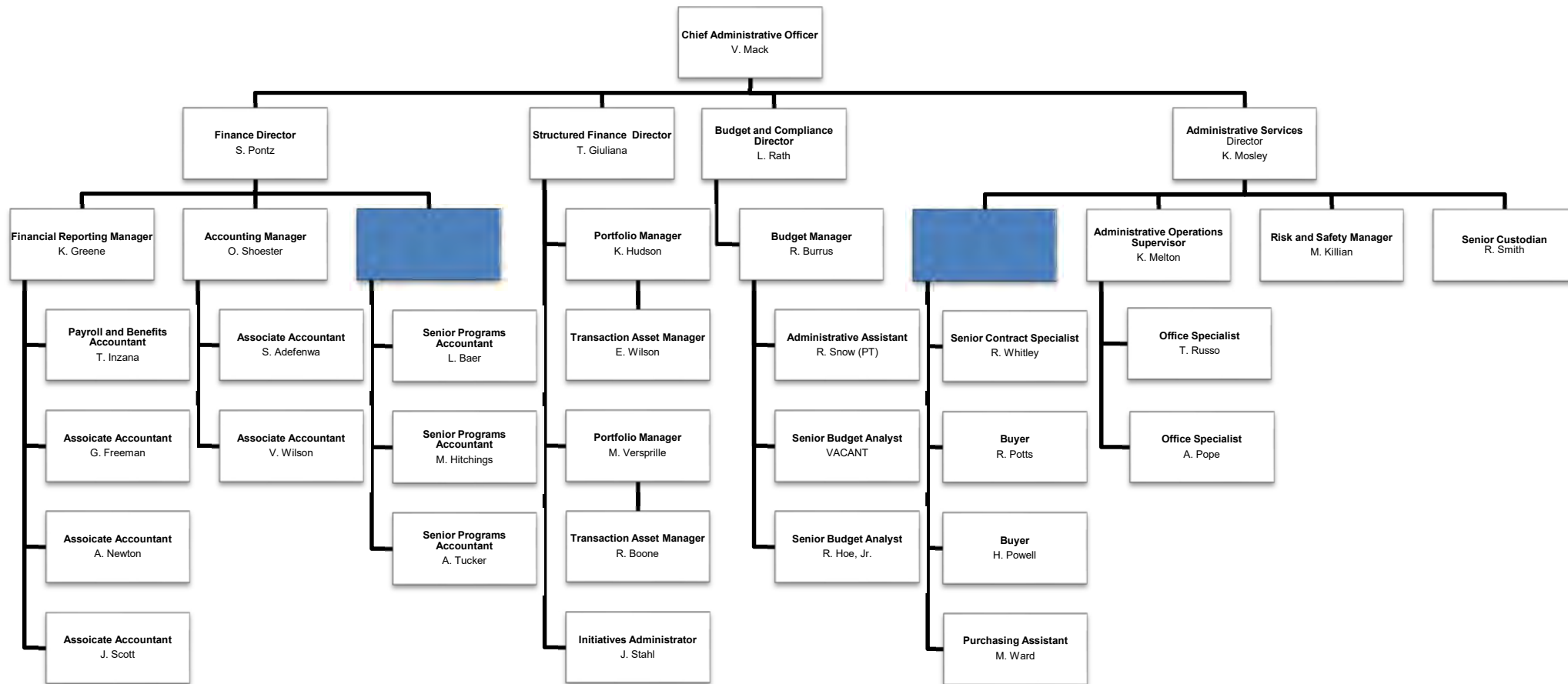
phone: (757) 314-2674

Executive Office

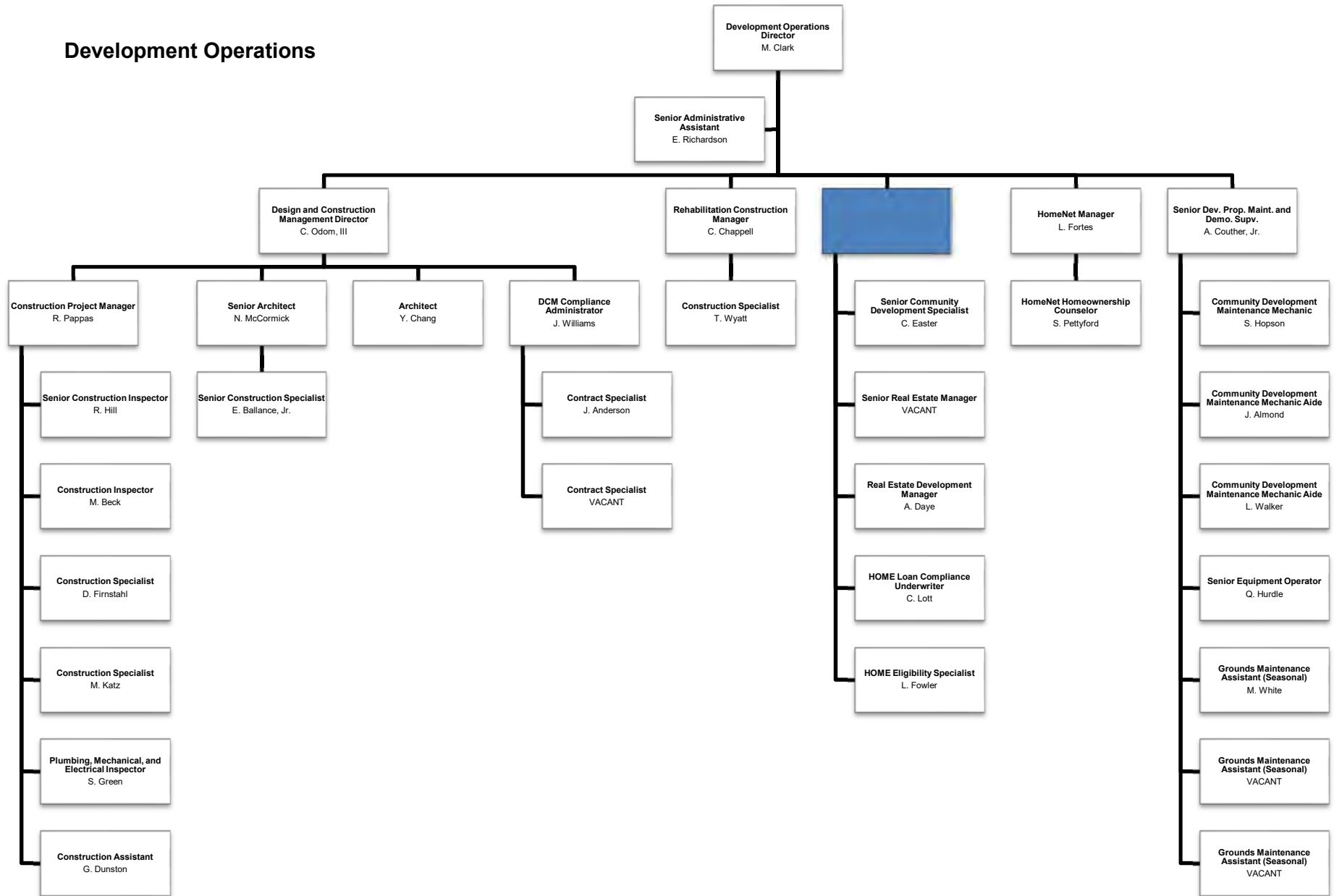


Note: An “**” indicates a dual role job.
PT = Part-Time; SP = Special Projects

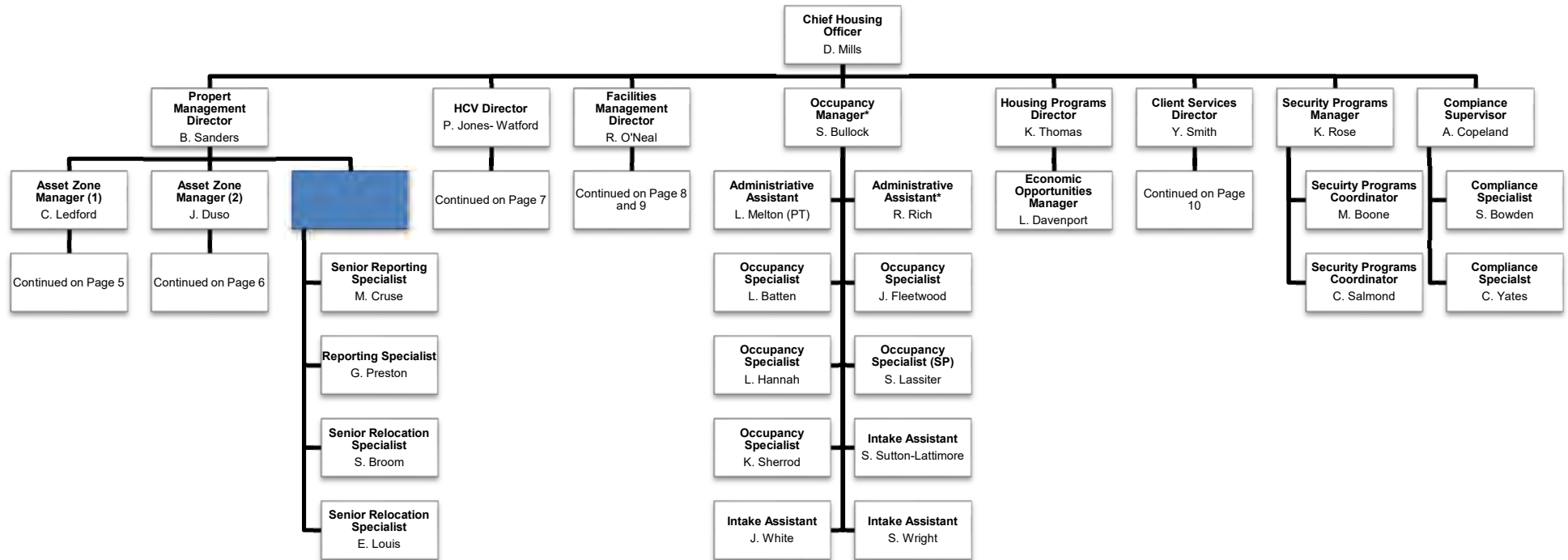
Administrative Operations



Development Operations

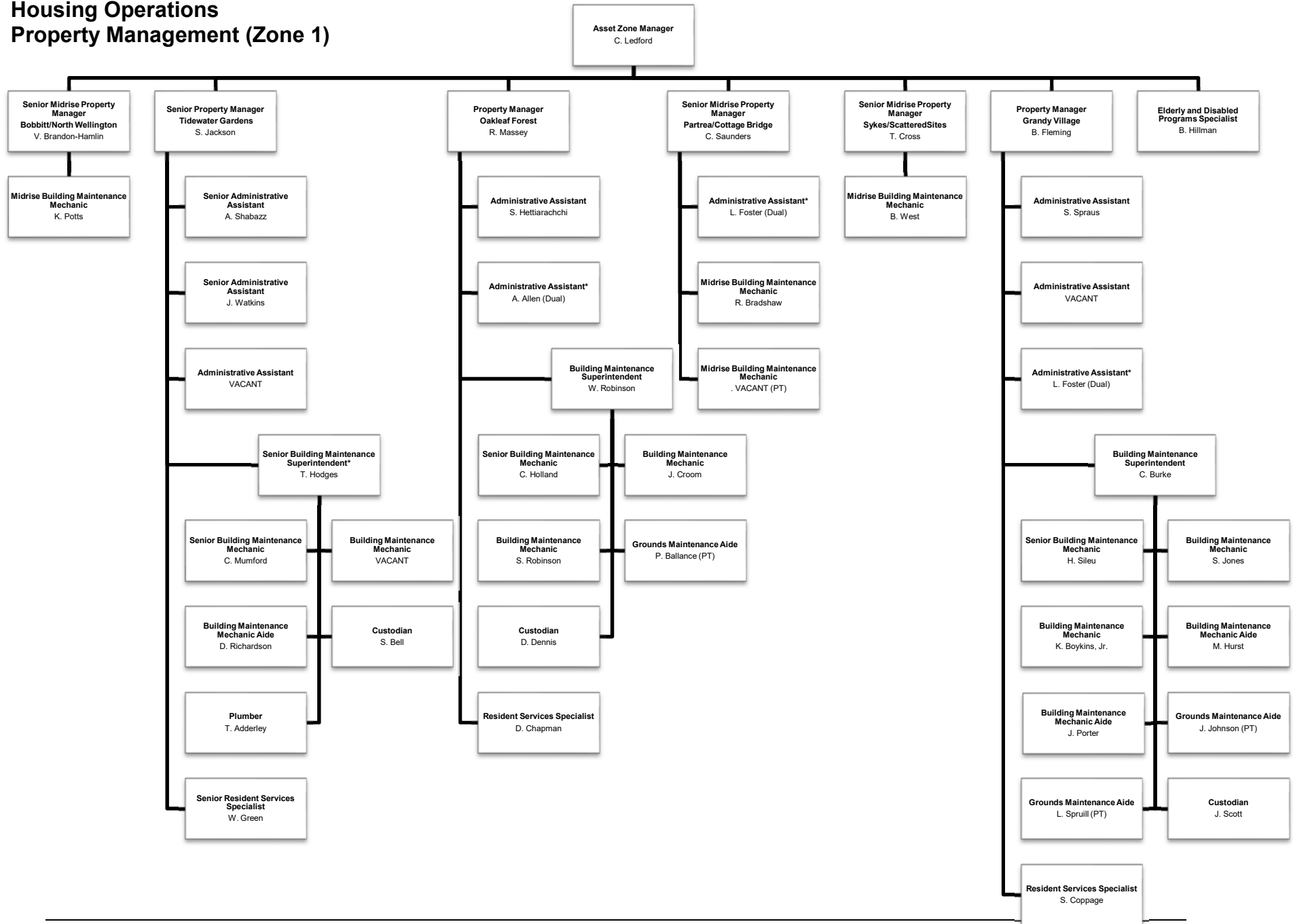


Housing Operations

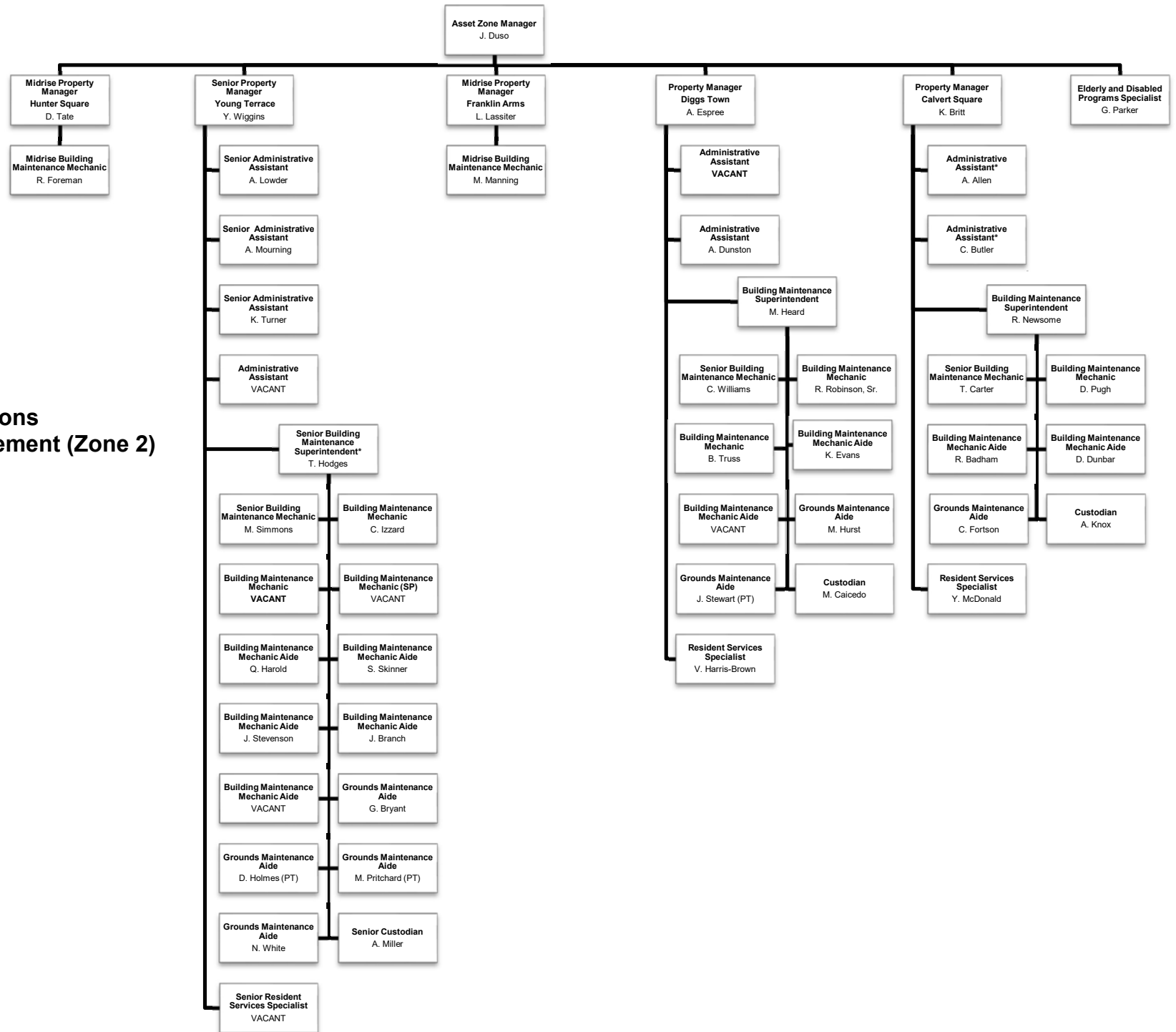


Housing Operations

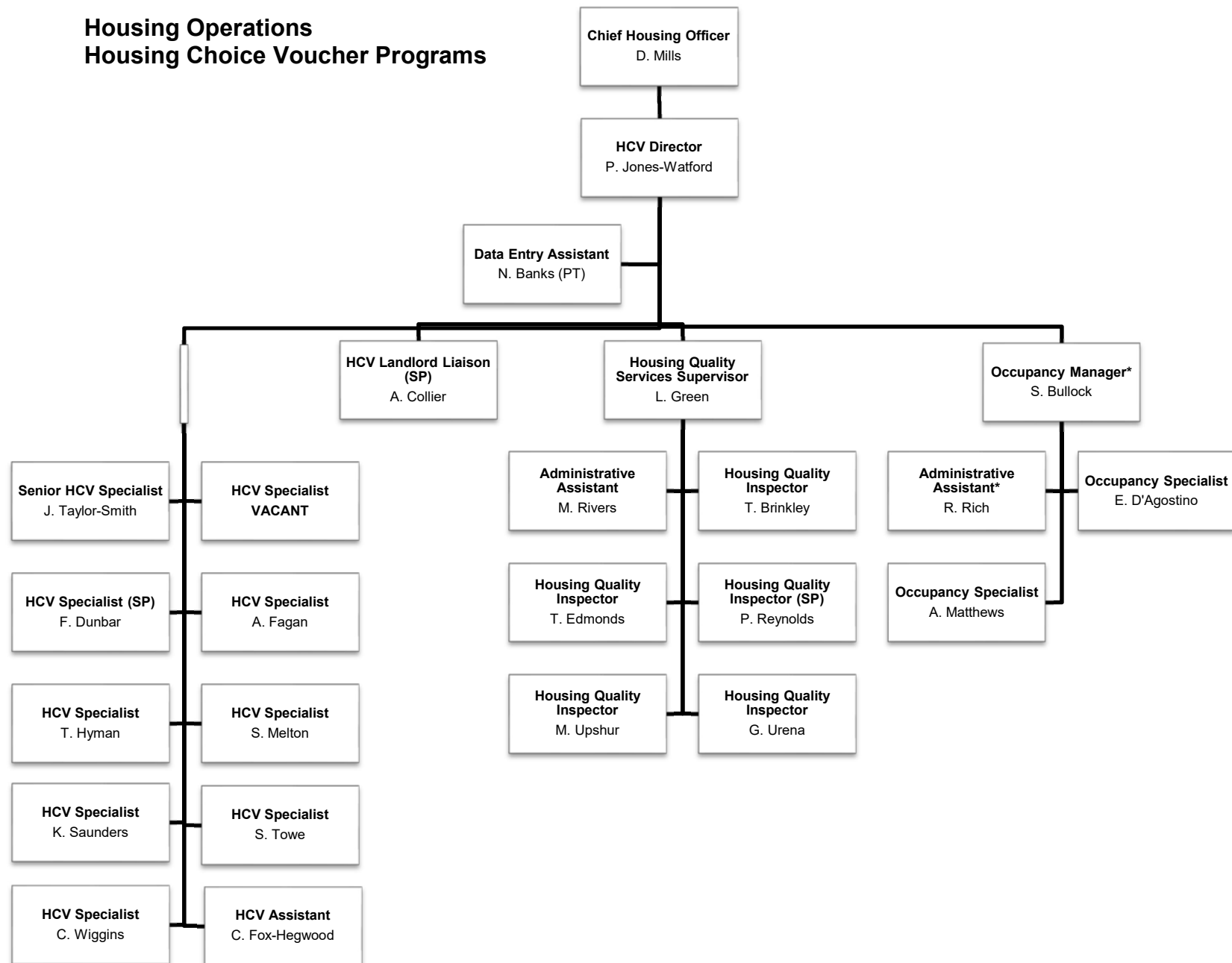
Property Management (Zone 1)



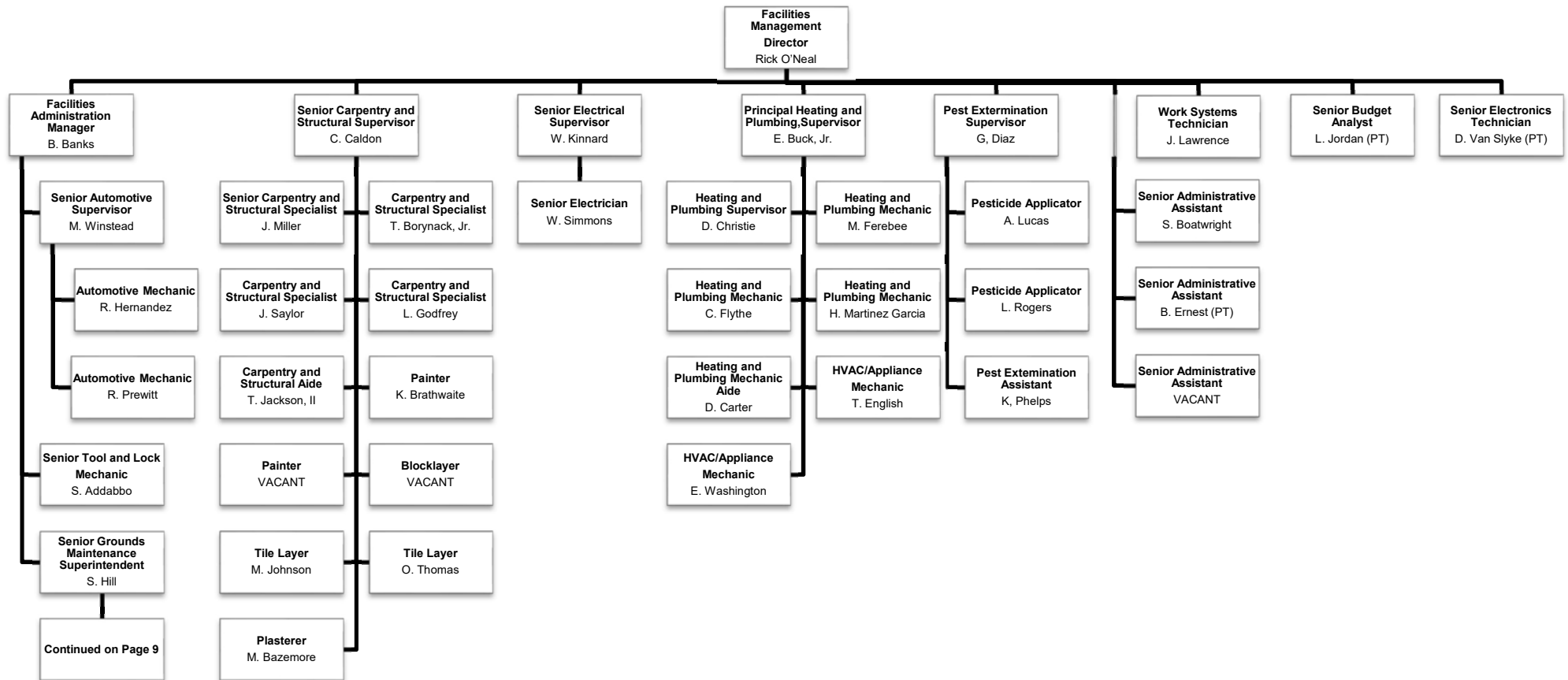
Housing Operations Property Management (Zone 2)



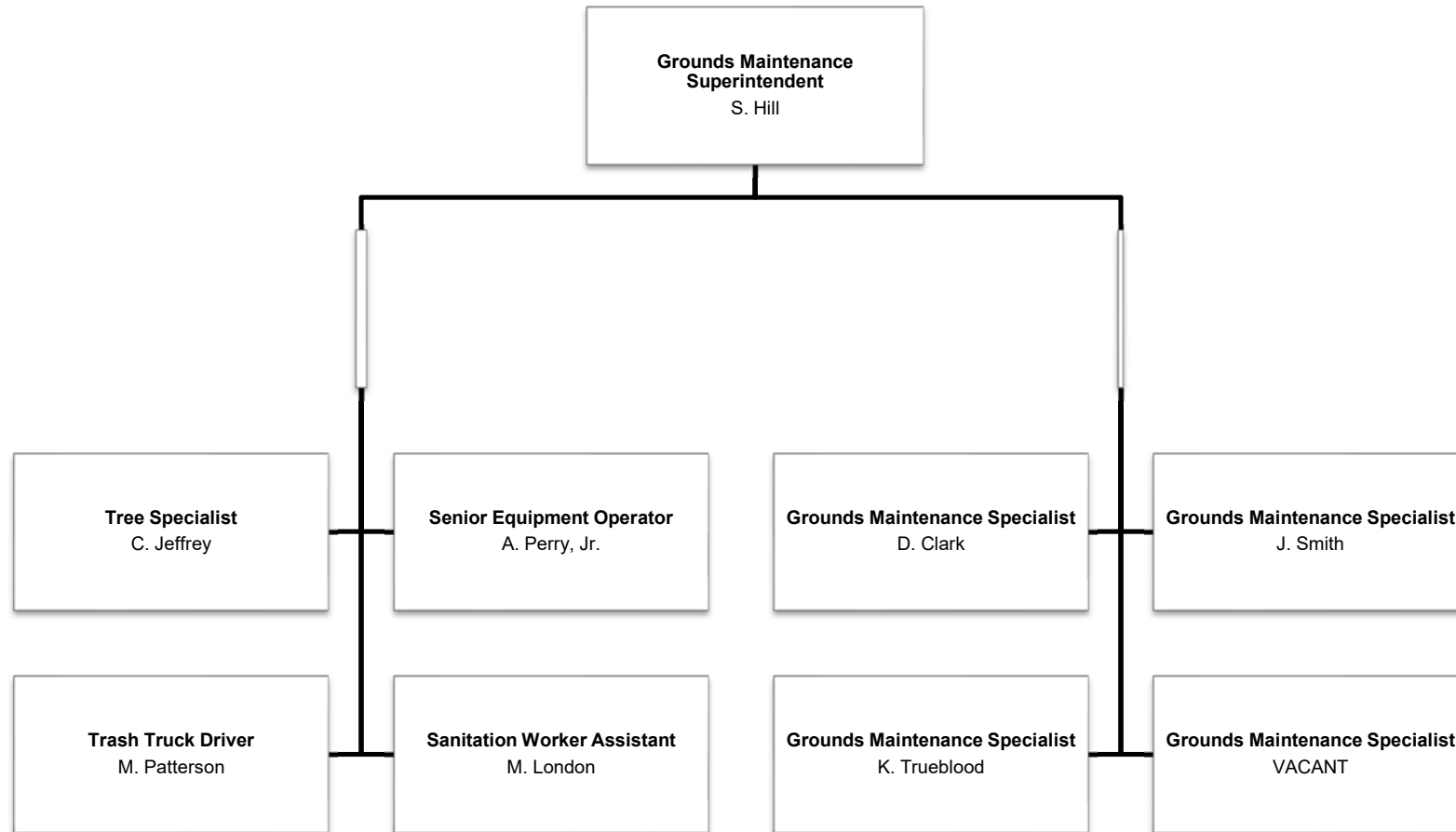
Housing Operations Housing Choice Voucher Programs



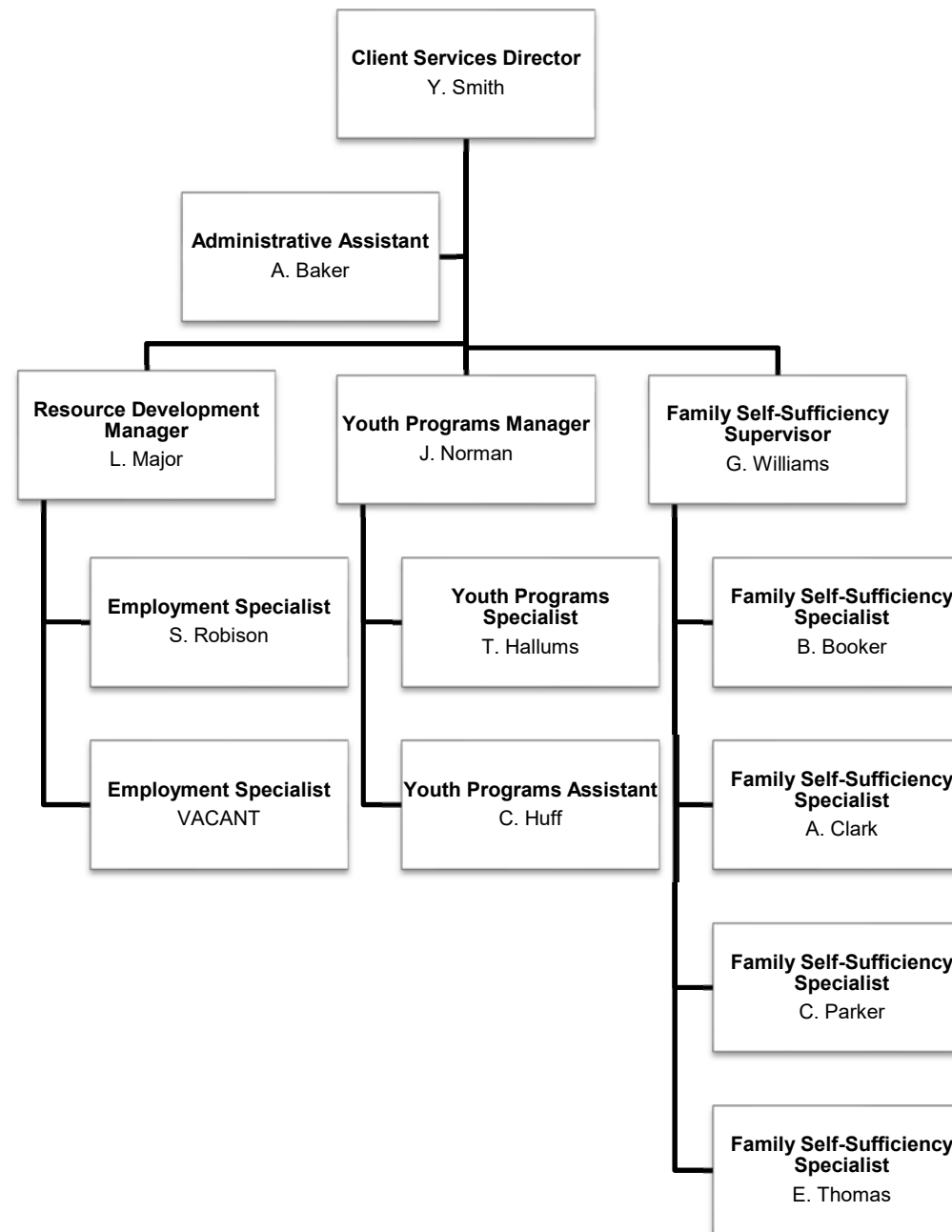
Housing Operations Facilities Management



Housing Operations
Facilities Management
Grounds Maintenance



Client Services



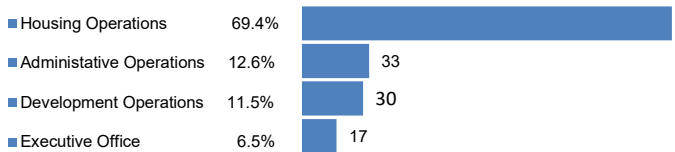
NRHA Staffing Dashboard

As of April 1, 2021

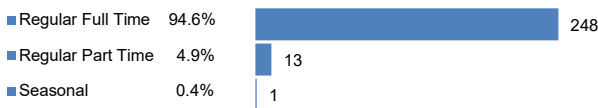
Total Employees **262**

Workforce Distributions

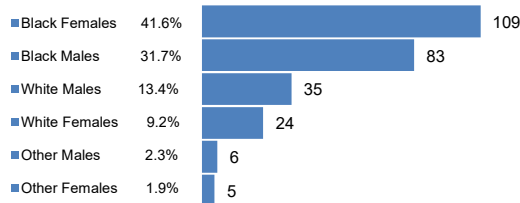
By Division



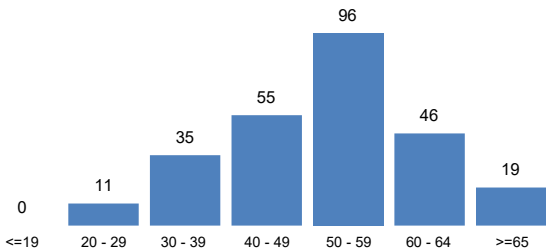
By Employee Status



By Race and Gender

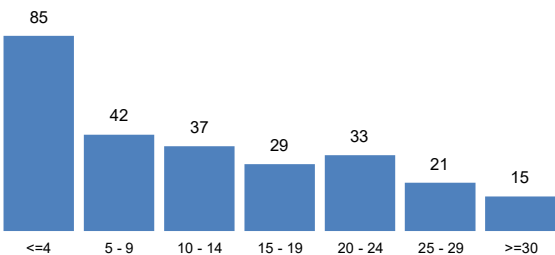


By Age



Average Employee Age: 50.91

By Length of Service (LOS) in Years



Average Employee LOS in Years: 12.33



VIRGINIA GOVERNOR'S HOUSING CONFERENCE



SAVE THE DATE

NOVEMBER 10-12, 2021
NORFOLK WATERSIDE MARRIOTT
NORFOLK, VIRGINIA

SAVE THE DATE

2021 Virginia Governor's Housing Conference

Nov. 10-12 | Norfolk, Virginia

Mark your calendar for the 2021 Virginia Governor's Housing Conference
Nov. 10-12 at the Norfolk Waterside Marriott in Norfolk, Virginia.

Join us for this three-day conference packed full of informative sessions,
thought-provoking plenaries and wonderful networking opportunities for housing
and community development professionals throughout the commonwealth to
connect and share ideas.

Virginia's largest housing event brings together professionals from throughout the
commonwealth to network and attain the tools needed to transform Virginia's
communities into thriving, vibrant and sustainable places for all!

The VAGHC planning team is committed to the safety and well-being of our
attendees, speakers, exhibitors, sponsors and partners during this year's
conference. In light of the COVID-19 pandemic, the planning team will implement
the necessary changes to ensure our attendees' health and safety, and we are
confident that you will find the same high-quality conference you have come to
expect. We will continue to keep you updated on health and safety measures we will
be adopting for the 2021 VAGHC, including potential virtual options. We look
forward to safely welcoming you to this year's conference in Norfolk!

For more information, visit vaghc.com.



VIRGINIA GOVERNOR'S HOUSING CONFERENCE

Virginia Governor's Housing Conference LLC

600 East Main Street, Suite 300, Richmond, Virginia 23219

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