



AGENDA
NRHA Commissioners' Meeting and FY2022 Budget
Public Hearing
Thursday, June 10, 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 Pg. 3
May 13, 2021 Board of Commissioners' Minutes

II. REMARKS
Executive Director's comments
Commissioners' Comments

III. FINANCE AND ADMINISTRATIVE OPERATIONS Pg. 13

- 1) FY2022 Proposed Budget Presentation and Public Hearing
Presented by: Virginia Mack
Chief Administrative Officer
- 2) Previous Month's Activities
 - a) Contract Activities
 - b) Anticipated Requests for Proposals, Qualifications, or Quotations and Invitations for Bids
 - c) Cash Advance Report
 - d) NRHA Tenant Accounts Receivable Charge Offs reports for the 3rd Quarter ending March 31, 2021

IV. DEVELOPMENT Pg. 30

- 1) St. Paul's Tidewater Gardens Choice Neighborhood Initiative (CNI) Transformation
 - a) Revised Housing Plan
 - b) Economic Inclusion PlanPresented by: John Majors
Vice President, Brinshore Development, LLC
- 2) Development Activities Report

V. HOUSING OPERATIONS Pg. 47

- 1) Resolution Approving Norfolk Redevelopment and Housing Authority's 2022 Annual and Five-Year Plan for Public and Assisted Housing and Authorizing Submission to the Department of Housing and Urban Development (HUD)

Presented by: Kimberly Thomas
Housing Programs Director

VI. NEW BUSINESS

VII. COMMITTEE MEETING NOTES Pg. 49

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

VIII. CLOSED MEETING Pg. 77

- Personnel matters involving the assignment, appointment, promotion, demotion, performance, salaries, or resignation of employees of the Authority, as authorized by Section 2.2-3711(A)(1) of the Act.
- Consultation with the Authority's legal counsel regarding probable or actual litigation requiring the provision of legal advice by counsel as authorized by Section 2.2-3711(A)(7) of the Act."

IX. BOARD OF COMMISSIONERS UPDATES Pg. 79

FUTURE MEETINGS

Commissioner Budget Workshop

Monday, June 14
555 East Main Street
10:00 a.m. – 12:00 p.m.

Development Committee Meeting

Tuesday, June 22
555 East Main Street
9:00 a.m. – 10:00 a.m.

BOC Meeting to Consider Approval of FY2022 NRHA Budget

Thursday, June 24
555 East Main Street
9:00 a.m. – 10:00 a.m.

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, May 13, 2021.

The meeting was called to order at 9:04 a.m. by Chairman Donald Musacchio. Those Commissioners present and absent were as follows:

Present: Mr. Alphonso Albert
 Ms. Rose Arrington
 Mr. Kenneth R. Benassi
 Mr. Richard Gresham
 Mr. Donald Musacchio
 Ms. Suzanne Puryear

Absent: Mr. Joe W. Dillard, Jr.

Also present were Ronald Jackson, Secretary, Delphine Carnes, Attorney, and various staff members.

Welcome and Remarks by the Chairman of the Board

Chairman Musacchio welcomed the Commissioners and thanked them for their participation in today’s meeting, which will be followed by the FY2022 Annual Plan Public Hearing led by Kim Thomas, Housing Programs Director. He noted that members of the public participating remotely may raise their hands by dialing *3 and will be called on by the last four digits of their respective telephone numbers. Chairman Musacchio thanked the Commissioners who participated in the property tours on April 30th with Councilmember Royster and NRHA staff. Chairman Musacchio emphasized how important it is for members of the Board to take the opportunity, whenever available, to get out and walk NRHA’s properties, as well as interact with residents and staff. He added that Mr. Jackson recommends that Commissioners periodically accompany him to visit certain properties.

Chairman Musacchio reported that he had the honor of representing NRHA at the Home Reveal for Ms. Angel Locust, a former resident of Tidewater Gardens. He explained that Ms. Locust’s home on Harrell Avenue was recently renovated using Acquire, Renovate, Sell (“ARS”) funding from the Virginia Department of Housing and Community Development (“DHCD”); HOME funds were used for mortgage and down payment assistance. Chairman Musacchio stated that the renovations were completed by a minority construction firm, Dominion Builders and Contractors, LLC, which is owned by Derrick Gay. Chairman Musacchio then showed a video

clip of the Home Reveal, which truly illustrates the incredible impact that this program can make. He thanked Councilmember Royster, Virginia Housing, DHCD representatives, and NRHA staff for making this such a special event for Ms. Locust and her family.

Chairman Musacchio announced that Alphonso Albert will be retiring from his position at Gethsemane Community Fellowship Church. Chairman Musacchio announced the Mr. Albert has invited all of the Commissioners to his retirement brunch that will be held on Saturday, May 22 from 10 am to noon at the church, which is located at 1317 E. Brambleton Avenue. Chairman Musacchio noted that contact information for each of the Commissioners has been provided to Kim Smith, who is coordinating the event and can be reached at 757-537-8946. Chairman Musacchio asked Board members to please let her know if they plan to attend. Mr. Albert clarified that he is retiring from his position at the church, but will remain as the Executive Director of the Garden of Hope Community Development Corporation.

. . .

I. Approval of Minutes of Board of Commissioners' Meeting

Chairman Musacchio presented for approval the minutes of the April 8, 2021 Board of Commissioners' meeting. Upon motion of Mr. Gresham, seconded by Mr. Albert, the minutes of the April 8, 2021 Board meeting were unanimously approved by all of the Commissioners present.

. . .

II. Remarks

Executive Director Comments

Mr. Jackson directed the Commissioners to the updates in the Board Packet and highlighted the report on page 120 regarding NRHA's Wi-Fi expansion initiative. He thanked both the Client Services Department and the IT Department for their efforts to bridge the technology divide in NRHA's communities. Mr. Jackson reported that NRHA has upgraded its wireless infrastructure, bringing free Wi-Fi to approximately 6,000 residents. He emphasized the importance of this initiative, especially in light of the critical need for internet access during the pandemic, including access to virtual classrooms for school-age children in NRHA's communities. Mr. Jackson also mentioned the update found on page 122 that outlines the Families First initiative to help with vaccination efforts, including connecting residents with other providers, coordinating with Sentara and the City's Department of Neighborhood Services, and partnering with Hampton University's mobile vaccination clinic, which provides access to vaccines for individuals with mobility issues.

Mr. Jackson reported that NRHA received a \$137,500 grant to extend its Out of School Youth program for another year. He indicated that NRHA is focusing on improving its

employment programming to help out of school youth find good job opportunities. Mr. Jackson also thanked NRHA staff for the informational session, “Right to Return in Tidewater Gardens,” that was held on Walke Street. He mentioned that staff and community partners were at the event to answer residents’ questions and concerns and to dispel misinformation and misunderstandings about the ability and timing of returning to the Tidewater Gardens community as new units are completed. Mr. Jackson thanked Mr. Albert for his attendance at this event.

Mr. Albert reported that the event included a station manned by a representative of the New Virginia Majority, one of the plaintiffs currently suing NRHA regarding the St. Paul’s Area redevelopment. Mr. Albert stated that the information that was being disseminated at that booth was inaccurate; he spoke with the representative and pointed out the erroneous statements in the New Virginia Majority materials. Mr. Albert said that this is a clear-cut example of how residents are being misled. Mr. Jackson agreed, noting that this has happened at other events and observing that many people erroneously associate the Choice Neighborhoods Initiative (“CNI”) with urban renewal that is undertaken to promote private economic investment. He indicated that NRHA continues to explain the right to return and the range of available housing options, but articles are still being published that provide incorrect information or focus on past practices, rather than current efforts. Mr. Jackson concluded that it is a constant battle to correct the inaccurate and misleading information that is circulating in the community.

Mr. Jackson then addressed the TAG report. He mentioned that the Board will meet in closed session at a later date to discuss the report’s findings. Mr. Jackson also mentioned that he would like to schedule a Board retreat and suggested the last week in July (July 27-30). He indicated that this would give the Board the opportunity to discuss the recommendations in the TAG assessment, as well as to consider some long and short-term strategic planning objectives.

Commissioner Comments

None.

. . .

III. Finance and Administrative Operations

1) Budget Balancing Strategies FY2021, 2022 and 2023

Laura Rath, Budget and Compliance Director, gave a PowerPoint presentation on balancing strategies for the FY2022 – FY2024 budget process. She indicated that she hopes the main takeaway from her report will be a better understanding of planned budgetary shortfalls and how these shortfalls affect NRHA’s use of its reserves. Ms. Rath reviewed the “Agenda” slide that outlines the topics she will address. She then turned to Slide 3, which enumerates current assumptions, and reviewed each of those assumptions individually. Ms. Rath observed that her

presentation includes projections through 2024 and a lot of things could change between now and then. She noted that NRHA has funded most of the positions that are currently vacant. Ms. Rath explained that her data includes City funding through the current City budget, and no new Rental Assistance Demonstration (“RAD”) conversions are included. She indicated that her presentation takes into account the Tidewater Gardens demolition schedule but does not assume receipt by NRHA of any developer fees (even though some could be received in the designated timeframe). Ms. Rath observed that the strategies assume continuation of all existing grants and the full utilization of all earnings prior to the appropriation of reserves. She emphasized that her report does not reflect any organizational changes resulting from the TAG report recommendations.

Ms. Rath then reviewed Slide 4 and explained that the proposed FY2022 budget does not accomplish long-term stability because NRHA is using reserves to meet operational costs. She added that, if adjustments are not made, some of NRHA’s reserve funds will be depleted over the next three years; this could potentially lead to NRHA’s inability to fund shortfalls from reserves as soon as FY2025. Ms. Rath discussed Slide 5, which shows an agency-wide summary of shortfalls by year. She reported that there will be a \$6.8 million shortfall in FY2022, \$2.7 of which will be funded with earnings and the balance with reserves, including project-specific program reserves. Ms. Rath explained that the Working Fund is a revolving pot of money, which does not generate additional funds each year. She then turned to Slide 6, which enumerates each project or program that is anticipated to see a shortfall in FY2022, FY2023 and/or FY2024. Ms. Rath mentioned that the programs experiencing the greatest shortfalls are ones that generally always operate at a loss. She explained that the FY2024 shortfalls appear to be lower; that is because NRHA still receives phase-down subsidy for certain units that are no longer in the portfolio. Ms. Rath noted that this apparent improvement is not as exciting as it looks because it is temporary. She added that the development division is planning to use land sales proceeds in each of the three reported years, but those funds will most likely be depleted after FY2024.

Mr. Albert commended Mr. Benassi for his participation in the Finance Committee, noting that he has provided strong leadership and valuable insights. Mr. Albert added that he has served on the Finance Committee since its inception and appreciates Mr. Benassi’s input and focus on the issues addressed by the committee. Mr. Jackson agreed that Mr. Benassi has provided helpful feedback and assisted staff in focusing on areas of importance. Ms. Rath agreed as well and noted that she appreciates the Commissioners’ participation. She then reviewed Slide 7, which illustrates how reserves will be impacted over the next three years. Ms. Rath explained that certain reserves will be significantly reduced, some taken down very close to the minimum required levels, or entirely depleted, requiring NRHA to shift demand to other reserve funds, such as Merrimac and Oakmont. Mr. Benassi commented that this approach is not sustainable. Ms. Rath agreed that this is a critical concern. She discussed the graph on Slide 8, which shows the anticipated declining balances of the privately managed reserves, and reviewed Slide 9 that lists the steps leading up to approval of the budget on June 24, 2021. Ms. Rath offered to answer any questions the Commissioners might have. There were no questions.

Mr. Gresham commented that each year the Board considers reductions and setting goals,

but rarely hears about whether any positive change has resulted from these discussions. He noted that he is interested in finding out what specific changes have been made to address these financial concerns. Mr. Gresham also thanked the Finance Committee, and NRHA staff who work with the committee members, for their efforts in tackling these difficult issues. Mr. Jackson indicated that a number of the recommendations in the TAG report will help resolve some of these challenges. He also mentioned that the Board Retreat will provide a good opportunity to take a comprehensive, in-depth look at how to best handle NRHA's finances. Mr. Jackson emphasized the need to address organizational inefficiencies to help counteract the downward trajectory of NRHA's financial reserves. Mr. Benassi mentioned that NRHA tends to look in the rearview mirror instead of focusing on current and future operations. Chairman Musacchio reminded the Commissioners that the TAG report is still in draft form, so some of these issues cannot be thoroughly discussed until such time as the report is finalized.

2) Previous Month's Activities

Chairman Musacchio announced that the Previous Month's Activities Reports are included in the Board Packet. There were no questions from the Commissioners regarding these reports.

. . .

IV. Development

1) St. Paul's Transformation Update Presentation

Mr. Jackson introduced Steve Morales, Neighborhood Projects Director, who was physically present at the meeting. Mr. Morales gave a PowerPoint presentation on the St. Paul's Area/Tidewater Gardens Choice Neighborhood Initiative ("CNI") Transformation Plan. He explained that planning for this project began in 2005 with a series of surveys. Mr. Morales stated that additional surveys were conducted in 2012 and 2018 with the goal to address community needs and residents' desire for vouchers. Mr. Benassi inquired whether the People First initiative with Urban Strategies, Inc. ("USI") has revealed different results or if their work validates the conclusion that residents desire vouchers. Mr. Morales responded that the People First/USI efforts confirmed that approximately half of the residents want to receive vouchers. He reported that there will be 710 new apartment units on-site: 226 replacement units, 232 Low-Income Housing Tax Credit ("LIHTC")-only units that accept vouchers, and 252 market-rate units; in addition, there will be 83 off-site Project Based Voucher ("PBV") replacement units. Mr. Morales noted that there is already one off-site project under construction, Riverside Apartments, that includes 23 PBV units. He explained that former Tidewater Gardens residents will have right of first preference for the 541 new affordable housing units NRHA and its partners are building. Mr. Morales reviewed the anticipated timeline, which is very tight. He was pleased to report that NRHA is still on target to meet the 2025 deadline despite COVID, the ongoing litigation, and gas shortages.

Mr. Morales reported that NRHA has been working on voluntary relocation efforts since 2019 and is now issuing 120-day notices and working with families through that process. He mentioned that demolition of one building is complete and demolition of 16 additional buildings is scheduled to begin within 60 days. Mr. Morales indicated that the City is currently working on infrastructure on Wood Street, and more infrastructure improvements will be undertaken this fall on Church and Freemason Streets. Ms. Arrington asked about the pump station that is being built. Mr. Morales explained that its purpose is to increase sewage pumping capacity to accommodate the new units being built. Mr. Gresham observed that these infrastructure improvements are critical because the systems need to be able to handle the new units on the site.

Mr. Morales emphasized that everything must be completed by September 2025, and if all goes well, NRHA hopes to complete relocation by late fall of 2022. He then reviewed slides that illustrate the housing phases going from west to east, as well as a bird's eye view of how the project should look in 2024 when Blocks 17, 18, 19 and 20 have been built. Mr. Morales reported that construction will begin on Blocks 19 and 20 this year. He added that Block 17 is anticipated to be financed with 9% LIHTC; the developer seems to be scoring well with the application, so is hopeful that it will receive an award.

Mr. Morales observed that the architects are currently working on plans for the Tidewater Gardens footprint. He noted that the new buildings on that site will include more townhouses, which are a better fit for families than apartment buildings. Mr. Morales also indicated that flooding issues will need to be addressed because Tidewater Gardens was built on a former creek bed. He informed the Commissioners that an important element of the redevelopment effort is designing communities to effectively cope with the sea level and water issues that exist in the Hampton Roads area. Mr. Gresham asked about the YMCA. Mr. Morales replied that the City is working with the Hunton YMCA now and trying to determine if it is better to design around the current building or relocate the facility to a different location; no decision has been made to date. Mr. Morales again mentioned that the City is currently focusing on Wood Street and construction of the pump station, and that construction on Blocks 19 and 20 will begin in September or October of this year.

Mr. Benassi asked if each block will include a mix of PBV, LIHTC-only and market rate units. Mr. Morales responded in the affirmative, noting that the mix is relatively proportionate (1/3 of each type of unit), although there are fewer market rate units in the senior apartments project. Ms. Arrington asked if NRHA plans to build on the current Tidewater Gardens site. Mr. Morales responded that NRHA will be building on that site. He indicated that there will be a mix of PBV, LIHTC-only and market rate units, including more townhouses, and all units will be of the same high quality and will have the same amenities. Mr. Morales added that construction on Block 17 is on hold until 9% LIHTC awards are announced in June 2021. He also told the Commissioners that the demolition bid will be divided into several parts in order to achieve better economic inclusion in NRHA's demolition contracts. Chairman Musacchio encouraged Mr. Morales to keep up the good work. Chairman Musacchio stated that he appreciated the incredible efforts of NRHA staff with this complex and multi-faceted transformation project. Mr. Morales

expressed his gratitude to the entire team, including the community partners who are collaborating with NRHA on this initiative.

2) Previous Month's Activities

Chairman Musacchio noted that the Previous Month's Activities reports are included in the Board Packet. The Commissioners did not have any questions regarding these reports.

. . .

V. Housing Operations

1) Housing Operations Division Quarterly Report – FY 2021 3rd Quarter

Donna Mills, Chief Housing Officer, presented the Quarterly Housing Report for the third quarter of FY2021. She reported that the Housing Choice Voucher ("HCV") program now serves 3,870 participating households, 27 new landlords were added to the HCV program during the quarter, and 1,019 Housing Quality Standards ("HQS") inspections were conducted. Ms. Mills mentioned that Ms. Thomas will speak about the FY2022 Annual Plan later in the agenda. Ms. Mills noted that the Office of Economic Opportunity conducted employment outreach for 14 job opportunities and 4 training opportunities for contractors. She also mentioned that the Facilities Management Department completed repairs to water lines and trench leaks; some of the pipes are very old and have lots of maintenance issues. Ms. Mills commented that the current occupancy rate, excluding Tidewater Gardens and Diggs Town, is 95%. She also noted that there is a balance of \$321,000 in delinquencies as of the end of April and 13 evictions have been processed, which translates to an eviction rate of 0.53%. Ms. Mills observed that the eviction rate is lower than usual due to the eviction moratorium that is in place through the end of June 2021 for delinquent payments.

Ms. Mills reported that NRHA Client Services partnered with Butterfly Village, Inc. to enroll nine young women in the She Can STEM Academy and Yilla Smith, Housing Programs Director, assisted in eight vaccination events to get 2,900 doses administered. Ms. Mills also announced that the Client Services Department has delivered 50,000 pounds of food to school age children and seniors. She commented that the Safety and Security Department continues to emphasize prevention and intervention as well as enforcement in their meetings with residents. Ms. Mills added that staff continues to review the trespass ban list and removed 26 individuals from the list during the quarter.

Chairman Musacchio asked about eviction projections post-moratorium. Ms. Mills responded that NRHA is not rushing to evict tenants, but instead plans to work on repayment agreements for families who have outstanding balances. She stated that 15 families now have balances in excess of \$4,000 and three of these families owe \$10,000 or more. Ms. Mills acknowledged that these high balances may be due to a failure to report a decrease in income. She

also indicated that NRHA does pursue evictions in cases of criminal activities that pose a safety threat to the community. Ms. Mills commented that NRHA hopes the repayment agreements will help avoid evictions and residents will begin to make regular payments to pay back what is owed. In response to a question from Mr. Gresham, she confirmed that NRHA does pursue eviction of households that do not abide by their repayment agreements.

Mr. Benassi asked if residents lose the opportunity to move into another Low-Income Public Housing (“LIPH”) unit or receive HCVs if evicted. Ms. Mills responded that they are not eligible for either program for five years following an eviction. Ms. Puryear added that an eviction will also eliminate a resident’s right to return. Ms. Mills agreed that this is true for the Tidewater Gardens community, but emphasized that NRHA and USI are working with residents to clearly explain the consequences of an eviction in hopes of avoiding such situations. Ms. Puryear stated that the City’s data project, CivicLab, is conducting studies of evictions on a City-wide basis and recognizes that the concern is not only limited to NRHA communities, but also affects neighborhoods and residents throughout the metropolitan area. Ms. Puryear suggested that it would be interesting to look at the eviction data that CivicLab has compiled. Ms. Mills indicated that she would inquire about getting access to that information.

2) FY2022 Annual Plan Overview

Ms. Thomas addressed the Board and directed them to the FY2022 Annual Plan and Five-Year Plan Process Overview PowerPoint that is included in the Board Packet starting at page 74. She emphasized that the important point to understand is that if an activity is not in the Annual Plan, NRHA cannot engage in it without formally amending the Annual Plan, which is a very time-consuming process. Ms. Thomas reviewed the slide that sets forth the Annual Plan schedule through final approval by the U.S. Department of Housing and Urban Development (“HUD”). She pointed out that the 45-day public comment period ends today at 5:00 p.m. and a final draft of the Annual Plan will be submitted to the Board on or before June 3, 2021.

Ms. Thomas explained that the process is running 60 days behind due to last year’s COVID delays and additional time needed for HUD approval. She confirmed that the effective date of the Annual Plan, assuming HUD approval, will be July 1, 2021. Ms. Thomas reviewed the “Call-outs” slide, noting that many of the updates are a reflection of NRHA’s demolition activities, including, for example, the Tidewater Gardens preferences and Right to Return Policy. She explained that NRHA is also updating its Section 3 language and taking additional steps to successfully address economic inclusion. Ms. Thomas added that there is a Capital Fund update in the draft Annual Plan that will need to be further updated to meet operational requirements in NRHA’s communities. She also mentioned that last September HUD issued a new mandate to install carbon monoxide detectors and that requirement will need to be included in the Annual Plan as another update.

Ms. Thomas then addressed the purpose and logistics of today’s public hearing on the Annual Plan at which members of the public can provide comments to the Board. She indicated that several years ago it was determined by the Board that it has the option, at the discretion of the

Chairman, of immediately correcting any misinformation that is presented. Ms. Thomas observed that the public hearing is not intended to be a dialogue, and a court reporter will be present to record all comments so written answers can be provided by NRHA staff at a later date. Chairman Musacchio agreed, noting that staff will respond to specific questions or concerns that are raised in the days following the hearing, but there will be no back and forth during the hearing, other than to correct a comment that is clearly inaccurate or misleading. Ms. Thomas added that comments need to be related to the Annual Plan itself; comments outside of the Annual Plan's scope should be raised and addressed at another time. She indicated that the typed comments and responses will be submitted to HUD with the Annual Plan and therefore need to pertain to the Annual Plan.

Ms. Thomas reviewed the three ways that public comments are received: (1) through a dedicated hotline (757-314-1320), (2) Online: www.surveymonkey.com/r/AnnualPlanNRhA2021 or (3) through today's virtual meeting platform. She noted that there were no callers on the phone line yet and only two comments have been posted online. Ms. Thomas confirmed that comments could be received through 5:00 p.m. today. She also stated that Chairman Musacchio will remind each participant to state his or her name and address before commenting; comments are limited to three minutes.

. . .

VI. New Business

None.

. . .

VII. Committee Meeting Notes

There were no comments regarding the Committee Meeting Notes included in the Board Packet.

. . .

VIII. Closed Meeting

At 10:30 a.m. upon motion of Mr. Albert, seconded by Mr. Benassi, the following resolution was unanimously approved by all Commissioners in attendance with the exception of Ms. Arrington who was not in the room when the vote was taken:

RESOLUTION 9463

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 May 13, 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.

At 11:00 a.m. upon motion of Mr. Gresham, seconded by Ms. Arrington, the following resolution was read by Chairman Musacchio and unanimously approved by all of the Commissioners present.

RESOLUTION 9464

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.

. . .

There being no further business, the regular meeting was adjourned at 11:01 a.m. and was immediately followed by the FY2022 Annual Plan Public Hearing, the proceedings of which were recorded by a Court Reporter.

Secretary

Chair



Agenda Item

NRHA Board of Commissioners

Subject: FY2022 Proposed Budget Presentation and Public Hearing

Executive Contact: Virginia Mack, Chief Administrative Officer **Date:** June 10, 2021

BACKGROUND

An electronic copy of the FY2022 Proposed Budget was distributed on Friday, May 28, 2021. A presentation on this document will be made at the regular board meeting on Thursday, June 10, 2021 followed by a virtual public hearing.

As discussed during the meeting May 13, 2021: we have proposed a balanced budget with the use of current year earnings from privately managed properties and the use of program reserves; most vacant positions remain in the budget; the agency has received the results of the Organizational and Efficiency assessment that identifies cost savings measures; implementation of the assessment will occur during next fiscal year; and NRHA will also continue to evaluate options to generate additional recurring revenue. The proposed budget presents our best efforts to assess our needs for FY2022.

NRHA's communication outreach efforts include:

- Advertisement for Public Hearing
 - May 30, 2021 in the Compass (*New Journal and Guide is not currently producing a print version due to COVID-19)
 - NRHA's Website (<http://www.nrha.us/content/fy2022-proposed-budget>)
 - Facebook Post
 - News release sent by Communications and Government Relations to all local media contacts
- FY2022 Proposed Budget
 - NRHA's Website (www.nrha.us/nrha/aboutnrha/budget)
 - Available in person, by appointment only
 - Available as link on Facebook

In addition, a work session has been scheduled for Monday, June 14, 2021 at NRHA's 555 East Main Street 16th Floor Board Room from 10 am to 12 noon to answer questions on the budget proposal.

You may also attend via GoToMeeting:

BOC FY2022 Proposed Budget Work Session
Mon, Jun 14, 2021 10:00 AM - 12:00 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/276862461>

You can also dial in using your phone.

United States: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 276-862-461

We encourage you to submit your questions ahead of time so that we may thoroughly research each item and provide you with the most comprehensive explanation possible. Questions can be submitted to: vmack@nrha.us.



FY2022 Proposed Budget

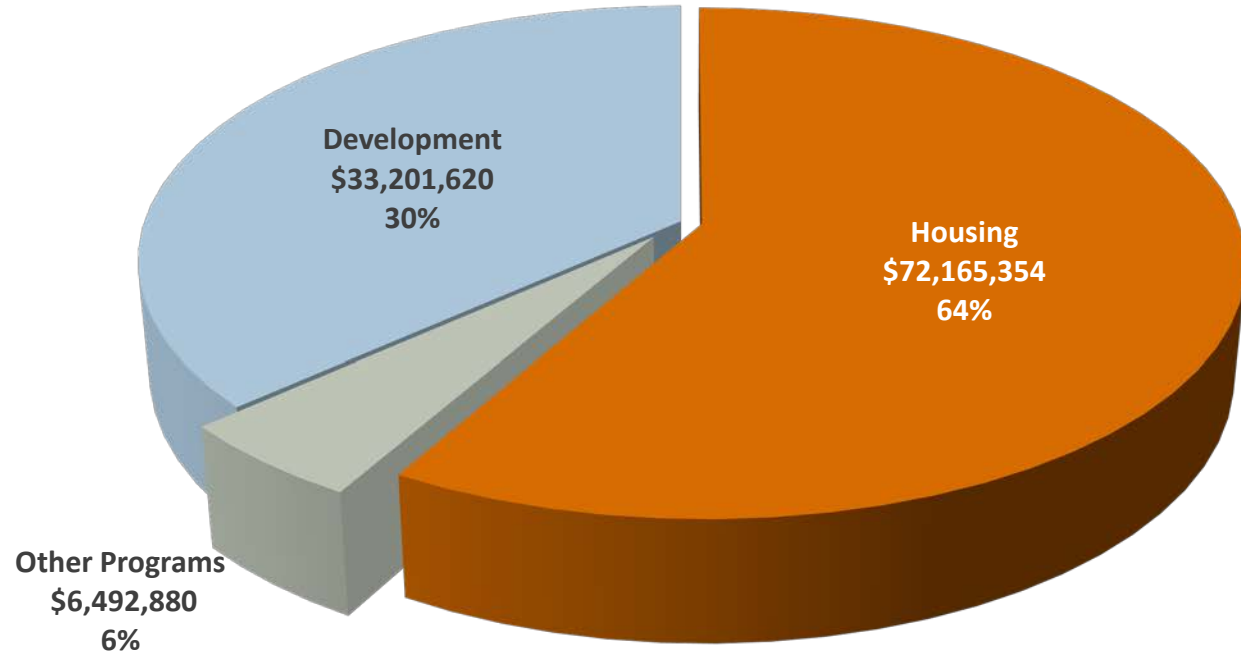
June 10, 2021

Budget Recap

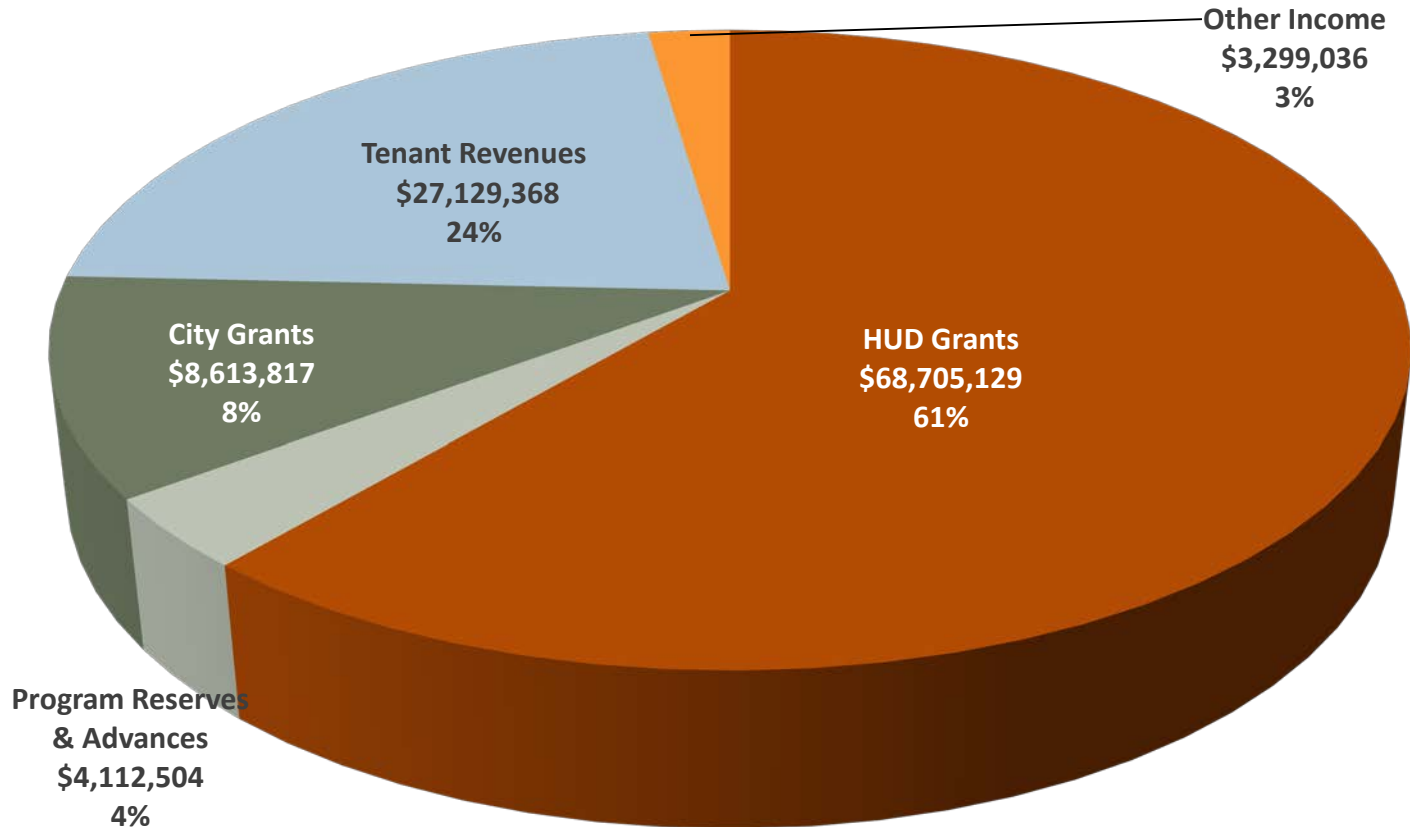
- Budget process is an agency wide effort;
- No reductions to service delivery;
- Incorporation of 2% Cost of Living Adjustment;
- Most vacant positions remain funded;
- Future RAD conversions to be treated as budget amendments;
- Reflects current Tidewater Gardens demolition schedule;
- Does not assume receipt of Developer Fees;
- Applies Land Sales Proceeds;
- Assumes continuation of all existing grants;
- Fully utilizes all earnings prior to appropriating reserves; and
- Does not reflect organizational or other changes resulting from Tag report.



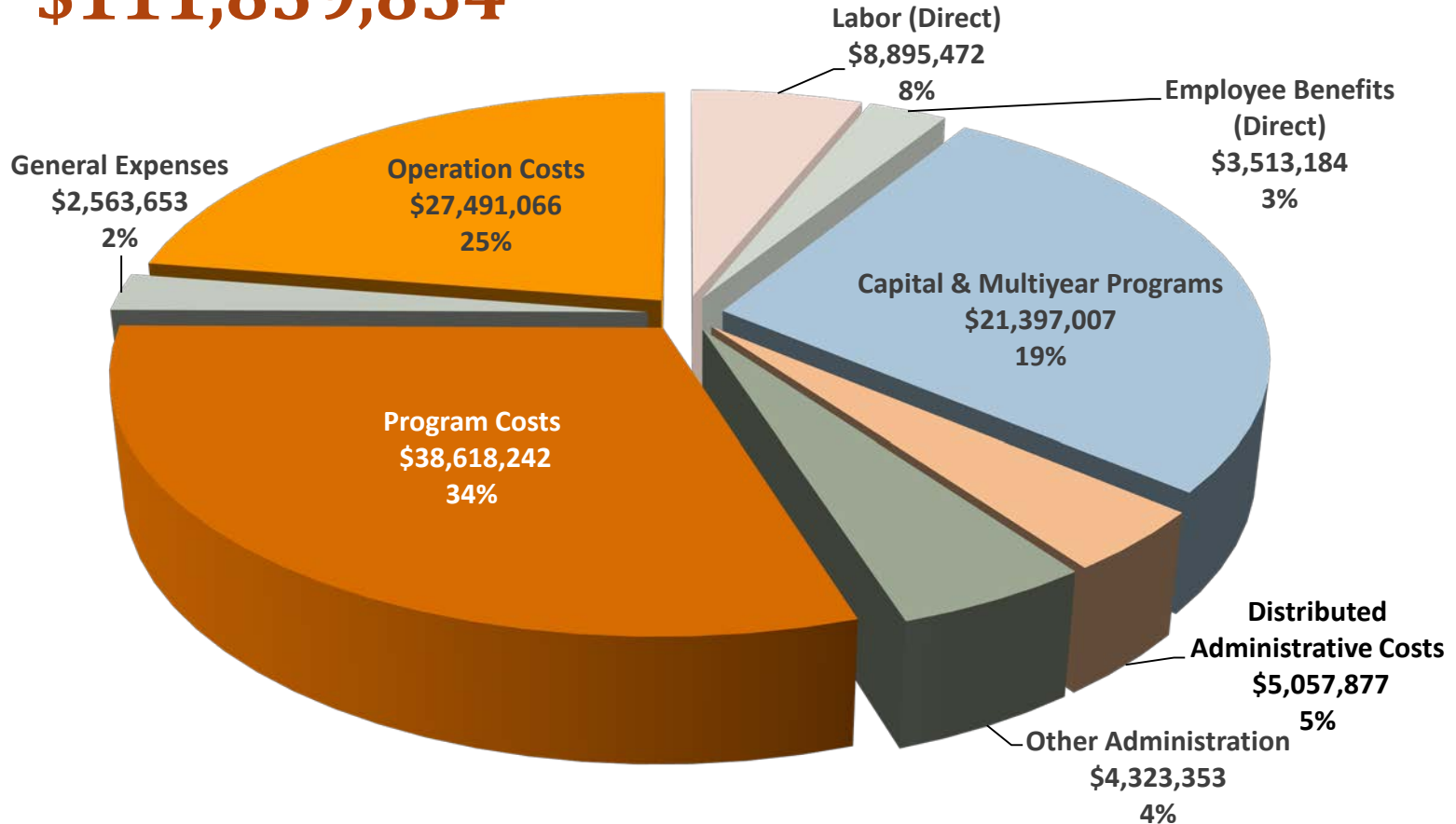
FY2022 Proposed Budget: \$111,859,854



FY2022 Proposed Resources: \$111,859,854



FY2022 Proposed Expenditures: \$111,859,854



FY2022 Fiscal Goals and Objectives

- Long term fiscal stability and planning
- Continue to look at asset repositioning
- Implement organizational and operational efficiency changes





End

-
- Commissioner's Work Session - Monday, June 14th, 10:00 a.m.
 - BOC Meeting to consider budget approval - Thursday, June 24th, 9:00 a.m.



COMMISSIONERS' MONTHLY CONTRACT REPORT –
Meeting Date: June 10, 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.

May 31, 2021

New contracts issued between \$30,000 and \$99,999:	<i>Contract Ceiling</i>	A	B	C
1. PO-36499 – Carahsoft Technology (Income Verifications)	\$83,636.56	O		IF
*				
New contracts issued for \$100,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. PO-36370 – NET100, LTD (Camera & Server Upgrade)	\$130,588.62	O		FF
New task orders issued for \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. E1011 – K-Kontractors, Inc. (Renovation of 450 Jean Court)	\$49,227.00	C	M W	FF
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. Z0023 – Abacus Corp. (Temp. Employee Services)	\$200,000.00	O O O O O O O O	W	IF
2. Z0024 – Remedy Intelligent (Temp. Employee Services)	\$200,000.00			IF
3. Z0025 – Cortech, LLC (Temp. Employee Services)	\$200,000.00		M	IF
4. Z0026 – AppleOne Employment (Temp. Employee Services)	\$100,000.00		W	IF
5. Z0027 – Premier Staffing Source (Temp. Employee Services)	\$200,000.00		M	IF
6. C1001 – Thermo-Trol Systems (Automated Logic Maint)	\$125,000.00		W	FF
7. D1017 – Norfolk Air and Cooling (HVAC Maintenance)	\$100,000.00			FF
8. D1018 – Comfort Systems of Virginia (HVAC Maintenance)	\$100,000.00		W	FF

A. KEY to contract type:

C – Construction

P – Professional Services

O – Other than Professional Services

G – Goods, Equipment, Materials, etc.

B. KEY to ownership type, new contracts only:

M – Minority owned

3 – Section 3

W – Woman owned

C. KEY to Funding:

FF – Fully Funded

IF – Incrementally Funded

BID ACTIVITY FOR CONTRACTS \$100,000 AND ABOVE
FOR THE MONTH ENDING May 31, 2021

PO-36370- NET100, LTD – Camera License and Server Upgrades

On April 26, 2021 Procurement received a purchase requisition (PR) for Camera License and Server Upgrade/ Refresh services.

Three (3) quotes were attached to the PR.

NET100, LTD.....	\$130,588.62
Integrated Information Systems.....	\$151,596.07
Convergent Technologies.....	\$170,529.35

It was determined that NET100, LTD's quote was the lowest and most responsive quote. A purchase order was prepared, executed, and emailed to NET100, LTD.



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

IFB , Electrical Parts - Stock	Jun-21	Property Management
IFB , Paint and Paint Supplies	Jun-21	Property Management
IFB , Plumbing Parts and Supplies	Jun-21	Property Management
IFB , Refrigerator Parts - Stock	Jun-21	Property Management
IFB , HVAC Parts - Stock	Jun-21	Property Management
IFB , Printing Services - Checks, Envelopes, 1099s	Jun-21	Finance/Client Services
RFP , Armed Security Guard Services - 6 Communities	Jun-21	Property Management
IFB , Unarmed Guard Services for Midrises	Jun-21	Property Management
RFP , Grounds Maintenance - Bobbitt, Sykes and Huntersquare	Jun-21	Property Management
IFB , Security Fire Alarm System and Monitoring	Jun-21	Facilities Maintenance
IFB , Grandy Wetlands Maint. Services & Phase IV Grounds Maint.	Jun-21	Property Management
RFP , Marketing and Public Relations Consulting	In Clarification/Negotiation	Executive Office
RFP , Sewer Wastewater Maintenance & Repair	No Response / Rebid	Facilities Maintenance
IFB , Vacant Unit Turnover Services	On Hold	Property Management
RFP , Diggstown Phase I Washer/Dryer Leasing and Maint. Services	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.

		May 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	\$ 100,399	311,072	-	411,471	a	Jun-21	Reimbursement Request - City Contract
2	City General Fund & Capital Improvement	0	109,220	-	109,220	b	Jun-21	Reimbursement Request - City Contract
3	Coronavirus Relief Funds	163,916		-	163,916	c	Jun-21	Reimbursement Request - City Contract
Housing Division Initiatives								
4	VA Dept of Rail & Public Transportation	-	-	120,794	120,794		Jun-21	Earnings from Other Programs Budgeted
5	Out of School Youth	-	1,013	-	1,013		Jun-21	Reimbursement Request - Hampton Roads Workforce Council
Other								
6	Executive Director Contingency Fund	-	-	225,211	225,211		Jun-21	Earnings from Other Programs Budgeted
7	Core Business Services	-	-	515,885	515,885		Jun-21	Earnings from Other Programs Budgeted
8	Communications & Govt. Relations	-	-	313,667	313,667		Jun-21	Earnings from Other Programs Budgeted
9	CNI	-	119,696	-	119,696		Jun-21	Reimbursement Request - HUD
10	Earnings from other programs	-	-	-1,175,557	-1,175,557			Merrimack & Oakmont
Total Outstanding Advances		\$ 264,315	541,001	0	805,316	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 Relocation- \$10,247, A/R Diggs Phase 1 Temp Construction loan 413,225, A/R ROI -\$92,000 , A/R CIP - \$576,064 A/R Pleasant Ave & Pretty Lake Ave - \$1,028,904, A/R Tidewater Gardens \$ 21,500, A/R Hunton YMCA - \$30,830 - **TOTAL \$2,173,370**

Additional commitments totaling \$151,504 have been made for these initiatives.



Narrative of Significant Accounts Charge Offs for the Quarter Ending March 31, 2021

Young Terrace had the largest write-off for \$3,795.30 - \$3,029.00 rent and \$766.30 in other charges. The tenant's monthly rent was \$685.00 and the tenant skipped out.

Oakleaf Forest had the second largest write-off for \$3,210.62 - \$3,060.62 rent and \$150.00 in maintenance charges. The tenant's monthly rent was \$999.00, tenant moved out.

Sykes Midrise had the third largest write-off for \$1,916.00 - \$1,916.00 rent. The tenant's monthly rent was \$225.00 and the tenant skipped out.

Bobbitt Midrise had the fourth largest write for \$1,575.84 - \$1,466.84 rent, \$85.00 in maintenance charges and \$24.00 in other charges. The tenant's monthly rent was \$533.00 and the tenant moved due to medical reasons.

Tidewater Gardens had the fifth largest write-off for \$1,016.25 - \$1,016.25 rent. The tenant's monthly rent was \$1,120.00 and the tenant moved out.

Accounts were written-off for the following reasons: 9 rented elsewhere, 2 skipped, 6 received HCV and 2 for medical reasons.

Write-off Analysis per Community

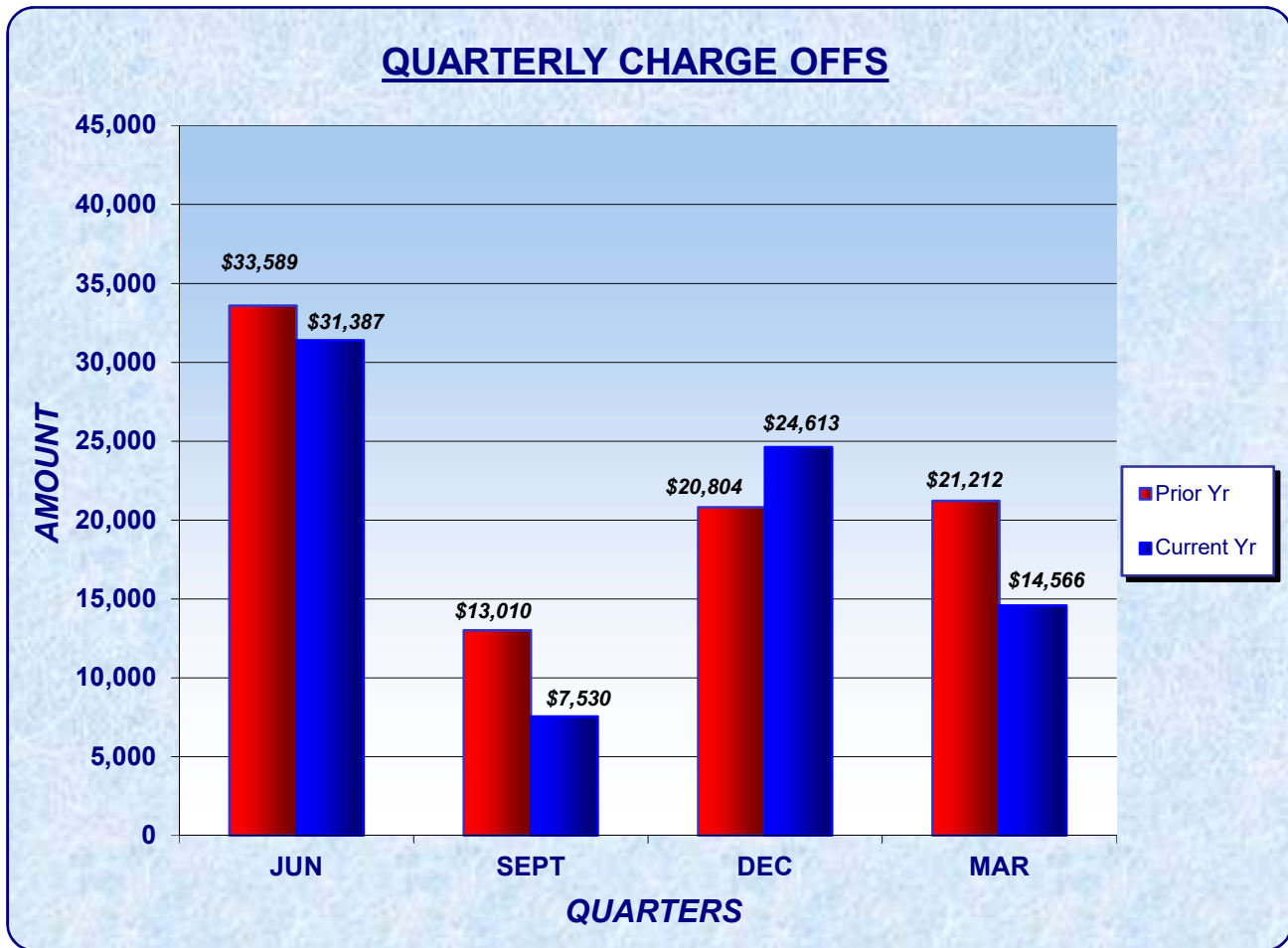
Community	#Of Units	# Of Write-Offs	Amount	Avg. Write-off
Tidewater Gardens	618	5	\$2,164.27	\$ 432.85
Diggs Town	422	1	\$ 13.00	\$ 13.00
Grandy Village	371	0	-	-
Young Terrace	746	5	\$4,926.30	\$ 985.26
Oakleaf Forest	257	3	\$3,778.62	\$1,259.54
Calvert Square	310	2	\$ 140.20	\$ 70.10
Huntersquare Midrise	91	-	-	-
Partrea Midrise	114	-	-	-
Bobbitt Midrise	84	1	\$1,575.84	\$1,575.84
Scattered Sites	15	-	-	-
Franklin Arms	100	-	-	-
Sykes Midrise	84	1	\$1,916.00	\$1,916.00
Cottage Bridge	47	1	\$ 51.97	\$ 51.97
Total		19 Write-offs	\$14,566.20	\$766.64

The write-off breakdown is as follows:

Over \$1,000	\$11,514.01	5
\$901-1,000	\$0	0
\$801-900	\$0	0
\$701-800	\$779.00	1
\$601-700	0	0
\$501-600	\$1,109.57	2
\$401-500	\$0	0
\$301-400	\$348.50	1
\$201-300	\$244.00	1
\$101-200	\$401.91	3
Under \$100	\$169.21	6
Total	\$14,566.20	19

NRHA Tenant Accounts Receivable Charge Offs For The Quarter Ending March 31, 2021

TOTAL OF INDIVIDUAL BALANCES :	AMOUNT	NUMBER OF TENANTS
\$00.00 to \$499.99	\$ 1,163.62	11
\$500.00 to \$1,999.99	\$ 6,396.66	6
\$2,000.00 and Above	<u>\$ 7,005.92</u>	<u>2</u>
TOTAL CHARGE OFFS FOR THE QUARTER	<u>\$ 14,566.20</u>	<u>19</u>

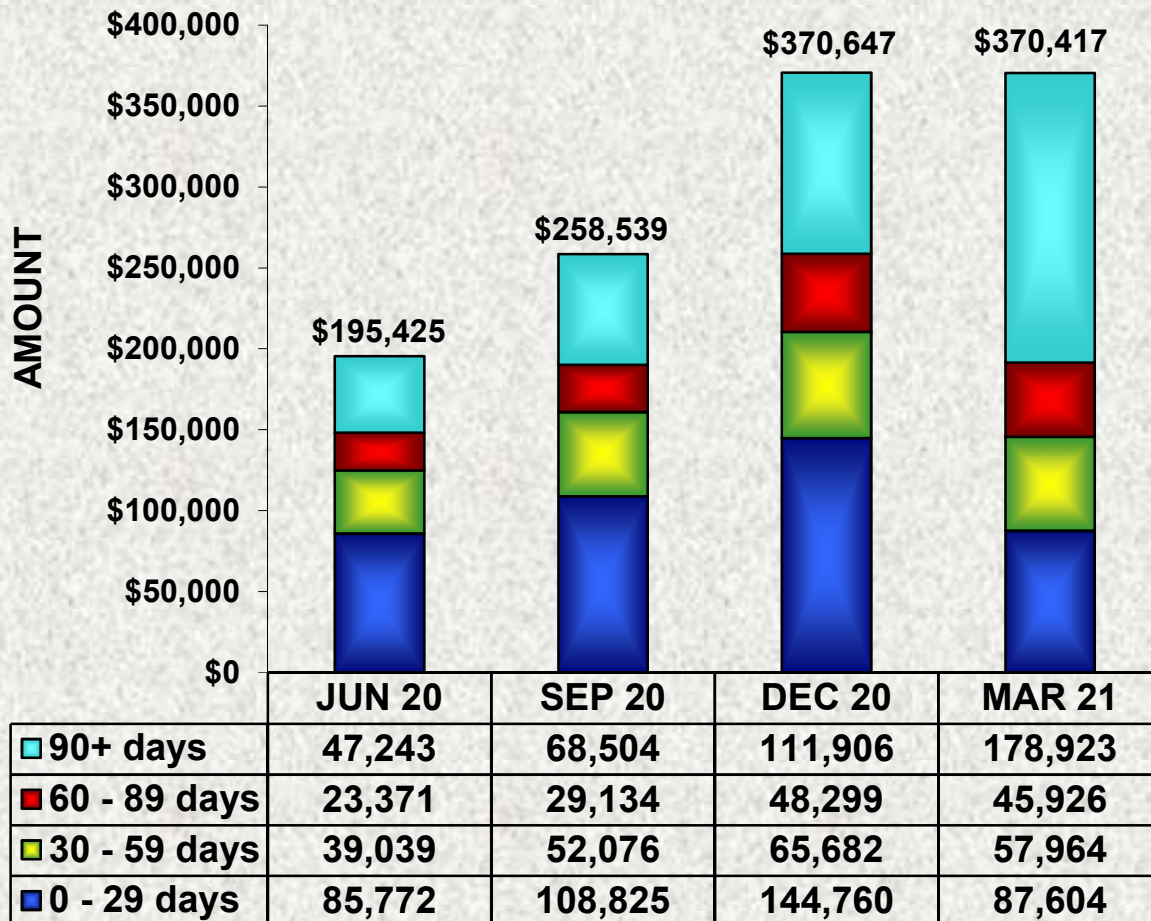


Comments :

- 1) Gross write-offs for FY2020 (\$86,413) were 0.88% of total tenant revenue (\$9,829,337).
Gross write-offs as of 2nd qtr-FY2021 (\$46,709) are 0.69% of total tenant revenue (\$6,763,657).
- 2) FY2020 recoveries amounted to \$61,415 or 71% of total write-offs of \$86,413.
FY2021 year-to-date recoveries amount to \$16,302 or 35% of total write-offs of \$46,709.

**PUBLIC HOUSING & PROJECT BASED ACCOUNTS RECEIVABLE
AT MARCH 24, 2021**

AGED ACCOUNTS RECEIVABLES



Comments :

- 0-29 days consists of excess utilities, maintenance charges, late fees, warrants and any outstanding rent for the previous month. The resident is responsible for paying the late fees, warrant and maintenance charges on the first of the following month.
- 30-59 days consist of late fees, warrant fees, maintenance charges and rent past due that has not been collected for the past 2 months.
- 60-89 days consist of late fees, warrant fees, and rent past due for the past 3 months. At this point we are able to move on possession of the unit if awarded by the Court.
- 90+ days consists of some residents who have been evicted and some that are still in occupancy for debts not collected for the past 4 months or longer. The amount of Aged Accounts Receivables in the "90+ days" category will normally be written off in the following quarter. However, the actual amount written off will be lower.



Agenda Item

NRHA Board of Commissioners

Subject: Choice Neighborhood Initiative (CNI) Housing Plan Update	
Executive Contact: Ron Jackson	Date: June 10, 2021

BACKGROUND

NRHA and the City of Norfolk are proceeding with the St. Paul's/Tidewater Gardens Choice Neighborhood Initiative with the transformation of the Tidewater Gardens public housing community. To further the St. Paul's area effort, the City and NRHA applied for and were awarded a Choice Neighborhoods Initiative (CNI) implementation grant for \$30 million from HUD. The grant was awarded May 2019 and all grant funds must be expended by September 25, 2025. Brinshore Development has been selected as the housing lead and is responsible for development of the housing units in accordance with a housing plan approved by HUD.

Housing Plan

The current Housing plan for CNI Tidewater Gardens project is presented below.

Phase	Name	Total Units	Replacement	Ground Breaking
1	Snyder Lot - (block 1)	138	41	2021
2a	Transit Area I- Senior (block 19)	70	22	2021
2b	Transit Area 1- Family (block 20)	120	37	2021
3a	Transit Area II – Mixed Use (block 17)	58	17	2022
3b	Transit Area II – Mixed Use (block 18)	89	26	2022
4a	Tidewater Gardens Family (block 9)	70	20	2023
4b	Tidewater Gardens I-Family (block 5 & 10)	78	27	2023
5	Tidewater Gardens II Family (block 2, 4, 11)	87	36	2024
Total		710	226	

Potential Changes

Any change to the housing plan, whether number units, location and timing must be approved by HUD. At this time the Snyder lot does not appear feasible. The current housing plan calls for 138 units in total with 41 as replacement at Snyder. Brinshore has done initial work for conceptual design and initial estimates that indicated a significant funding gap. Brinshore has evaluated the other CNI blocks including blocks 16 and 3A and 3B that were initially held out and is proposing a revision to the CNI housing plan to be submitted to HUD for approval. The revisions also include small changes to blocks 19, 17 & 18, refinement of the Tidewater Gardens blocks, holding out block 2 at this time to continue work with St. Mary's Basilica on potential land swaps. The City and NRHA teams are evaluating the proposed revisions.

John Majors, Vice President of Development for Brinshore will present to the board the proposed changes to the housing plan.

REVISED CNI HOUSING PLAN – PROPOSED

John Majors, Vice President for Development
Brinshore

NRHA Board of Commissioners
June 10, 2021



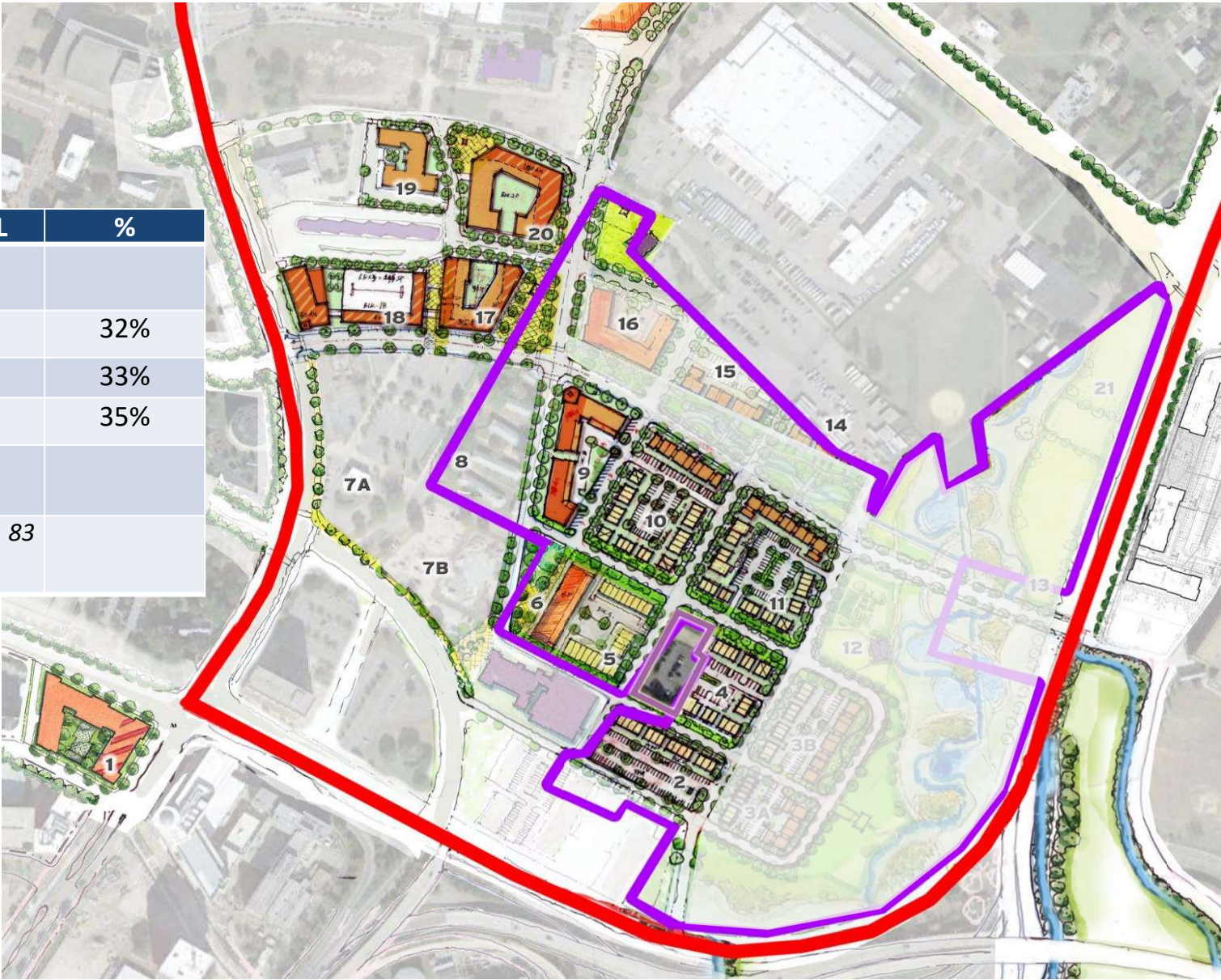
BRINSHORE



St. Paul's Area/Tidewater Gardens

HUD-Approved CNI Housing Plan (Now Outdated)

CNI Housing Program	TOTAL	%
Income Mix		
Replacement Units	226	32%
Affordable Units	232	33%
Market-Rate Units	252	35%
Total Units	710	
Off-site-Replacement Units <i>(replacement units to be built outside CNI area)</i>	83	



Income mix and total units will adjust as each Housing project is further refined – total on-site and off-site replacement units = 309

St. Paul's Area/Tidewater Gardens

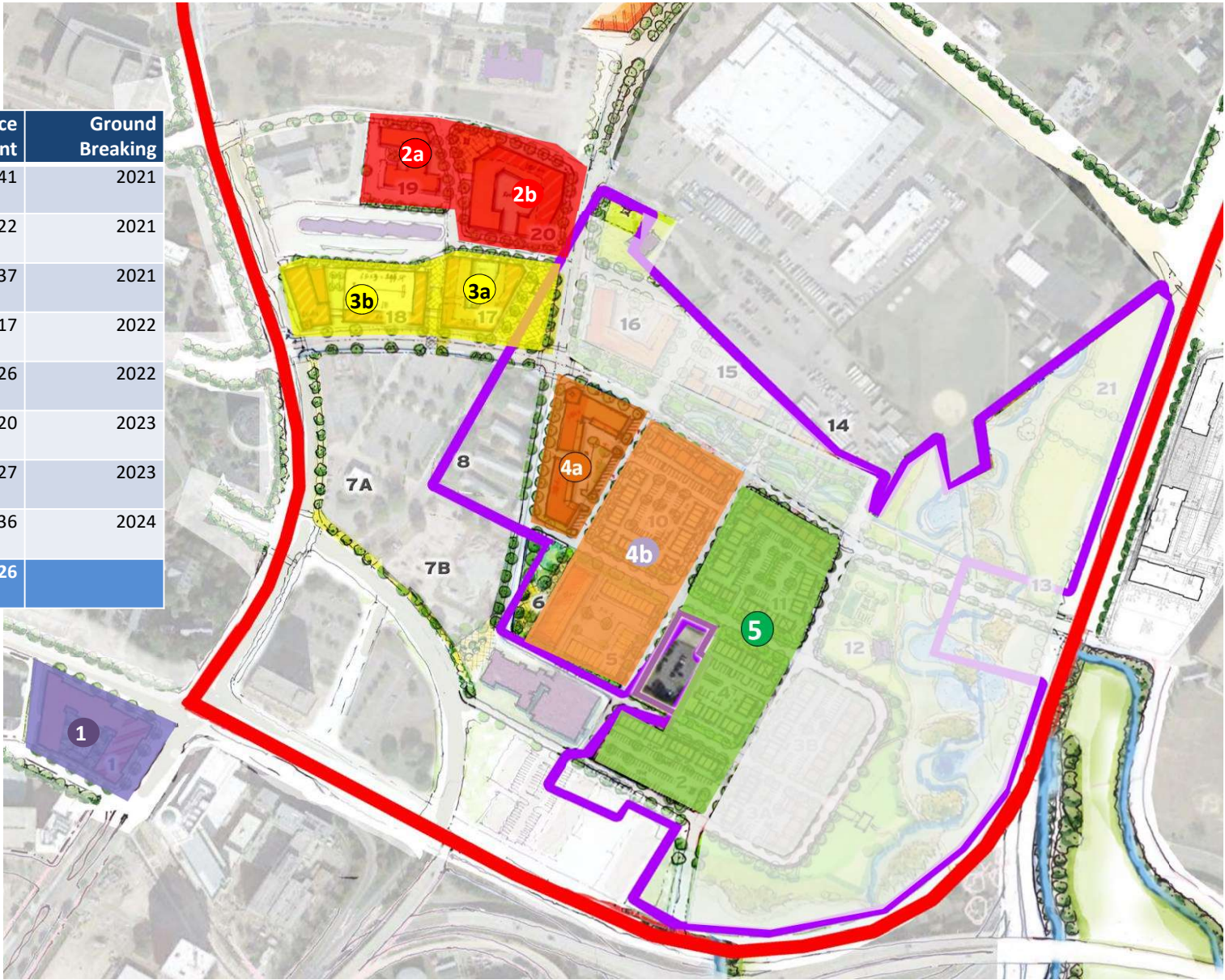
HUD-Approved CNI Housing Plan (Now Outdated)

On-Site Housing Program

Phase	Name	Total Units	Replacement	Ground Breaking
1	Snyder Lot Mixed Use (block 1)	138	41	2021
2a	Transit Area I- Senior (block 19)	70	22	2021
2b	Transit Area 1- Family (block 20)	120	37	2021
3a	Transit Area II – Mixed Use (block 17)	58	17	2022
3b	Transit Area II – Mixed Use (block 18)	89	26	2022
4a	Tidewater Gardens Family (block 9)	70	20	2023
4b	Tidewater Gardens I Family (block 5 &10)	78	27	2023
5	Tidewater Gardens II Family (block 2,4,11)	87	36	2024
	Total	710	226	

On-Site Housing Program
Phases TBD - 83 Replacement Units off-site

Total On and Off Site
Replacement Units
309



Choice Neighborhood Initiative

St. Paul’s Area/Tidewater Gardens: HUD-Approved CNI Housing Plan (Now Outdated)

Total CNI Replacement Units 309

226 Replacement Units on Site and 83 Units Off-site

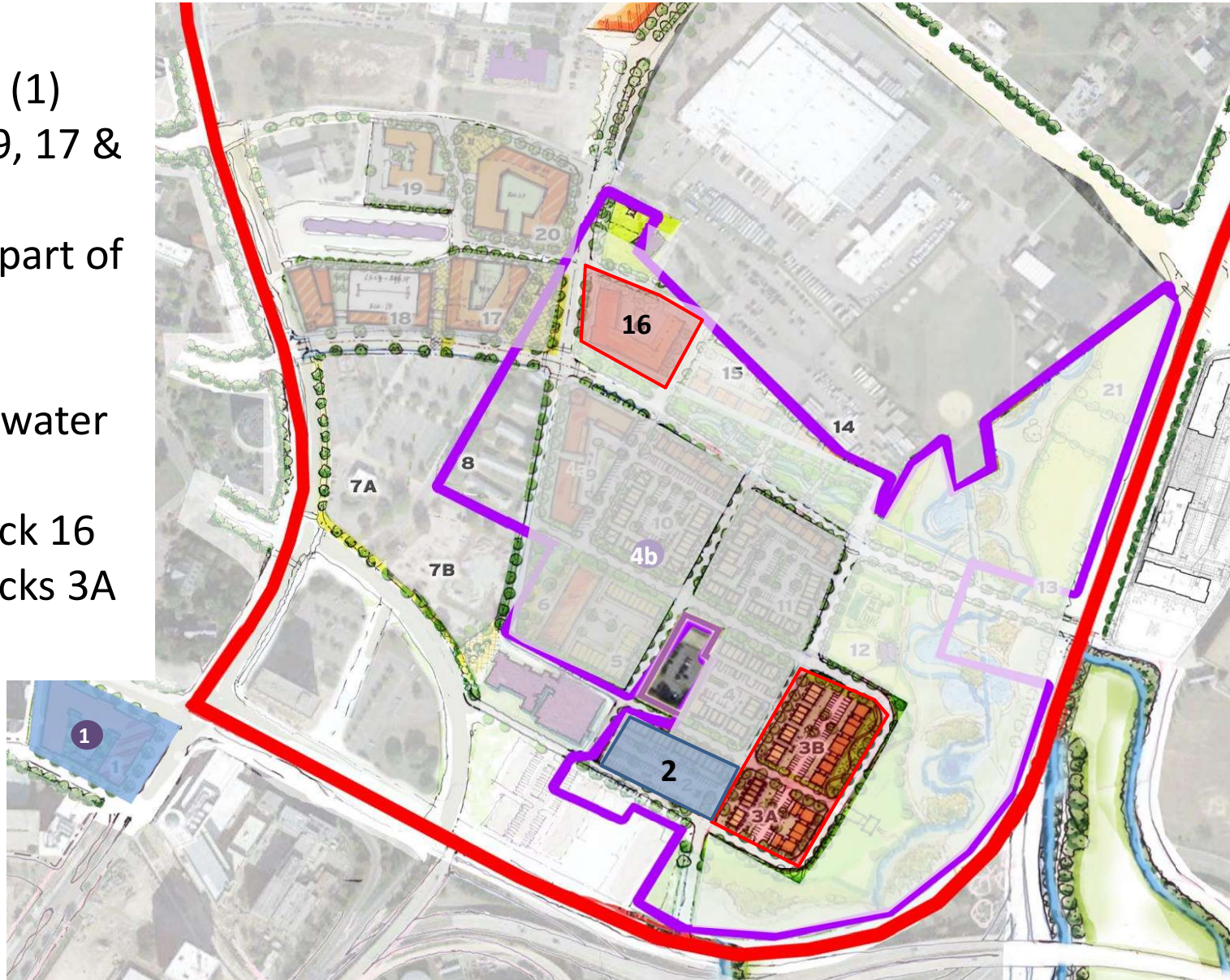
Unit, Income and Bedroom Mix	0	1	2	3	4	TOTAL	%
Income Mix							
Replacement Units	0	38	105	62	21	226	32%
Affordable Units (LIHTC)	0	49	123	60	0	232	33%
Market-Rate Units	8	88	124	32	0	252	35%
Total Units	8	175	352	154	21	710	
Phasing by Bedroom Mix	0	1	2	3	4	TOTAL	
Phase 1: Snyder Lot	8	62	57	11	0	138	
Phase 2a: Transit Area I-BLK 19	0	41	29	0	0	70	
Phase 2b: Transit Area I-Blk 20	0	19	75	26	0	120	
Phase 3a: Transit Area II	0	11	33	14	0	58	
Phase 3b: Transit Area II	0	17	53	19	0	89	
Phase 4a: Tidewater Gardens I	0	13	57	0	0	70	
Phase 4b: Tidewater Gardens II	0	0	30	40	8	78	
Phase 5: Tidewater Gardens III	0	12	18	44	13	87	
Total Units by Bedroom Size	8	175	352	154	21	710	
Off-Site Units Replacement Units		TBD	TBD	TBD	TBD	83	
Total Replacement Units						309	

St. Paul's Area/Tidewater Gardens

Proposed CNI Housing Plan Changes

Proposed Changes

1. Hold Out Snyder Lot (1)
2. Minor Changes to 19, 17 & 18
3. Block 2 as flexible – part of one or both final transactions
4. Refine plans on Tidewater Gardens Blocks
5. Include Units on Block 16
6. Include Units on Blocks 3A & 3B



St. Paul's Area/Tidewater Gardens

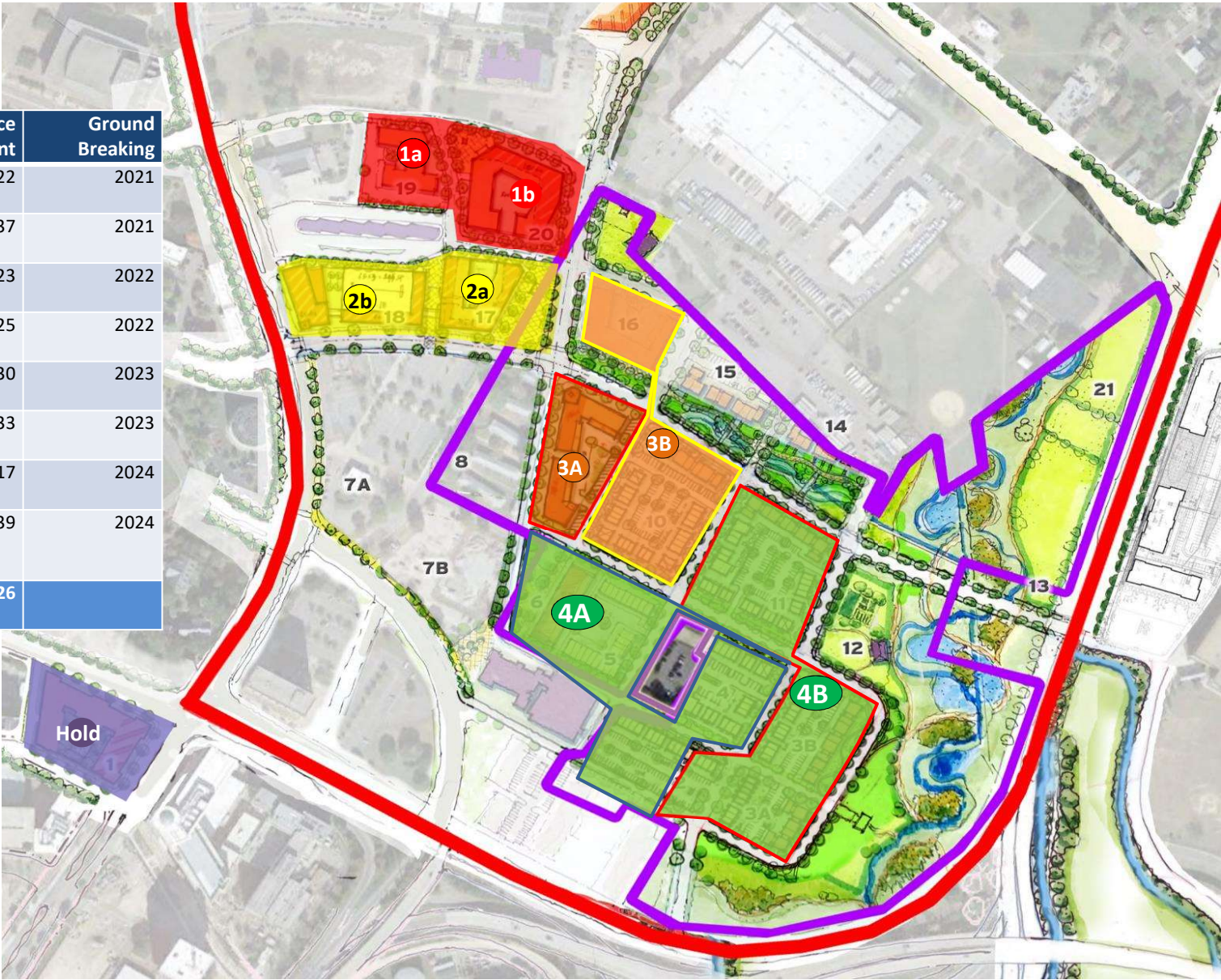
Proposed CNI Housing Plan

On-Site Housing Program

Phase	Name	Total Units	Replacement	Ground Breaking
1a	Transit Area I- Senior (block 19)	70	22	2021
1b	Transit Area 1- Family (block 20)	120	37	2021
2a	Transit Area II – Mixed Use (block 17)	68	23	2022
2b	Transit Area II – Mixed Use (block 18)	72	25	2022
3a	Tidewater Gardens Family (block 9)	80	30	2023
3b	Tidewater Gardens I Family (block 10 &16)	111	33	2023
4a	Tidewater Gardens II Family (block 4, 5,6,)	81	17	2024
4b	Tidewater Gardens – Family (blocks 3A,3B,11)	108	39	2024
	Total	710	226	

On-Site Housing Program
 Phases TBD - 83 Replacement Units off-site

Total On and Off Site
 Replacement Units
 309



Choice Neighborhood Initiative

St. Paul’s Area/Tidewater Gardens: Proposed Housing Plan

Total CNI Replacement Units 309

226 Replacement Units on Site and 83 Units Off-site

Unit, Income and Bedroom Mix	1	2	3	4	TOTAL	%
Income Mix						
Replacement Units	38	105	62	21	226	32%
Affordable Units (LIHTC)	84	114	33	1	232	33%
Market-Rate Units	119	112	20	1	252	35%
Total Units	241	331	115	23	710	
Phasing by Bedroom Mix	1	2	3	4	TOTAL	
Phase 1a: Transit Area I-BLK 19	42	28	0	0	70	
Phase 1b: Transit Area I-Blk 20	19	75	26	0	120	
Phase 2a: Transit Area II-Blk 17	12	41	15	0	68	
Phase 2b: Transit Area II-Blk 18	12	46	14	0	72	
Phase 3a: Tidewater Gardens I-Blk 9	19	48	13	0	80	
Phase 3b: Tidewater Gardens II-Blks 10,16	53	32	19	7	111	
Phase 4a: Tidewater Gardens III-Blks 4,5,6,	38	32	8	3	81	
Phase 4a: Tidewater Gardens IV-Blks 3A,3B,11	46	29	20	13	108	
Total Units by Bedroom Size	241	331	115	23	710	
Off-Site Units Replacement Units	TBD	TBD	TBD	TBD	83	
Total Replacement Units					309	

Choice Neighborhood Initiative

St. Paul's Area/Tidewater Gardens: Proposed Housing Plan

- **Next Steps:**
 - City and NRHA Staff Review
 - Revise proposed housing plan
 - Submit to HUD for review and approval



Agenda Item

NRHA Board of Commissioners

Subject: Choice Neighborhood Initiative (CNI) Housing Plan Update

Executive Contact: Ron Jackson

Date: June 10, 2021

BACKGROUND

NRHA and the City of Norfolk are proceeding with the St. Paul's/Tidewater Gardens Choice Neighborhood Initiative with the transformation of the Tidewater Gardens public housing community. Brinshore Development has been selected as the housing lead and is responsible for development of the housing units in accordance with a housing plan approved by HUD.

The City of Norfolk and the Norfolk Redevelopment and Housing Authority have made it a goal to have significant economic inclusion as part of the CNI project. Brinshore Development has proposed an Economic Inclusion Plan that will be part of the Master Development Agreement and identifies the goals established by the City of Norfolk for participation of minority and woman owned businesses.

The Developer will have an overall goal to of 12% SWAM Minority or National / Regional MBE Certification and also 13.3% for SWAM Woman or National / Regional WBE Certification for a total of 25.3% for Minority and Woman owned Business Enterprises to be calculated against the construction and non-construction contracts.

In conformance with the draft master developer agreement (MDA) Brinshore will to the maximum extent feasible advertise and recruit individuals and entities in a manner so as to facilitate significant community involvement. The Developer agrees to evaluate all contracting opportunities so that preference is given to MBE and WBE entities. The Developer further agrees to give a preference to qualified residents displaced from the St. Paul's Area for all employment opportunities and job training opportunities. All agreements entered into in connection with the Development shall include such employment and job training preference as well as a commitment to diversity and to the retention of minority-owned companies.

John Majors, Vice President of Development for Brinshore will present to the board the proposed Economic Inclusion plan and Brinshore's efforts already undertaken to conduct outreach for minority firms as well as by bringing in BBRM as part of the Development team.

Attached Proposed Economic Inclusion Plan

FINAL**DRAFT**

For Discussion Purposes Only

Brinshore and its partners Banc of America Community Development Corporation (BACDC), the Franklin Johnston Group and other future development partners comprise the joint venture that is the Housing Implementation Entity of the Choice Neighborhood Initiative (CNI) transformation of the Tidewater Gardens public housing community. The Brinshore-led Development Team ("Developer") recognizes, and believes in, the importance of economic inclusion in the redevelopment of the Tidewater Gardens community.

The following criteria will be used to measure the Developer's compliance with the Master Development Agreement.

	Goals:
MBE (SWAM Minority or National / Regional MBE Certification)	12.0%
WBE (SWAM Woman or National / Regional WBE Certification)	13.3%
Combined:	25.3%

- For calculating the above percentages,
 - The denominator will include:
 - The costs of Construction Trades
 - The costs of Non-Construction Trades included in Exhibit A
 - The numerator will include:
 - The costs of Construction Trades
 - The costs of Non-Construction Trades included in Exhibit A
 - Development Fees paid to MWBE JV Partners
 - Developer's contribution of 10% of paid Developer Fee to a Resident Services Fund
 - the value of philanthropic grants made by the Developer or its established partnership group to the project
 - Other financial contributions derived from the Developer's efforts (to be approved by the City and NRHA)

For purposes of compliance with goals, the Developer will be considered in compliance if the percentage of participation, cumulatively across projects, meets the goals listed above. A status form, of format to be provided by the City, will be completed monthly to report performance related to the goals listed here.

Additionally, the Developer and its General Contractors will, on a Best Efforts basis, implement a preference for local hires and engagement of third-party service providers.

FINAL

DRAFT

For Discussion Purposes Only

It is the intention of all parties to comply with the goals outlined in this document. Therefore, the following actions will be utilized as part of this plan to proactively prevent compliance failure:

- (1) The Developer will be required to comply with (and report on compliance with) the City's matrix of outreach efforts prior to and throughout the construction phases of the projects.
- (2) Performance reporting, with the developer being required to present plans to remediate any existing shortfalls in MWBE goal performance.
- (3) Look-ahead performance projections, with the developer being required to present plans to prevent any projected shortfalls in MWBE goal performance.
- (4) Roll-over performance – a project in the CNI development may allocate its excess performance beyond the stated goals to another project(s) within the CNI development.

If a compliance failure exists after the above efforts to avoid a compliance failure, then the Developer will pay Liquidated Damages totaling a maximum of 1% of the Denominator calculated above of the project for which the compliance failure exists, pro-rated for the percentage of the goals that were missed. For example, given that the combined goal is 25.3%, if the MWBE performance attained only 80% of that goal (i.e. 20.2%), then the Developer would pay Liquidated Damages of 0.2% of the Denominator calculated above.

See Exhibit B for a calculation of the Denominator, Maximum Liquidated Damages and Example of Liquidated Damages under the scenario of a 20% shortfall on the above-stated goals.

FINAL

DRAFT

For Discussion Purposes Only

EXHIBIT A

ELIGIBLE SOFT COSTS:

- (1) Architect & Engineering Fee-Design
- (2) Architect Fee – Supervision
- (3) Soils Report
- (4) Survey
- (5) Engineering
- (6) Environmental Study
- (7) Market Study
- (8) Appraisal
- (9) Legal Fees (Construction)
- (10) Legal Fees (Permanent)
- (11) Legal Fees (Organization)
- (12) Legal Fees (Acquisition and Recording)
- (13) Cost Certification
- (14) Accountant Fees
- (15) Environmental Abatement Services
- (16) Third Party Inspection
- (17) Historic Consultant
- (18) Green or NAHB Certification Consultant
- (19) Consultant Fee

Note: Eligible costs will not include any line item where the Developer was unable to choose the service provider. Eligible costs will not include any line item where the MWBE bids received were not cost competitive.

FINAL**DRAFT**

For Discussion Purposes Only

Example of Calculation of Denominator, Maximum Liquidated Damages**and Liquidated Damages assuming 20% Shortfall of Goals Using Blocks 19 and 20 as an Example:**

Development Cost Line Item	Total Development Cost			Eligible for EIP Denominator	Not Eligible for EIP Denominator	
	Block 20	Block 19	Combined			
Construction Costs	19,725,000	10,235,000	29,960,000	29,960,000		
Construction Contingency	\$949,250	506,750	1,456,000	1,456,000		
Architectural/Engineering/Surveys	\$1,000,000	600,000	1,600,000	1,600,000	(Timmons Contracts)	Timmons contracts not eligible for denominator; Pre-existing engagement by City
Clubhouse Furnishings and Personal Property (FF&E)	\$250,000		250,000	250,000		
Special Inspections	\$40,000	25,000	65,000	65,000		
Additional Inspections	\$20,000	20,000	40,000	40,000		
Environmental & Soil Study	\$35,000	25,000	60,000	60,000		
Appraisal & Mkt. Study	\$25,000	15,000	40,000	40,000		
Cost Certification	\$25,000	25,000	50,000	50,000		
Legal Fee for Closing	\$300,000	200,000	500,000	500,000		
Other Legal & Accounting	\$45,000	45,000	90,000	90,000		
Misc. Soft Costs	\$50,000	50,000	100,000	100,000		
Permits & Review Fees	\$40,000	20,000	60,000		60,000	Fee -- not paid to a contractor
Tap Fees	\$75,000	35,000	110,000		110,000	Fee -- not paid to a contractor
Title and Recording	\$50,000	50,000	100,000		100,000	Fee -- not paid to a contractor
Origination Fee	\$122,500	74,000	196,500		196,500	Financing Cost
VHDA Processing Fee	\$61,250	37,000	98,250		98,250	Financing Cost
VHDA Financing Fee	\$142,188	111,000	253,188		253,188	Financing Cost
Constr/Bridge Loan Fee	\$61,250	30,000	91,250		91,250	Financing Cost
Pre-Devl. Interest Cost	\$85,000	75,000	160,000		160,000	Financing Cost
Construction & Bridge Interest	\$900,000	75,000	975,000		975,000	Financing Cost
Tax Credit Fee	\$125,000	50,000	175,000		175,000	Financing Cost
Municipal Bond/LOC Fees	\$75,000	40,000	115,000		115,000	Financing Cost
Tax During Construction	\$100,000	75,000	175,000		175,000	Tax -- not paid to a contractor
Insurance During Construction (18 mos. BR, GL/Umb., Poll.)	\$100,000	50,000	150,000	150,000		
Operating Reserve	\$728,051	373,220	1,101,271		1,101,271	Reserve
Escrow for Taxes, Insurance	\$75,000	75,000	150,000		150,000	Reserve
Development Overhead	\$75,000	75,000	150,000		150,000	Not a third party cost
Developer Fee	\$1,750,000	1,520,180	3,270,180		3,270,180	Not a third party cost
Land Acquisition & Commission	\$0	500,000	500,000		500,000	Land Cost -- not paid to a contractor
Total Development Cost	\$27,029,489	15,612,150	42,041,639	34,361,000	7,680,639	
For EIP Goal Calculation, the Denominator is:				34,361,000		
Maximum Liquidated Damages:				343,610		
Example of Liquidated Damages if 20% shortfall of goals:				68,722		



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 - 05/31/2021

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)			
7-132		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 Lot	5,000.00	03/05/2021	\$7,000.00
					Park Place Total [1] =		\$7,000.00
Willoughby							
2312		9623 11th View Street	Richardson/Viridian Homes	Residential SF 3 bdrm	420,000.00	04/28/2021	\$75,000.00
					Willoughby Total [1] =		\$75,000.00
					Grand Total [7] =		\$187,000.00

NO Real Estate Sales for May 2021



ACQUISITIONS

Date Range : 07/01/2020 - 05/31/2021

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

There are no acquisitions at this time.

Total [0] =

Grand Total [0] =



Resolution Item

NRHA Board of Commissioners

Subject: Resolution Approving Norfolk Redevelopment and Housing Authority's Fiscal Year (FY) 2022 Annual and Five-Year Plan for Public and Assisted Housing and Authorizing Submission to the US Department of HUD

Executive Contact: Donna Mills, Chief of Housing Operations **Date:** June 10, 2021

BACKGROUND

The Quality Housing Work Responsibility Act (QHWRA) of 1998 requires housing authorities to complete a five-year plan and an annual plan (PHA Plans). Norfolk Redevelopment and Housing Authority submitted a plan for fiscal year 2021 (July 1, 2021 – June 30, 2022) and the Five-Year Plan (January 1, 2021-December 31, 2025) unless otherwise designated by the Department of Housing and Urban Development (HUD).

As part of this submission process, a 45-day public comment period and public hearing was required. NRHA held a public comment period from March 29, 2021 through May 13, 2021, on the current proposed plan for FY 2022 covering the period from July 1, 2021 through June 30, 2022. During this time, public comments were received through direct email, a dedicated public comment hotline and during a virtual public hearing. The virtual public hearing held in conjunction with the NRHA Board of Commissioners meeting on Thursday, June 10, 2021.

A Resident Advisory Board (RAB) consisting of housing choice voucher participants and residents from the public housing communities have provided recommendations to approve the Annual and 5-Year Plan as submitted. NRHA staff reviewed the comments from the RAB as well as comments received from the general public during the 45-day public review period. Upon approval by the Commissioners, the plan will be submitted to HUD.

Recommendation: Approve resolution.

**RESOLUTION APPROVING NORFOLK REDEVELOPMENT AND
HOUSING AUTHORITY'S FISCAL YEAR 2022 ANNUAL PLAN FOR
PUBLIC AND ASSISTED HOUSING AND AUTHORIZING
SUBMISSION TO THE U.S. DEPARTMENT OF HUD**

WHEREAS, the United States Department of Housing and Urban Development ("HUD") requires public housing authorities to prepare a Five Year Plan and Annual Plan for public and assisted housing (PHA Plan);

WHEREAS, the PHA Plan has been prepared with input from the Authority's public and assisted housing residents, has been made available for public inspection and has been the subject of a public hearing held May 13, 2021 at which public comment was invited; and;

WHEREAS, the PHA Plan is consistent with the Consolidated Plan of the City of Norfolk and the comprehensive housing affordability strategy of the City;

NOW, THEREFORE, BE IT RESOLVED that:

1. The PHA plan, a copy of which has been exhibited at this meeting is hereby approved;
2. The Chairperson is hereby authorized to approve the submission of the PHA Plan to HUD and the Executive Director, or his designee, is hereby authorized and directed to take such further actions as may be necessary to carry out the intent of this resolution and to satisfy HUD's requirements in connection with the submission and implementation of the PHA plan.



Committee Notes

NRHA Board of Commissioners

Committee: Public Housing and Safety Committee	Meeting Date: May 24, 2021
Subject: Monthly Meeting Minutes	Executive Contact: Donna Mills

Committee Agenda and Attendees

Attendees: Don Musacchio, Suzanne Puryear, Alphonso Albert, Donna Mills, Kim Thomas, Lysandra Shaw, Steve Morales, Karen Rose, Yilla Smith, Cpt. Johnson, Lt. Copeland, Lt. Wray, Sgt. Vernon

Agenda:

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

Policy Discussion

Significant Events

Karen Rose reported and reviewed the significant events report – see attached. There has been a significant increase in the number of gun related shootings throughout our communities. Mrs. Rose discussed steps NRHA has taken after previous meeting with the NPD to include articles in the community newsletters related to curfews, completion of security measures in most of the management offices, and ongoing work to install cameras in select communities. Karen Rose requested representatives from the NPD to introduce themselves and their history with NRHA – Cpt. Johnson, Lt. Copeland, Lt. Wray, and Sgt. Vernon. Cpt. Johnson advised that the NPD is committed to working with NRHA in our communities and Lt. Wray shared that there has been a national increase in gun related violence. It is believed that the advancement of camera installation will be important as we all work in collaboration to tackle this growing concern. Cpt. Johnson stated that the NPD has seen a decrease in truancy issues after the curfew article was included in the newsletters. Yilla Smith continued to promote NPD visits to the Calvert Square EnVision Center to increase presence in the community. Kim Thomas advised that outreach is needed with NRHA staff to build trust across all channels with the NPD and CRO's. Karen Rose will coordinate a date for the Property Management Staff and CRO's to meet at the Grandy Village Learning Center in June.

COVID-19 Status

Donna Mills advised that the staff is currently working on a reopening strategy for the agency as many of the restrictions are being lifted.

St. Paul's Transformation/Choice Neighborhood Implementation Grant

Steve Morales advised that we expect to demolish additional buildings in Tidewater Gardens Phase 1 the third week of June 2021. Mr. Morales reviewed the attached CNI Project Major Activities report and highlighted the work the City plans begin in order to realign Church Street. Blocks 19 and 20 are expected to begin construction the fall of 2021.

Kim Thomas reviewed the April 30th Tidewater Gardens Relocation Dashboard report and vacancy map – see attached. Mrs. Thomas highlighted the number of families that moved to areas of opportunities. To date we have 331 vacant units and of those 177 families moved with a HCV and 295 families remain in the city of Norfolk. There has been 556 youth that have relocated from Tidewater Gardens. Kim Thomas also reviewed the financial details report showing that \$505,353.32 has been paid out for relocation assistance to 250 residents. In addition, NRHA provided credits to 83 households whose security deposits and rent credits were initially applied to security and utility deposits.

Diggs Town Redevelopment

Lysandra Shaw 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 (24) buildings out of thirty-five (35) completed and ten (11) buildings under renovation. The expectation is that construction will be completed by the end of September. One building has been demolished to date.

Community Engagement Updates

Kim Thomas advised the committee of our intent to proceed with the formation of plan to apply for 501c3 status in order to allow NRHA to apply for funding opportunities to support our families. A meeting is planned for this week to discuss next steps.

Mrs. Thomas reported her desire to expand the Resident Advisory Board (RAB) in order to assist NRHA as we address community situations, develop programs and services.

Property Management Updates

Donna Mills informed the committee of staffing concerns throughout the department. There are a number of vacant positions and she is working with Human Resources to strategize on how best to get these positions filled.

Client Services Updates

Yilla Smith reported on efforts to submit a request for funding to HRV to support efforts of the department. The funding will assist with post-pandemic needs, such as reengaging residents that are returning back to the workforce, community improvements, mold remediation program, carbon monoxide grant for HCV landlords, smoke free shelters, technical assistance for formation of 501cS status, training and recruitment efforts for TMC/AC, and broadband expansion. Mr. Don Musacchio noted that PrimePlus is reopening and looking for NRHA to provide scholarships and transportation for our residents.

Mrs. Smith advise on the department's summer efforts which include "Get up and Get Out" to promote outdoor activities and the plan to shift the summer feeding program to the TMC's.

Yilla Smith advise of the upcoming vaccination events to be held in Calvert Square on Tuesday, Oakleaf Forest on Wednesday, and Young Terrace on Thursday this week from 4:00 to 7:00 p.m. – see attached flyer. In addition to vaccines the Client Services Department has coordinated dental exams, eye exams, mobile library, ice cream truck and food distribution during the event with many of our partners.

Attachments and Handouts

- Agenda with St. Pauls Guiding Principles
- CNI Project Major Activities May 2021 – November 2021
- Diggs Town Phase I – Construction Status
- Diggs Town Redevelopment Map
- Tidewater Gardens Dashboard Overview as of 4/30/2021
- Tidewater Gardens Relocation Dashboard – 4/23/2021
- Vacancy Tracking Map for Tidewater Gardens – 2/28/2021
- Significant Events 3/23/2021 – 5/10/2021
- Family Vaccination Days Flyer



BOC Public Housing and Safety Committee Meeting
555 E. Main Street – 16th Floor Board Room
Monday, May 24, 2021 - 9:30 a.m.

Agenda

- I. COVID-19 Updates – Ronald Jackson
- II. St. Paul's Transformation/Choice Neighborhood Implementation Grant – Steve Morales
- III. Diggs Town RAD Updates – Lysandra Shaw
- IV. Community Engagement Updates – Kim Thomas
- V. Property Management Updates – Bryant Sanders
- VI. Client Services Updates – Yilla Smith
- VII. Significant Events – Karen Rose
NPD – Cpt. Johnson, Lt. Copeland, Lt. Wray, Sgt. Vernon

Next Meeting: Monday, June 28, 2021 – 9:30 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:

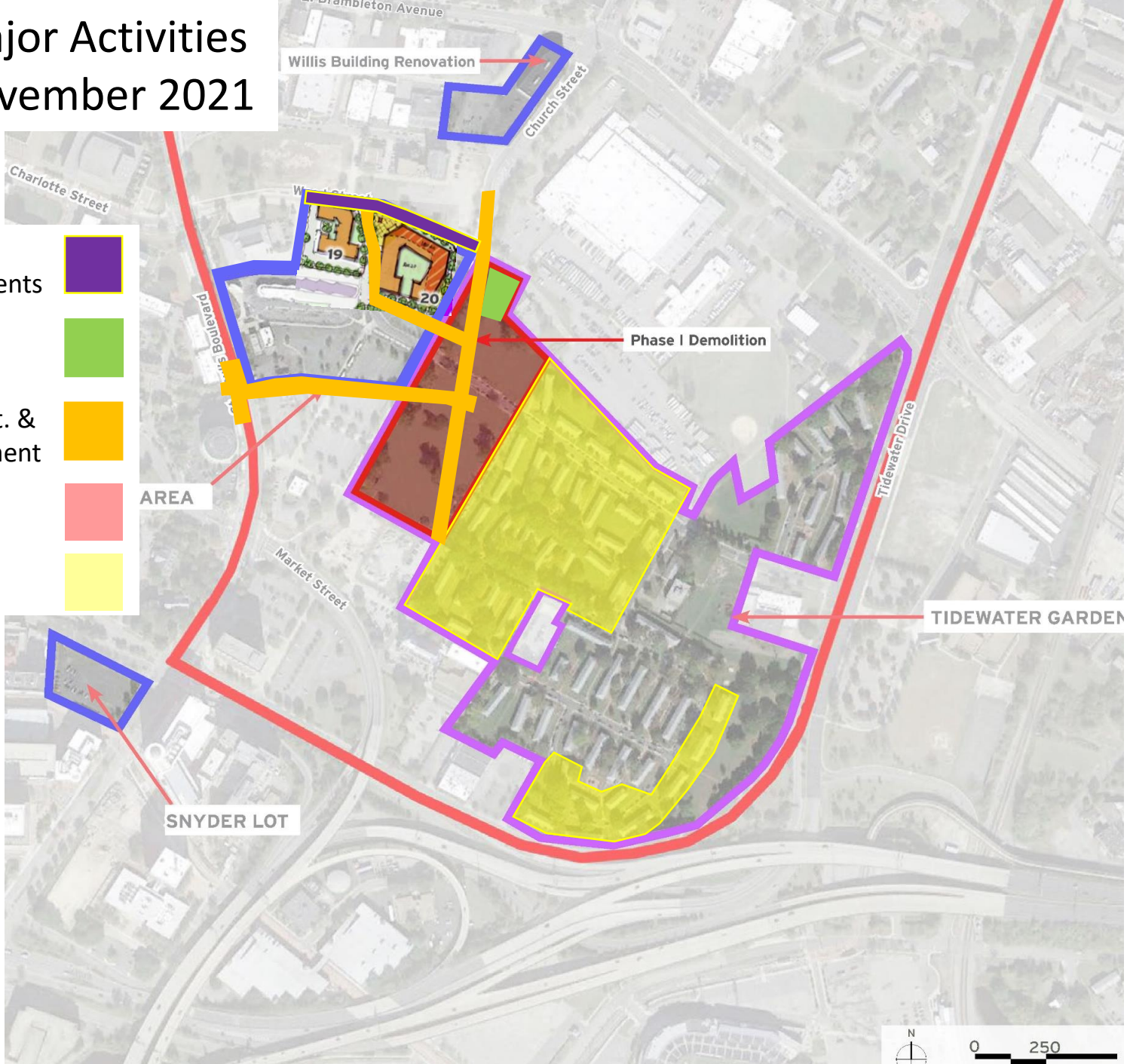
- Community redevelopment decisions shall be **family-focused** and family priorities will be paramount in service delivery and relocation decisions;
- **Honoring the housing choices** of families affected by the redevelopment of their communities shall be the highest priority;
- Collaborative partnerships 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

CNI Project Major Activities

May 2021– November 2021

- Wood Street Improvements
- New Pump Station
- Phase I – Freemason Ext. & Church Street Re-alignment
- Demolition
- Relocation





Diggs Town Phase I - Construction Status

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

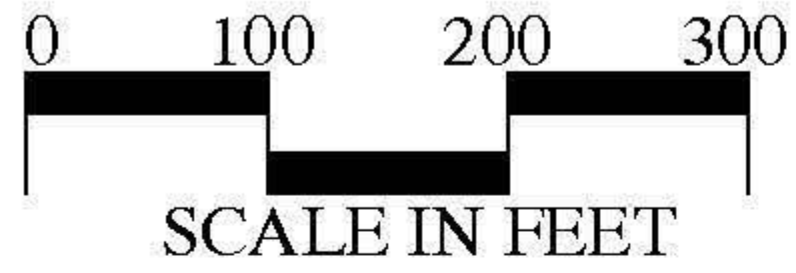
Project Summary

Total number of buildings:	43	Total number of units:	272
Buildings to be renovated:	35	Units to be renovated:	222 (6 combined)
Buildings to be demolished:	8	Units to be demolished:	44

Current Status:

Buildings completed:	24	Units completed:	138
Buildings under renovation:	11	Units under renovation:	84

Abatement work on the first of the 8 hotel buildings scheduled to be demolished has begun. The project is over 80% complete.



DIGGS TOWN, VA6-6

NOT TO SCALE

Revised 03/11/08



- Completed and Occupied
- Under Renovation
- To Be Demolished



UNIT NUMBER
UNIT ADDRESS
BUILDING NUMBER



Tidewater Gardens Dashboard Overview as of April 30, 2021

NRHA Summary

Tidewater Gardens Relocation Dashboard as of April 30, 2021

- **331 families (54% vacancy) have transitioned out of Tidewater Gardens**
- **55% express a desire to return to the new community**
- **81% (268 households) have selected housing options in Norfolk**
- **89% (295 households) remain in the Hampton Roads region**
- **53% (177 households) moved to private rental through the HCV program**
- **33% moved into defined Area of Opportunities as defined by HUD**
- **6% (19 households) eviction rate**
- **Three (3) residents moved to homeownership**
- **556 youth (ages 0 to 18 years) have relocated**

Relocation Financial Details

\$505,353.32

Self-moves: \$286,834.10

Full-move services: \$21,623.01

Application fees reimbursement: \$3,760.17

Rental security deposits: \$170,541.00

Utility deposits: \$21,208.34

Utility connection fees: \$1,386.70

- Approximately 75% of landlords receiving rental security deposits are locally based (within the Hampton Roads region)
- All deposit assistance is offered to residents as grants, not loans
 - No debt/repayment burden to the resident
 - Households are eligible to have deposits credited to utility accounts and rental security deposits returned upon move-out (based on utility vendor/landlord guidelines)
 - All 'full-move' moving services are locally operated



Tidewater Gardens Relocation Dashboard - 4/30/2021

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	0
Phase 3	116	48	4	52	+2
Phase 4	53	25	7	32	+4
Grand Total	618	359	118	477	+6

* 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%	0
Phase 3	116	50	30	60.00%	+2
Phase 4	53	28	22	78.57%	0
Grand Total	618	471	261	55.41%	+2

Vacancy Statistics by Phase

Phases	Total Units	Total Vacant Units	Total Occupied Units	Percentage Vacant Units	Change from Prior Report
Phase 1	187	158	29	84.49%	+10
Phase 2	262	113	149	43.13%	+9
Phase 3	116	41	75	35.34%	+2
Phase 4	53	19	34	35.85%	0
Grand Total	618	331	287	53.56%	+21

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	182	+4	Service linkages since August 1, 2019	681	+99
Phase 2	229	+5	Total number of household assessments completed	476	+1
Phase 3	111	+32	Collaborative housing stability interventions	62	0
Phase 4	52	0			
Grand Total	574	+41			

Reason for Vacancy

Reason for Vacancy	Total Count Vacancy Reason	Percentage by Move Out Reason
Moved to Housing Choice Voucher	177	53%
Unit Transfer	50	15%
Rented Elsewhere	37	11%
Moved to Project Based Housing	36	11%
Purchased Home	3	1%
Eviction	18	5%
Termination	1	0%
Deceased	7	2%
Moved Without Notice	2	1%
Grand Total	331	100%

Relocation by City

Relocation City	Count of City	Percentage by Relocation City
Norfolk	268	81%
Virginia Beach, VA	13	4%
Chesapeake, VA	10	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	331	100%

CNI Areas of Opportunity

Reason for Vacancy	Total	Count
Housing Choice Voucher	177	60
Rented Elsewhere	37	9
Project Based Voucher	36	3
Family Splits	8	3
Purchased Home	3	2
Total	261	77

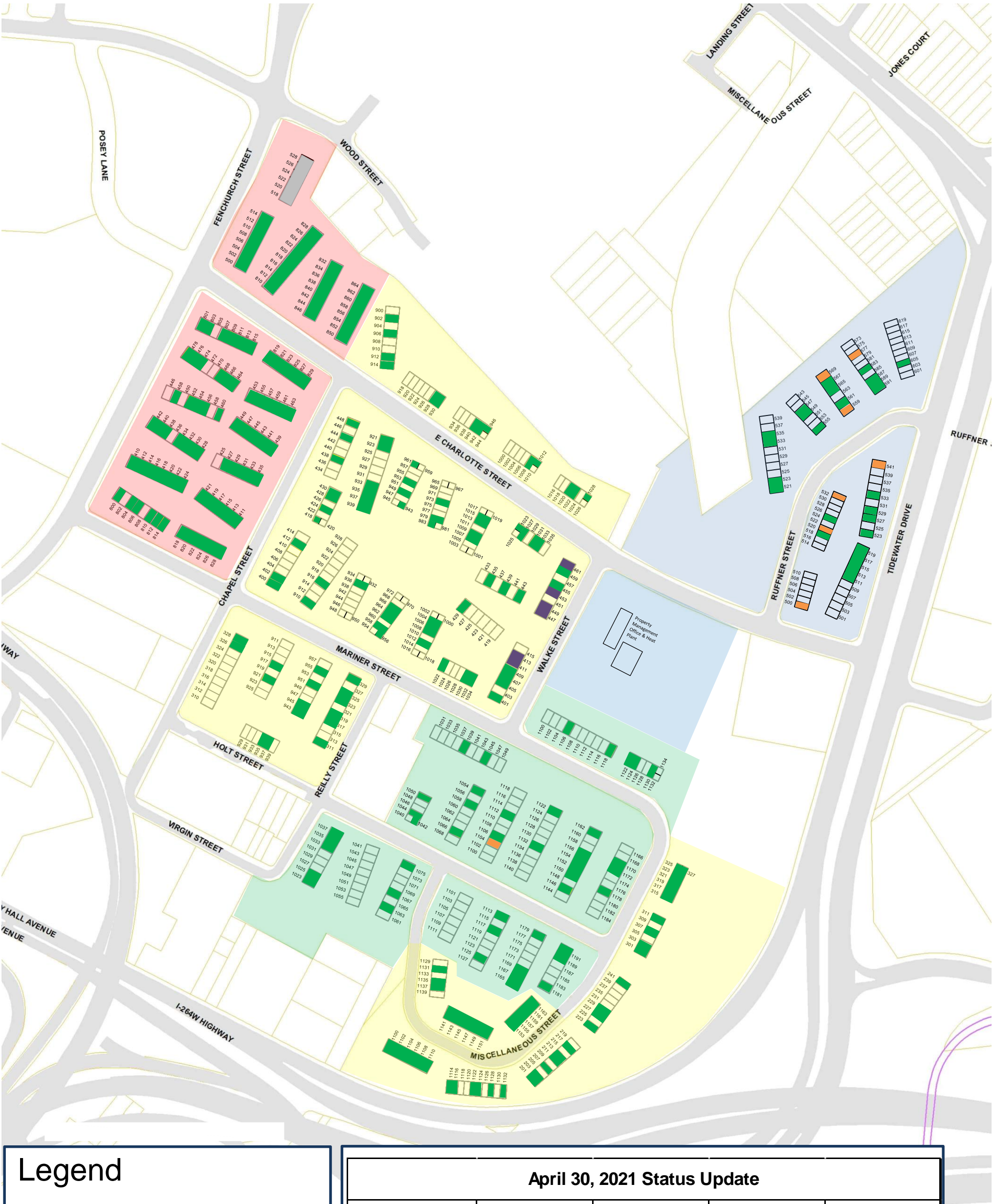
Youth Relocation

Total Youth Relocation	Count
Youth Relocated to HCV	328
Youth Relocated to LIPH/Project Based	228

* < 62% mi concentration and <40% poverty 30%
 <40% poverty 218 84%
 <20% poverty 108 41%

Vacancy Tracking Map

For Tidewater Gardens



Legend

- Vacant Units
- People First Offices
- Demolished Units
- Re-occupied Units

April 30, 2021 Status Update				
Demolition Sequence	Total Units	Vacant Units	Demolished Units	Occupied Units
Demo Seq 1	124	108	6	10
Demo Seq 2	285	141		144
Demo Seq 3	133	45		88
Demo Seq 4	76	27		49
	618	321	6	291

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

#	Date	Community	Location	Type of event	Victim PH	Suspect PH	Arrest Info	Status Update History
1	3/23/2021	Oakleaf Forest	1700 blk. Greenleaf Drive	shooting into occupied dwelling	Y	unk	N	victim sustained damage to her unit after bullets struck her unit; No reported injuries.
2	3/27/2021	Diggstown	1400 blk. Melon St.	shooting	N	unk	unk	victim presented at Chesapeake General Hospital with a non-life-threatening injury. No additional information provided.
3	3/28/2021	Tidewater Gardens	400 blk. Walke St.	shooting into occupied dwelling	Y	unk	N	victim sustained damage to her unit after bullets struck her unit; No reported injuries.
4	3/29/2021	Oakleaf Forest	1800 blk. Greenleaf Drive	shooting into occupied dwelling	Y	unk	N	victim sustained damage to her unit after bullets struck her unit; No reported injuries.
5	4/2/2021	Calvert Square	900 blk. Bagnall Rd.	shooting	N	unk	N	victim reported being shot in Calvert Square; no additional information at this time.
6	4/4/2021	Grandy Village	3100 blk. Kimball Terrace	shooting	N	unk	N	victim sustained non-life-threatening injury; no additional information available.
7	4/10/2021	Young Terrace	800 Whitaker Lane	shooting into occupied dwelling	Y	unk	N	victim sustained damage to her unit after bullets struck her unit; No reported injuries.
8	4/25/2021	Calvert Square	900 Bagnall Rd.	shooting into occupied vehicle	N	N	N	vehicle shot into while parked
9	4/29/2021	Calvert Square	700 Chapel St.	shooting into occupied dwelling	Y	unk	N	victim sustained damage to her unit after bullets struck her unit; No reported injuries.
10	4/29/2021	Oakleaf Forest	170 blk. Greenleaf Drive	shooting into occupied dwelling	Y	unk	N	victim sustained damage to her unit after bullets struck her unit; No reported injuries.
11	5/10/2021	Tidewater Gardens	1100 blk. Holt St.	shooting into occupied dwelling	Y	unk	N	victim(s) sustained damage to her unit after bullets struck her unit; No reported injuries.

FAMILY VACCINATION DAYS

COVID -19 vaccination event for ages 12+

(Minors must be accompanied by an adult and have an identification such as school ID)

You'll be able to catch the mobile clinic at the following locations on the following dates:



Calvert Square Envision
Center Basketball Courts
Tuesday, May 25, 4 - 7 pm



Scan me!

Oakleaf Forest
Basketball Courts
Wednesday, May 26, 4 - 7 pm



Scan me!

Young Terrace
Foodbank Hub
Thursday, May 27, 4 - 7 pm



Scan me!

The Hampton University Mobile Vaccination Clinic will be rolling through to provide free Pfizer vaccines, COVID-19 testing and more.

Plus, fresh produce will be distributed by the Foodbank of Southeastern Virginia, and there will be games, resources and raffle prizes. The first 100 people to receive a vaccination each day will receive a \$10 gift card!



Registration is encouraged. To register scan QR code next to the event you wish to attend. Vaccinations for those unregistered are limited to a first come first served basis.



Please bring ID to the event.



Mask-wearing and social distancing will be enforced.



Second doses will be administered June 15-17.



For more info, call 757-314-1533.



Don't miss the bus!





Committee Notes

NRHA Board of Commissioners

Committee: Housing Choice Voucher Committee	Date: May 18, 2021
Subject: Monthly Meeting Minutes	Executive Contact: Donna Mills

Committee Agenda and Attendees

Attendees: Suzanne Puryear, Ronald Jackson, Donna Mills, Pamela Jones-Watford, Kristie Stutler, Steve Morales and Scott Pontz.

Agenda:

- I. Current Statistics
- II. Landlord Outreach Updates
- III. Financial Conditions
- IV. 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 April 30, 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 March. Pamela highlighted the changes in data from the previous committee meeting in April 2021 (see attached). We are currently not pulling any applicants from the HCV wait list and the wait list is closed.

Landlord Outreach Updates:

Pamela Jones-Watford advised that we have seen a reduced number on the unit referral listing. Pamela has been contacting communities and investors to promote the program and increase the number of units available to our clients. Mrs. Jones-Watford is currently recruiting for the Landlord Liaison position and working on a video for landlord training. Pamela started that we have 13 new landlords in the program for April 2021. Mrs. Suzanne Puryear asked if we have been able to expedite HQS inspections and Pamela advised to the affirmative as a result of the new source of funds requirements which state that the HQS inspection, rent reasonableness and affordability tests must be completed within fourteen days of receipt of the RFTA.

Financial Conditions:

Scott Pontz announced that we have applied for three set aside allocations from HUD related to increase in our HAP per unit costs. We have seen an increase of \$90.00 per month over the last 18 months. Mr. 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. NRHA is fully utilizing the HCV program and based on the increased PUC are unable to issue new vouchers.

CNI/Tidewater Gardens Relocation:

Steve Morales advised that the remaining family in the 16 buildings slated for demolition is scheduled to move this week at which time these buildings will be turned over to the contractor. Mr. Morales stated that USI will continue to focus working with residents in Phase 2 over the next few months.

Donna Mills reviewed the Tidewater Gardens Relocation Dashboard and Vacancy Map as of April 30, 2021 – see attached.

Kristie Stutler reviewed the People First dashboard – see attached. Mrs. Stutler discussed their efforts related to the eviction moratorium and referrals being made to STOP and ForKids. Suzanne Puryear stated that we must all be diligent addressing delinquencies and assisting the residents apply for assistance. Kristie Stutler highlighted an event scheduled today from 12:00 to 3:00 p.m. at Ruffner Middle School to distribute food and resources.

Attachments and Handouts

- Agenda with St. Paul's Guiding Principles
- Housing Choice Voucher Program Current Statistics
- NRHA Financial Tracking Procedure
- Tidewater Gardens Relocation Dashboard – 4/30/2021
- Tidewater Gardens Vacancy Map – 4/30/2021
- People First Empowered by Urban Strategies, Inc. Dashboard



BOC Housing Choice Voucher Committee Meeting
555 E. Main Street – 16th Floor Board Room
Tuesday, May 18, 2021 – 11:00 a.m.
Agenda

- | | | |
|------|--------------------------------|--|
| I. | Current Statistics and Updates | Pamela Jones-Watford |
| II. | Landlord Outreach Updates | Pamela Jones-Watford |
| III. | Financial Conditions | Scott Pontz |
| IV. | CNI/Tidewater Gardens | Steve Morales
Donna Mills
Kristie Stutler, USI |

Next Meeting: Tuesday, June 15, 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



NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM COMMITTEE MEETING
May 18, 2021
Current Statistics as of April 30, 2021

Overview	Current Month	Last Month	Change
Total Vouchers (As of April 30, 2021)	3,854	3,870	-16
Tenant Based Vouchers	3,036	3,072	-36
Project Based Vouchers (PBV)	268	270	-2
RAD PBV	550	528	+22
Outgoing Payable Portables	95	103	-8
Vouchers Issued in April	16	5	+11
New Vouchers Searching	81	77	+4
End of participations month April	9	9	-0-

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

Vouchers Totals	Allocation	Current Month Leased	Previous Month Leased	Change
VASH vouchers	168	148	149	-1
NED vouchers	225	211	215	- 4
Homeownership voucher(s)	Open	7	7	-0-
SRO (Gosnold Mod Rehab)	60	56	54	+2
Main Stream	40	9	8	+1
Tidewater Gardens TPV	252	164	147	+17
Foster Youth TPV	10	1	0	+1

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	275	-0-
North Wellington	25	24	24	-0-
Franklin Arms	100	100	100	-0-
Diggs Town	222	135	113	+22

Project Based Vouchers (Non-RAD)

Project Based Voucher	Total Units	Current Month Leased	Previous Month Leased	Change
Crescent Square (Virginia Beach)	10	9	10	-1
Heron's Landing (Chesapeake)	6	6	6	-0-
South Bay (Portsmouth)	6	6	6	-0-
Cottage Bridge (Norfolk) NRHA Owned	47	46	46	-0-
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	69	70	-1
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 (CLOSED)	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)	12,570
Banks of Berkley Wait List (CLOSED)	344
Church St Station Wait List (OPEN)	73 (homeless) 193(not homeless)
Crescent Square Wait List (CLOSED)	402
Gosnold SRO Wait List (CLOSED)	414
Hérons Landing Wait List (CLOSED)	404
South Bay Wait List (CLOSED)	334
Cottage Bridge Wait List (CLOSED)	1,260
St. Paul's (CLOSED)	1,463
The Retreat at Harbor Pointe (CLOSED)	1,914

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
- Scattered Sites

LANDLORD REQUITMENT EFFORTS

- The monthly orientations are temporarily cancelled due to COVID-19
- 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.
- 13 New Landlords leased to program participants during the month of April

HCV 50058 Certification for April 2021

Tenant Based Vouchers

Count of Certification Type	
Certification Type	Total
Annual HQS Inspection Only	391
Annual Reexamination	331
Annual Reexamination Searching	5
End Participation	2
Expiration of Voucher	1
FSS/WtW Addendum Only	1
Interim Reexamination	148
Issuance of Voucher	35
New Admission	25
Portability Move-in	6
Portability Move-out	1
Port-Out Update (Not Submitted	10
Void	18
Grand Total	974

Annual Reexamination	331
Interim Reexamination	148
Total	479

NRHA Managed Voucher Properties

Count of Certification Type	
Certification Type	Total
Annual HQS Inspection Only	1
Annual Reexamination	61
Historical Adjustment	1
Interim Reexamination	7
New Admission	5
Void	3
Grand Total	78

Annual Reexamination	61
Interim Reexamination	7
Total	68





May 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 have stabilized for the time being. A meeting was held to assure that all Tidewater Gardens related relocation vouchers are accounted for in the two year tool.

NRHA has learned that there is additional HAP money in the COVID funding bill recently signed. No details have yet come from HUD regarding this funding.

NRHA was also notified of our prospective eligibility for set-aside funds authorized in the 2021 omnibus funding bill. We have applied under three distinct categories

- The model's forecast continues to indicate that the agency should not be issuing vouchers or absorbing portable vouchers.



Tidewater Gardens Relocation Dashboard - 4/30/2021

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	0
Phase 3	116	48	4	52	+2
Phase 4	53	25	7	32	+4
Grand Total	618	359	118	477	+6

* 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%	0
Phase 3	116	50	30	60.00%	+2
Phase 4	53	28	22	78.57%	0
Grand Total	618	471	261	55.41%	+2

Vacancy Statistics by Phase

Phases	Total Units	Total Vacant Units	Total Occupied Units	Percentage Vacant Units	Change from Prior Report
Phase 1	187	158	29	84.49%	+10
Phase 2	262	113	149	43.13%	+9
Phase 3	116	41	75	35.34%	+2
Phase 4	53	19	34	35.85%	0
Grand Total	618	331	287	53.56%	+21

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	182	+4	Service linkages since August 1, 2019	681	+99
Phase 2	229	+5	Total number of household assessments completed	476	+1
Phase 3	111	+32	Collaborative housing stability interventions	62	0
Phase 4	52	0			
Grand Total	574	+41			

Reason for Vacancy

Reason for Vacancy	Total Count Vacancy Reason	Percentage by Move Out Reason
Moved to Housing Choice Voucher	177	53%
Unit Transfer	50	15%
Rented Elsewhere	37	11%
Moved to Project Based Housing	36	11%
Purchased Home	3	1%
Eviction	18	5%
Termination	1	0%
Deceased	7	2%
Moved Without Notice	2	1%
Grand Total	331	100%

Relocation by City

Relocation City	Count of City	Percentage by Relocation City
Norfolk	268	81%
Virginia Beach, VA	13	4%
Chesapeake, VA	10	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	331	100%

CNI Areas of Opportunity

Reason for Vacancy	Total	Count
Housing Choice Voucher	177	60
Rented Elsewhere	37	9
Project Based Voucher	36	3
Family Splits	8	3
Purchased Home	3	2
Total	261	77

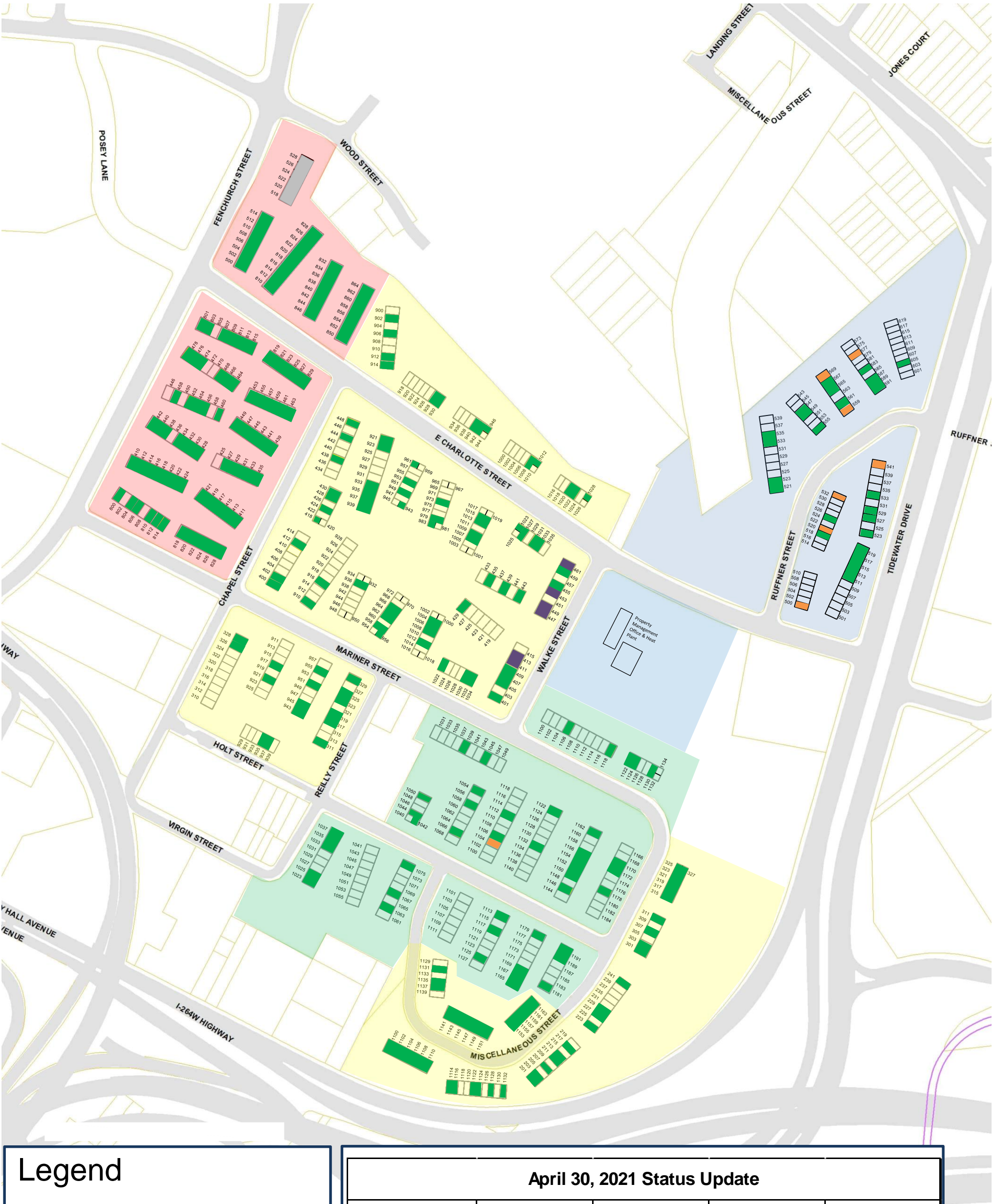
Youth Relocation

Total Youth Relocation	Count
Youth Relocated to HCV	328
Youth Relocated to LIPH/Project Based	228

* < 62% mi concentration and <40% poverty 30%
 <40% poverty 218 84%
 <20% poverty 108 41%

Vacancy Tracking Map

For Tidewater Gardens



Legend

- Vacant Units
- People First Offices
- Demolished Units
- Re-occupied Units



April 30, 2021 Status Update				
Demolition Sequence	Total Units	Vacant Units	Demolished Units	Occupied Units
Demo Seq 1	124	108	6	10
Demo Seq 2	285	141		144
Demo Seq 3	133	45		88
Demo Seq 4	76	27		49
	618	321	6	291



Signed up for Services so Far:

1485 People (includes children)

574 Households

Phase 1- 182 Households

Phase 2- 229 Households

Phase 3- 111 Households

Phase 4- 52 Households

HH Change Prior Report +41

Service Linkages since **August 1, 2019:**

681

Change prior Report +99

NRHA/People First-USI Collaborative Housing

Stability Interventions: **62**

Total number of household assessments
completed: ***476– unduplicated number**

Change Prior Report +1

**(Assessment details on Page 2)*

Regular Activities & Updates: Salient Client Needs and Service Linkages

Based on Overall Needs Assessment

- Service Linkages since 8/1/19 (N=681)
- Adult education: 10
- Asset Building: 63
- Basic and Emergency Services: 183
- Early Childhood Services: 105
- Employment: 36
- Health and Family Services: 111
- Senior Services: 1
- Youth Services: 172



Adult Assessment - Responses as of 4/30/21 (End Date)

Participants with Adult Assessment	476		
Participants with Adult Assessment, 18+	476		
Younger than 65 with Adult Assessment	430		
18-64, No SSI/SSDI with Adult Assessment	335		
Households with Adult Assessment	473	Percentage	Denominator
Has disability 18-64 (demographic)	75	17.4%	430
Receives SSI or SSDI; 18-64	95	22.1%	430
Limited English language proficiency	0	0.0%	476
Receive food stamps or WIC (households)	322	68.1%	473
Employment, no SSI/SSDI, 18 to 64	227	67.8%	335
Employed, <18	0	n/a	
Employed, SSI/SSDI or 65+	17	n/a	141
Working for the past 6 months, no SSI/SSDI, 18 to 64	183	54.6%	227
Working more than 32 hrs/week, no SSI/SSDI, 18 to 64	147	64.8%	227
Has no HS degree, ages 25+	167	37.2%	449
Enrolled in higher education, 18 to 64	14	3.3%	430
Enrolled in vocational school, 18 to 64			430
Enrolled in job training or workforce development, 18 to 64			430
Has health insurance	423	88.9%	476
Has primary care doctor	388	81.5%	476
Has seen a doctor within the past 12 months	394	82.8%	476
Has Medicare or Medicaid	384	80.7%	476
Has a chronic health condition	221	46.4%	476
Connected to appropriate service to manage chronic condition	187	84.6%	221
Has asthma	41	8.6%	476
Reporting stress or psychological distress	162	34.0%	476
Has bank account	245	51.5%	476
Applied for EITC	205	43.1%	476
Feels safe in home	383	80.5%	476
Feels safe in neighborhood	305	64.1%	476
Reporting good physical health		226	
Unable to work due to health restriction, <65 (SSA certified)		95	



Commissioners' Resolution

Commissioners' Meeting Date: June 10, 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 matters which are specifically exempted from public disclosure by the code section referred to below:

- Personnel matters involving the assignment, appointment, promotion, demotion, performance, salaries, or resignation of employees of the Authority, as authorized by Section 2.2-3711(A)(1) of the Act.
- Consultation with the Authority's legal counsel regarding probable or actual litigation requiring the provision of legal advice by counsel as authorized by Section 2.2-3711(A)(7) of the Act."



Commissioners' Resolution

Commissioners' Meeting Date: June 10, 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.



BOARD OF COMMISSIONERS UPDATES

1. NRHA Marketing Collateral, News Release & Advertising Report- May 2021
2. NRHA Media Coverage Report – May 2021
3. Tidewater Dashboard - April 2021
4. Tidewater Gardens Vacancy Map- April 2021
5. USI Families First – June 2021
6. Mobile Vaccine Flyer



Commissioners' Update NRHA Board of Commissioners

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

Executive Contact: Jennifer Moore

Date: June 10, 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, text messages sent via CodeRED, news releases submitted to the media, advertising placed during the month of May as well as Communications-related staff training.

We are continuing to report the entirety of collateral developed by the Communications Department, with materials created in May 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 May 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: Family Vaccination Days Mobile Vaccination Clinic

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.

NRHA COVID-19 Hotline - 700 calls cleared from 4/2/20 - 5/30/21

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
- 5/21/21
- 5/28/21

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

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

5/20/21 Mobile Vaccination Clinic

NRHA non-COVID-related Collateral & Programming

Annual Plan Public Review Period postcard

NRHA Community Map

Calvert Square Fact Sheet

Diggs Town Fact Sheet

Grandy Village Fact Sheet

Oakleaf Forest Fact Sheet

Sykes Fact Sheet

Tidewater Gardens Fact Sheet

Young Terrace Fact Sheet

Diggs Town Relocation Survey

Tidewater Gardens Surveys flyer: Mobility Counseling & Relocation Services and Resident Satisfaction Survey

Tidewater Gardens Tenant Management Council flyer

Right to Return QA & Info Fair postcard

Right to Return QA & Info Fair poster

Right to Return QA & Info Fair yard sign

Right to Return Handout: Question and Answer flyer
Right to Return Handout: Relocation Map handout
Right to Return Handout: Right to Return Policy
[Prepared draft Executive Director Letter for the FY2022 Budget Book](#)
[Graphic design and layout of FY2022 Budget Book](#)
[Community Newsletters: Edited and formatted newsletters for nine NRHA communities](#)
[Litter Campaign: Let's talk trash Info graphic](#)
[Litter Campaign: The Joy of Clean and Pretty article for community newsletters](#)
[Property Management Team Profile: Managing Transitions at Tidewater Gardens](#)

NRHA non-COVID-related News Releases

[5/4/21 NRHA Helps Make Resident's Homownership Dream Come True](#)

NRHA Advertising

[Budget Book Public Review Period and Hearing](#)
[LIPH Wait Alists Open](#)

CodeRED - 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
CodeRED Audience Set Up Instructions for Authorized CodeRED Users
[CodeRED Groups & Tags List](#)
[CodeRED Procedures](#)

CodeRED Text Messages

[5/19/21 Active shooter incident in Young Terrace. Staff to shelter in place.](#)
[5/19/21 Active shooter incident in Young Terrace. Off-site staff to avoid area until further notice.](#)
[5/19/21 Young Terrace is now clear. All staff may resume operations.](#)



Commissioners' Update NRHA Board of Commissioners

Subject: NRHA Media Coverage – May 2021

Executive Contact: Jennifer Moore

Date: June 10, 2021

STATUS

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

FUTURE ACTION

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

NRHA Media Coverage May 2021

Date	Headline	Publication	Reach	Sentiment
5/27/21	Hampton U mobile COVID-19 vaccine, testing clinics aim to break barriers in Norfolk communities	13NewsNow.com	824,287	Neutral
5/27/21	LEFT BEHIND: Struggles and Survival in the post-pandemic world	13NewsNow.com	824,287	Neutral



Tidewater Gardens Relocation Dashboard - 4/30/2021

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	0
Phase 3	116	48	4	52	+2
Phase 4	53	25	7	32	+4
Grand Total	618	359	118	477	+6

* 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%	0
Phase 3	116	50	30	60.00%	+2
Phase 4	53	28	22	78.57%	0
Grand Total	618	471	261	55.41%	+2

Vacancy Statistics by Phase

Phases	Total Units	Total Vacant Units	Total Occupied Units	Percentage Vacant Units	Change from Prior Report
Phase 1	187	158	29	84.49%	+10
Phase 2	262	113	149	43.13%	+9
Phase 3	116	41	75	35.34%	+2
Phase 4	53	19	34	35.85%	0
Grand Total	618	331	287	53.56%	+21

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	182	+4	Service linkages since August 1, 2019	681	+99
Phase 2	229	+5	Total number of household assessments completed	476	+1
Phase 3	111	+32	Collaborative housing stability interventions	62	0
Phase 4	52	0			
Grand Total	574	+41			

Reason for Vacancy

Reason for Vacancy	Total Count Vacancy Reason	Percentage by Move Out Reason
Moved to Housing Choice Voucher	177	53%
Unit Transfer	50	15%
Rented Elsewhere	37	11%
Moved to Project Based Housing	36	11%
Purchased Home	3	1%
Eviction	18	5%
Termination	1	0%
Deceased	7	2%
Moved Without Notice	2	1%
Grand Total	331	100%

Relocation by City

Relocation City	Count of City	Percentage by Relocation City
Norfolk	268	81%
Virginia Beach, VA	13	4%
Chesapeake, VA	10	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	331	100%

CNI Areas of Opportunity

Reason for Vacancy	Total	Count
Housing Choice Voucher	177	60
Rented Elsewhere	37	9
Project Based Voucher	36	3
Family Splits	8	3
Purchased Home	3	2
Total	261	77

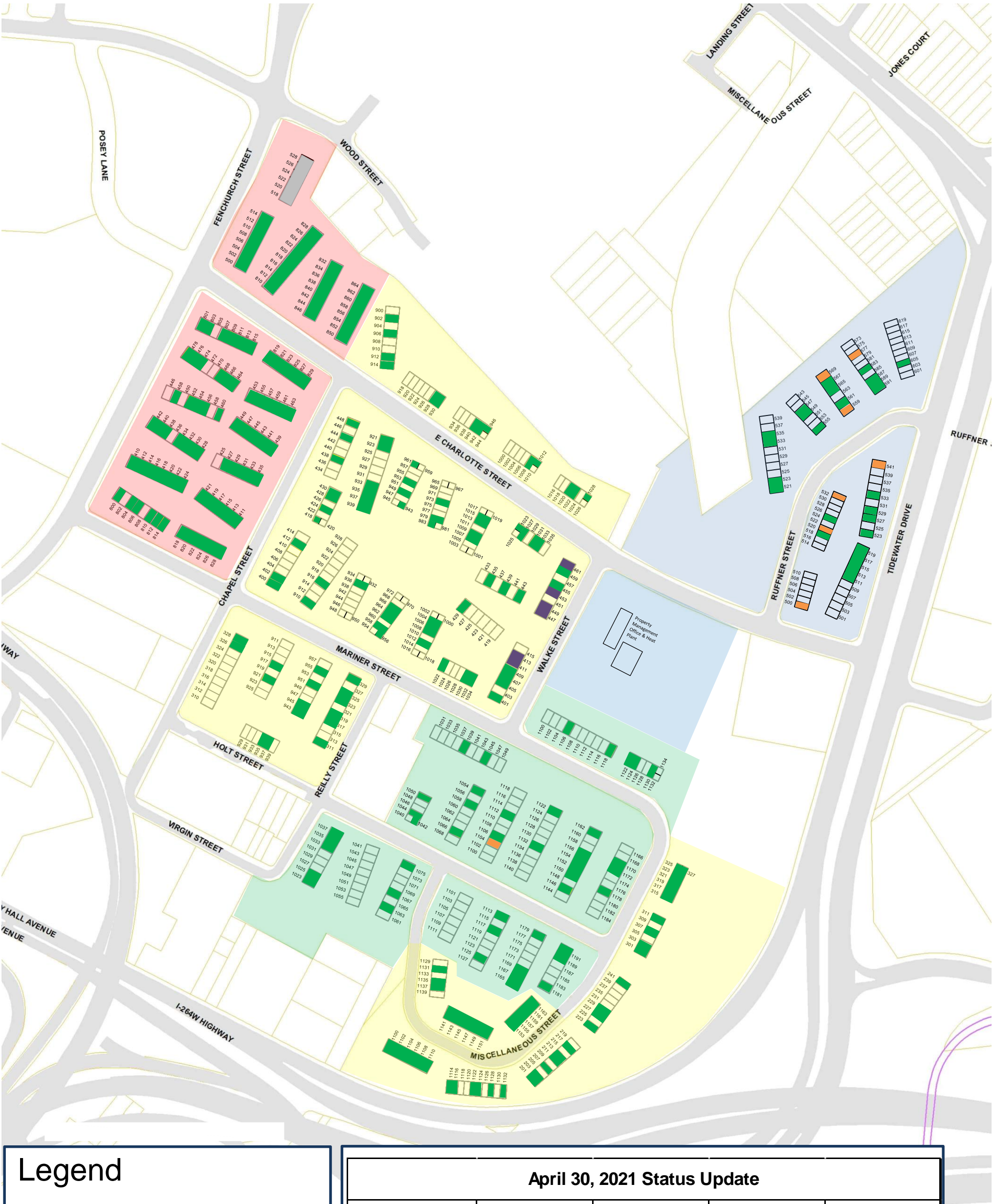
Youth Relocation

Total Youth Relocation	Count
Youth Relocated to HCV	328
Youth Relocated to LIPH/Project Based	228

* < 62% mi concentration and <40% poverty 30%
 <40% poverty 218 84%
 <20% poverty 108 41%

Vacancy Tracking Map

For Tidewater Gardens



Legend

- Vacant Units
- People First Offices
- Demolished Units
- Re-occupied Units

April 30, 2021 Status Update				
Demolition Sequence	Total Units	Vacant Units	Demolished Units	Occupied Units
Demo Seq 1	124	108	6	10
Demo Seq 2	285	141		144
Demo Seq 3	133	45		88
Demo Seq 4	76	27		49
	618	321	6	291



Commissioners' Update NRHA Board of Commissioners

Subject: Families First Update

Executive Contact: Donna Mills, Chief Housing Officer

Date: June 10, 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

Keeping Your Kids Safe

We're experiencing an uptick in reports from the police department of unattended youth engaging in negative conduct. All of us want to make sure our kids are safe. We have provided information for our newsletters so parents and guardians understand the City of Norfolk's "Curfew for Minors" regulation to solicit their assistance in addressing curfew violations in their communities and families.

Security Project Install Updates

- Calvert Square Envision Center & fiber install (in progress)
- Tidewater Gardens (pending)
- Oakleaf Forest "hot spot" locations (pending)
- Completed Projects:
 - ✓ Young Terrace
 - ✓ Calvert Square & Calvert Square "hot spot" locations
 - ✓ Diggstown
 - ✓ Oakleaf Forest
 - ✓ Oakleaf Forest FIC
 - ✓ Grandy Village
 - ✓ Grandy Village Learning Center

NOTE: Any additional cameras installed in hot spot areas in any community will be dependent upon the ability to transmit signals. Fiber install or other transmission alternatives may be necessary to complete the project if applicable.

Safe Zone Initiative

- Planning underway to identify locations and community partners for a safe zone initiative in public housing communities.
- Planning will include resource development specific to community concerns, curriculum details, and training.

FY20 Capital Fund Emergency Safety and Security Grant

Application was submitted for emergency funding for improved security services for our public housing communities. We were awarded the grant in the amount of \$171,615. Quotes are pending based on increased activity in our communities. Oakleaf Forest will be assessed ASAP based on the difficult access of police to patrol and the design of the community.

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

CLIENT SERVICES

Family Vaccination Clinics

NRHA partnered with the Hampton University Mobile Vaccination Clinic to host Family Vaccination Clinics in three family communities to include:

- Calvert Square on Tuesday, May 25,
- Oakleaf Forest on Wednesday, May 26, and
- Young Terrace on Thursday, May 27

Family Vaccination Clinics were hosted from 4pm-7pm in designated areas in each community. Event flyers were distributed door-to-door and outreach was conducted by Client Services staff before and during each event. Each day a host of community providers, including the Hampton Roads Community Health Dental Program, Norfolk Public Library, Sight to See, Up Center, and others engaged with residents offering free dental and eye exams, free books, and enrollment into a number of services. The Norfolk Police Department distributed free ice cream and residents engaged in fun games and activities. In addition, the FoodBank provided access to free and fresh produce at each site and distributed \$25 Food Lion gift cards to participating households. In total, 60 individuals age 12 and older were vaccinated during the three-day event. Hampton University will return to administer second doses on June 15-17.

FUTURE ACTION

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

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

FAMILY VACCINATION DAYS

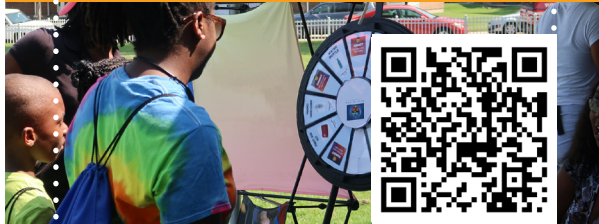
COVID -19 vaccination event for ages 12+

(Minors must be accompanied by an adult and have an identification such as school ID)

You'll be able to catch the mobile clinic at the following locations on the following dates:



Calvert Square Envision
Center Basketball Courts
Tuesday, May 25, 4 - 7 pm



Scan me!

Oakleaf Forest
Basketball Courts
Wednesday, May 26, 4 - 7 pm



Scan me!

Young Terrace
Foodbank Hub
Thursday, May 27, 4 - 7 pm



Scan me!

The Hampton University Mobile Vaccination Clinic will be rolling through to provide free Pfizer vaccines, COVID-19 testing and more.

Plus, fresh produce will be distributed by the Foodbank of Southeastern Virginia, and there will be games, resources and raffle prizes. The first 100 people to receive a vaccination each day will receive a \$10 gift card!



Registration is encouraged. To register scan QR code next to the event you wish to attend. Vaccinations for those unregistered are limited to a first come first served basis.



Please bring ID to the event.



Mask-wearing and social distancing will be enforced.



Second doses will be administered June 15-17.



For more info, call 757-314-1533.



Don't miss the bus!

