



AGENDA
NRHA Commissioners' Meeting
Thursday, January 13, 2022
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**
November 18, 2021 Board of Commissioners' Minutes
December 9, 2021 Board of Commissioners' Minutes
- II. **REMARKS** **Pg. 28**
Executive Director's Comments
Commissioners' Comments
- III. **DEVELOPMENT** **Pg. 30**
- IV. **HOUSING OPERATIONS** **Pg. 32**
 - 1) Resolution Authorizing a Change Order to the Carbon Monoxide Detector Installation Contract
Presented by: Donna Mills
Chief Housing Officer
- V. **COMMUNITY ENGAGEMENT**
- VI. **FINANCE AND ADMINISTRATIVE ACTIVITIES** **Pg. 33**
 - 1) Previous Month's Activities
 - a) Contract Activities
 - b) Anticipated Requests for Proposals, Qualifications, or Quotations and Invitations for Bids
 - c) Cash Advance Report
- VII. **NEW BUSINESS** **Pg. 38**
 - 2) Resolution Authorizing the Executive Director or His/Her Designee to Sign Instruments Transferring or Encumbering Real Estate in Which this Authority Has an Interest
Presented by: Ron Jackson
Executive Director
 - 3) Resolution of Gratitude to Joe W. Dillard, Jr. for Services Rendered as Commissioner of Norfolk Redevelopment and Housing Authority
Presented by: Ron Jackson
Executive Director

VIII. COMMITTEE MEETING NOTES

There were no Committee Meetings held for the month of December

IX. CLOSED SESSION Pg. 41

- 1) 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.
- 2) 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."

X. COMMITTEE UPDATES Pg. 42

- 1) Families First Update
- 2) Communications and Government Relations Update

FUTURE MEETINGS

BOC HCV Committee Meeting

Tuesday, January 18, 2022 at 11:00 a.m.
555 East Main Street

BOC Housing and Safety Committee Meeting

Monday, January 24, 2022 at 9:30 a.m.
555 East Main Street

BOC Meeting

Thursday, February 10, 2022 at 9:00 a.m.
555 East Main Street

MINUTES OF MEETING

The Commissioners (the “Commissioners” or the “Board”) of the Norfolk Redevelopment and Housing Authority (the “Authority” or “NRHA”) met in a regular monthly meeting at 555 East Main Street in Norfolk, Virginia (the “City”) on Thursday, November 18, 2021.

The meeting was called to order at 9:09 a.m. by Chairman Donald Musacchio. Those Commissioners present and absent were as follows:

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

Absent: Ms. Rose Arrington

Also present were Ronald Jackson, Secretary, and Delphine Carnes, Attorney. Various staff members, Penny Kmitt from WTKR, Sarah Black from Legal Aid Society of Eastern Virginia, and Susan Perry participated remotely via telephone. Raytron White, a resident of Grandy Village, attended in person and has signed up to address the Commissioners.

Welcome and Remarks by the Chairman of the Board

Chairman Musacchio welcomed the Commissioners and thanked them for their participation. He noted that all information for remote participation in today’s meeting is posted on NRHA’s website. Chairman Musacchio explained that there will be an opportunity for public comment at the end of today’s meeting as well as during the public hearing related to the City Funding Application. He stated that members of the public may participate virtually by using the “raise hand” icon or typing in their comments.

Chairman Musacchio announced that there is a very full agenda today that includes several presentations, a public hearing, and two closed session items. He also informed the Commissioners that they will be asked to consider passage of a resolution approving the settlement agreement for the St. Paul’s/Choice Neighborhoods Initiative (“CNI”) litigation.

Chairman Musacchio acknowledged the recent incident that occurred in the Young Terrace community on November 3 in which three NRHA residents lost their lives and several others sustained gunshot wounds in attempting to aid the other victims. He noted that the prayers of all members of the Board continue to be with those families who lost loved ones, as well as others whose lives have been impacted by this tragic event. Chairman Musacchio also mentioned that the

Board's concern extends to members of the community and NRHA staff who witnessed, and were affected by, this tragedy. He noted that Mr. Jackson will address this occurrence and its aftermath later in today's meeting. Chairman Musacchio then acknowledged the tireless work of Karen Rose, Kim Thomas, Donna Mills, Yilla Smith and Michael Clark, as well as countless other NRHA staff members who came to the assistance of the aggrieved family members and shaken community. Chairman Musacchio thanked the Commissioners for their prayers and support during this difficult time. He offered special thanks to Commissioners Benassi and Albert, who joined him in the community walk that took place the day after the incident. Chairman Musacchio noted that, although the event was extremely sad, it was very moving to see the tremendous outpouring of support extended to the Young Terrace community from the Norfolk Police, City officials and NRHA staff. He stated that staff members will have an opportunity to provide additional thoughts and reflections a little later in the agenda.

Chairman Musachio asked for prayers for Ms. Arrington; she is dealing with some serious health issues, which have kept her from attending today's meeting.

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I. Approval of Minutes of Board of Commissioners' Meeting

Chairman Musacchio presented for approval the minutes of the October 14, 2021 Board of Commissioners' meeting. Upon motion of Mr. Gresham, seconded by Mr. Albert, the minutes of the October 14, 2021 Board meeting were unanimously approved by all of the Commissioners present.

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II. Remarks

Executive Director's Comments

Mr. Jackson announced that he wants to devote this portion of the agenda to share thoughts on the tragic November 3 shooting event and to consider what NRHA can do to best respond to such an incident when it occurs. He commented that he wants to start by acknowledging the burden that the community and staff are carrying in the aftermath of this tragedy, as well as the incredible outpouring of support that the community and NRHA have received during this difficult time. Mr. Jackson mentioned that NRHA is looking into additional programs for youth to keep them engaged. He observed that the perpetrator may have missed out on available opportunities for engagement and mentoring that potentially could have mitigated his actions. Mr. Jackson then opened the floor to staff for their comments.

Kim Thomas, Chief Community Engagement Officer, addressed the Board. She commented that events such as the one that occurred on November 3 make staff members re-evaluate the work that they do in the community, which is extremely important, but can be very difficult. She emphasized NRHA's commitment to the wellbeing of its staff and residents, and noted that the Authority is using funds from Hampton Roads Ventures, L.L.C. ("HRV") to retain several local clinicians and therapists to work on-site in NRHA's communities with a focus on Young Terrace and Grandy Village. Ms. Thomas added that NRHA has collaborated with several other local organizations to provide prompt and comprehensive support for affected community members. She reported that banners are being posted and flyers distributed to publicize all of the services that are available to residents and staff. Ms. Thomas commented that these partner organizations have been very supportive and some wonderful relationships have been forged in the course of responding to the tragedy. She added that NRHA is also working with the City to use the City recreation center for programs and services for residents of Young Terrace.

Yilla Smith, Director of Client Services, agreed with Ms. Thomas' comments and reported that several families have already taken advantage of the services NRHA is providing. She indicated that NRHA wants to send the message to its residents and staff that "it is ok not to be ok" after such a traumatic event, and that is why NRHA is providing counseling professionals to help families with any issues or problems they are experiencing. Ms. Smith commented that these services are ongoing, and not just a temporary measure in response to a specific incident. She thanked her fellow staff members for their amazing and effective handling of the situation.

Donna Mills, Chief Housing Officer, echoed Ms. Thomas' sentiments, noting that these types of tragic events are very challenging and emotional for everyone and staff tries to deal with them to the very best of their ability. Ms. Mills reported that there was another incident yesterday at Grandy Village. She stressed the importance of continuing to engage with residents and to reinforce the message - "If you see something, say something." Ms. Mills indicated that the Authority needs to be proactive in reaching out to the communities and enlisting help from residents in preventing criminal activity. She reported that NRHA is continuing to work with its community partners on crime prevention, is carefully monitoring security cameras, and has entered into a new security contract. Ms. Mills observed that no one improvement will resolve the issue; the problem has to be approached from many angles.

Karen Rose, Security Programs Manager, participating by telephone, stated that NRHA is continuing to work hard, if not even harder, to improve neighborhood security. She thanked the staff and Board for their support and noted that NRHA has a very hands-on approach in its efforts to combat crime and promote safety. Ms. Rose added that staff members recognize how difficult their jobs are and take care of one another during stressful times. She noted that she will be sharing her suggestions regarding some additional/revised security measures with the Board at a later date. Mr. Albert reported that, at the request of a City partner, NRHA is considering additional activities to be scheduled at the recreation center. He added that NRHA needs to be more proactive about

publicizing these events so that community members can take advantage of them. Mr. Albert indicated that, after the recent incident in Young Terrace, he attended an event where several organizations acknowledged that NRHA staff reached out to them immediately to coordinate on-site efforts to address the tragedy. He complimented Ms. Smith, Ms. Mills, and Michael Clark, Deputy Executive Director - Operations, for responding so quickly and efficiently.

Mr. Jackson commented that it is important to think about the families of the victims. He then read biographical statements about each of the victims and asked for a moment of silence in recognition of these individuals, their families and the community.

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III. Development

1) Presentation and Public Hearing for FY2023 Development Division City Funding Application

Mr. Clark addressed the Board and noted how emotional he feels given the gravity of the situation in the community. He stated that his staff, including those who just spoke, deserve a great deal of credit for the amazing job they did in helping others even when they were under tremendous emotional stress themselves. *[The Court Reporter arrived prior to the PowerPoint presentation regarding the FY2023 Development Division City Funding.]*

Mr. Clark began his PowerPoint presentation, noting that the slides explain NRHA's application to the City for funding. He reviewed Slide 2, which illustrates the various funding sources (General Fund, Community Development Block Grant ("CDBG"), Capital Improvement Plan ("CIP") and HOME Investment Partnership), and Slide 3, which sets forth the respective percentages of each funding source and shows the total proposed request at \$9,890,855. Mr. Clark then discussed Slide 4 that outlines the individual items in the CIP request. He noted that the \$3 million line item (Transforming Public Housing Communities) is to support the redevelopment of Tidewater Gardens. Mr. Clark reviewed the General Fund slide (Slide 5) that shows the uses for this request, which concentrates on program management and economic development performance grants. He observed that the Residential Options, Inc. ("ROI") line item is a collaborative effort with the City and the Community Services Board ("CSB"), noting that in 2016 NRHA took over the ROI organization to support the housing needs of CSB clients.

Mr. Clark turned to the HOME Investment Partnership Fund slide (Slide 6) that covers the homebuyer loan program for NRHA's low to moderate income homebuyers and then reviewed Slide 7 that illustrates CDBG support for HomeNet. He discussed current trends in City funding and the status of various initiatives that are already underway. Mr. Clark reported that over the last 17 months \$2.2 million in COVID relief was distributed to more than 400 applicants. He

commented that this was all accomplished with existing staff, as NRHA does not have a department dedicated solely to COVID relief activities. Mr. Clark described the infrastructure work in which NRHA is involved, including demolition and acquisitions, as well as completion of rehabilitation and sales of scattered sites. He also mentioned that, before the end of the year, NRHA will issue a Request for Proposals (“RFP”) for infill development. Mr. Clark concluded his presentation by reviewing Slide 8 that sets forth the application timeline.

Mr. Albert asked if Mr. Clark anticipates having any difficulty with the City with respect to these requests. Mr. Clark responded that NRHA trimmed its “ask” to a certain extent based on preliminary conversations with the City. He noted that the City has already indicated its support for the requested items. Mr. Clark commented that NRHA may not get 100% of the requested funding in each category, but he does anticipate receiving a significant amount of the overall request.

Chairman Musacchio opened the floor for public comment. Monet Johnson, who was attending in person, introduced herself as an organizer and asked the Board and NRHA to consider the correlation between maintenance and gun violence. She emphasized that most NRHA neighborhoods are comprised primarily of black women and, as a black woman and Norfolk resident, she is impacted by crime and would like to see NRHA increase investment in its neighborhoods. The next speaker, Vincent Hodges, stated that he resides on Raleigh Avenue in Norfolk and is a social worker and community activist. He also emphasized that he would like to see more investment in NRHA’s communities and asked whether the Authority has consulted directly with the residents. Mr. Hodges also wants to know if this funding will be a one-time influx of money or will more financial support be coming down the road to assist with increased programming and activities. Staff checked online and in the lobby to determine if there were other members of the public who wished to speak. There being none, the public hearing was closed at 9:52 a.m.

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IV. Housing Operations

1) Housing Operations Division Quarterly Report – FY2022 1st Quarter

Ms. Mills addressed the Commissioners and highlighted a few areas of the report. She indicated that there are currently 3,823 Housing Choice Voucher (“HCV”) participants and 28 new landlords were added to the HCV program this quarter. She reported that NRHA has been hosting a virtual landlord learning series; the series began in September with a presentation on eviction prevention. Ms. Mills commented that facilities management is still addressing trench leaks, including some in the Tidewater Gardens community, as well as damages sustained to some buildings by vehicles. She noted that the current occupancy rate is 98.32%, not including

Tidewater Gardens and Diggs Town. Ms. Mills also mentioned that accounts receivable stand at 5.43%, up from 2.83% as reported in September 2020, and are expected to continue to increase. She observed that there were four evictions this quarter, a figure slightly lower than the same time last year; she confirmed that NRHA is continuing to analyze and improve security features throughout its communities. Ms. Mills indicated that 50 persons have been removed from the banned list. She concluded by mentioning that NRHA has started a comprehensive physical needs assessment process for its communities and then offered to answer any questions the Commissioners might have. Chairman Musacchio stated that additional information regarding housing operations is included in the Board Packet.

Ms. Mills provided some additional details with respect to accounts receivable. She reported that 612 residents are currently delinquent on their rent; the total amount of past due rent currently equals 166% of the rent owed a year ago. Ms. Mills indicated that NRHA has received a few payments from rent relief funding, but the process is extremely slow. She added that \$250,000 of additional funding is now available through the Virginia Emergency Relief Committee (“VERC”), so NRHA is working to access those funds to assist its families. Ms. Mills mentioned that NRHA is drafting a letter to residents that outlines the new legislation related to late fees and explains how the Authority’s rent software is addressing this change. Mr. Benassi asked if the \$250,000 is currently available. Ms. Mills responded that it is available; NRHA is currently working with the City and has a deadline of December 1 to apply for the funds.

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V. Community Engagement

1) Community Engagement Division Quarterly Report – FY2022 1st Quarter

Ms. Thomas addressed the Board regarding the Community Engagement Quarterly Report and noted that this report includes client services and economic opportunities. She explained that NRHA has hosted a number of events, including back to school activities, community “Days of Caring,” and a series entitled “The Talk” that gives residents the opportunity to speak with lawyers and accountants about financial planning. Ms. Thomas spoke about workforce issues; there are currently 132 participants in the workforce program, which is very good given COVID complications, and some new job opportunities have become available, including positions with Amazon. She announced that 12 participants have graduated from the Family Self Sufficiency (“FSS”) program, with a total of \$23,000 in the escrow account that will be distributed. Ms. Thomas reported on youth services programming, noting that there has been a lot of participation in the out-of-school program for job training and 25 students are currently enrolled in the Eastern Virginia Medical School (“EVMS”) youth program that encourages and prepares students for STEM careers. She also mentioned that more than 1,200 free meals were served in the last quarter.

With respect to the Economic Opportunity division, Ms. Thomas reported that 23 contract opportunities were passed along to Section 3 businesses; these efforts support minority and

women-owned business growth as well as build up businesses run by NRHA's residents to put them in a better position to successfully bid on jobs in the future. Mr. Albert asked if NRHA receives funding from Opportunity, Inc. for workforce readiness programming. Ms. Thomas responded that NRHA is part of their network and has access to some of Opportunity, Inc.'s resources. Mr. Albert told Ms. Thomas to let him know if he can help in any way. Mr. Benassi mentioned that there is a new wind turbine manufacturing plant in Portsmouth that will be hiring and he thought that this might be a good opportunity for NRHA's residents. Mr. Albert agreed and noted that the new plant will pay very good wages. Mr. Benassi added that he is connected to the effort and happy to help in any way that he can.

Ms. Thomas stated that she wants to publicly thank Ms. Smith who is leaving NRHA in two weeks. Ms. Thomas praised Ms. Smith for her talent and dedication and noted that she will be missed.

2) People First Empowered by USI Year Two Annual Report

Ms. Thomas introduced Claudia Sparks, Alicia Walter and Alex Stevens from Urban Strategies, Inc./People First ("USI") and Dr. Susan Perry from the City, all of whom are participating remotely by telephone. Ms. Sparks shared a PowerPoint presentation that provides a Year Two update of USI's activities from July 2020 - June 2021. She began her presentation by expressing how saddened USI's representatives are by the recent tragedy in Tidewater Gardens. Ms. Sparks emphasized that USI will continue its efforts to connect residents and young people to services, listen to resident input, assist with healing after traumatic events, such as that on November 3, work on conflict management training, and provide counseling.

Ms. Sparks explained that her report covers Year Two, which ended on June 30, 2021. She began her presentation by showing a picture of the USI team, which has grown to a staff of 19, including 9 case managers who work directly with residents. She added that USI also employs two mobility specialists who help with the relocation process. Ms. Sparks emphasized that USI's mantra is "All St. Paul's families will be safe, supported and thriving." She observed that this is USI's guiding principle and all efforts have this end result in mind. Ms. Sparks reported that USI utilizes a holistic approach based around four main pillars: housing stability, education, economic mobility and health/wellness (physical and emotional). She commented that, as of Year Two, 94% of Tidewater Gardens residents were enrolled in USI's supportive services. Ms. Sparks emphasized USI's commitment to stay in contact with residents to determine and address their needs in all areas, including food, day care, education, counseling, job training, etc.

Ms. Sparks acknowledged that USI's mission is very challenging. She reported that USI has assisted 143 of the 156 families (92%) who relocated from Tidewater Gardens in Year Two. She explained that it is a complicated process and depends on what residents decide is best for them. Ms. Sparks commented that USI provides assistance with credit repair when needed and works with individuals on the application process when touring properties that accept HCVs. She

explained that USI helps mitigate the barriers to finding quality, affordable housing, sometimes by offering landlords incentives such as providing an additional rent payment when the rent reasonableness analysis results in monthly payments below what the landlord is willing to accept. Ms. Sparks reviewed the slide that shows USI assisted relocations by type and indicates that the vast majority of families chose to take HCVs, 28% chose a Low-Income Public Housing (“LIPH”) transfer, 13% utilized Project Based Vouchers and 5% rented elsewhere. She commented that it is always USI’s desire to help residents move to neighborhoods of opportunity, but the main goal is to reduce concentration of poverty. Ms. Sparks reported that in Year Two USI assisted 85% of families to relocate to neighborhoods with a poverty rate of less than 40%, concrete evidence that USI’s efforts are, in fact, bringing about a de-concentration of poverty. She then reviewed the slide showing education statistics. Ms. Sparks stated that there was a decrease (from 68% to 55%) of resident children 0-3 years of age participating in center-based or formal home learning programs but noted that the pandemic impacted these statistics because many childcare centers were closed and some parents also chose to keep their children at home because of COVID-related health concerns.

Ms. Sparks turned to the Health slide that shows there was tremendous growth in Year Two (48% to 88%) of the number of families being connected with services to manage chronic health conditions. She observed that USI is really pleased that so many residents are connected to healthcare. Ms. Puryear asked Ms. Sparks what barriers make it difficult to access health insurance since most NRHA residents should be eligible for subsidized healthcare. Ms. Sparks responded that although most residents qualify for Medicaid, many don’t receive regular care and just go to the Emergency Room when a health situation arises. Ms. Puryear emphasized that the gateway to accessing regular care is to have health insurance and she is concerned that the percentage of uninsured residents is too high. Ms. Sparks assured the Board that USI caseworkers assist residents in updating their status to ensure that they can access any insurance for which they are eligible.

Ms. Parks reviewed the Economic Mobility slide that shows an increase in the number of residents who now have full-time employment, as well as an increase in annual earned income. Mr. Dillard asked for clarification of the data and for more information regarding these employment figures. Ms. Sparks responded that she would provide a more detailed explanation at a later time. She mentioned that USI is pleased with the positive incremental changes it is seeing in the employment statistics and the work that is being accomplished to increase living wages and reduce poverty. Ms. Sparks then reviewed information regarding economic inclusion and reported that 50% of the current supportive service contracts are with black-owned and/or operated businesses and 57% of all supportive service contract dollars are spent on contracts with black-owned and/or operated organizations. Ms. Sparks next turned to the slide showing a data snapshot for Year Two. Ms. Puryear asked Ms. Sparks to explain the difference between “assisted” and “supported.” Ms. Sparks responded that they mean the same thing and refer to the support or assistance residents receive as a result of USI’s case management services. Mr. Dillard mentioned that in 2014 the Mayor started a Commission on Poverty, on which Ms. Puryear served. In light of that, he noted that the information Ms. Sparks has shared is outstanding, but he is confused by some of the statistics, which do not appear to be consistent from slide to slide. As an example,

Mr. Dillard stated that one slide shows USI assisting 143 families with housing, but in another slide the data is different. Ms. Sparks explained that one statistic refers only to the number of HCV recipients, which is lower than the total number of families served. Ms. Carnes suggested that the Commissioners submit written questions to the USI team that can be addressed in greater detail at next month's Board meeting.

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VI. Finance and Administrative Activities

1) Previous month's activities

The reports of last month's activities is included in the Board Packet. There were no questions or comments from the Commissioners.

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VII. New Business

1) Election of Officers

Ms. Puryear presented the slate and announced that Chairman Musacchio and Vice-Chairman Albert are willing to continue to serve in their respective offices in the coming year. On motion of Ms. Puryear, seconded by Mr. Dillard, the slate of officers, as presented by Ms. Puryear, was unanimously approved by all the Commissioners in attendance, with the exception of Mr. Albert who had stepped out of the room. Ms. Puryear thanked Chairman Musacchio and Mr. Albert for their leadership and stated that she speaks for all of the Commissioners when saying that these officers have the full support of the Board. Chairman Musacchio expressed his thanks to Ms. Puryear and the Board and stated that he and Mr. Albert will continue to support diverse opinions.

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Public comments:

Raytron White, President of the Grandy Village Tenant Management Council, came before the Board and expressed his concern about the recent shooting incidents. He noted that his heart aches for the victims, their families and the community. Mr. White stated that shootings have been occurring in Grandy Village for many months. He held up one of the NRHA flyers that was distributed in the community and observed that this outreach is a good idea, but more is needed. Mr. White indicated that he is concerned about the lack of NRHA staff engagement. He applauded those residents who called the police. Mr. White complained that the residents are suffering in the wake of this tragedy but are not being cared for sufficiently by NRHA staff. He recommended that

the Authority provide telephone numbers to everyone in the community so they can easily reach NRHA staff and administration as concerns arise. Mr. White noted that he is tired of fighting for his neighborhood and discouraged by NRHA's response. He reported that he has met with City officials and the Chief of Police and they are stepping up to help. Mr. White suggested that NRHA employees need to be taking positive steps to engage with residents rather than saying "we're working on it." He acknowledged that he likes the leaflets that were distributed by NRHA but wants to be sure that this information reaches every household.

Mr. Albert suggested that NRHA's Safety Committee can meet and discuss Mr. White's concerns. Chairman Musacchio agreed, noting that the issues Mr. White has raised apply to all of NRHA's communities and warrant a more in-depth conversation. Mr. Hodges asked whether monthly Safety Committee meetings are sufficient given the frequency of recent criminal activity. Mr. Albert responded that the Safety Committee is only one of several resources available to address these issues. Mr. White also observed that he would like to see community buildings reopened as a venue for residents to gather and communicate. Mr. Jackson stated that NRHA is currently trying to reopen its facilities to the greatest extent possible so that the Authority can engage more with residents, while continuing to adhere to applicable COVID restrictions.

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VIII. Resolution Approving the Settlement Agreement in Bryant, et al., v. The City of Norfolk, et al., Civ. No. 2:20-cv-00026-RCY-RJK (Item X on the previously circulated agenda)

The Commissioners were presented with a resolution to approve the Settlement Agreement in the CNI litigation, *Bryant, et al., v. The City of Norfolk, et al.* Upon motion of Mr. Dillard, seconded by Mr. Albert, the following resolution was unanimously approved by all Commissioners in attendance.

RESOLUTION 9476

WHEREAS, Norfolk Redevelopment and Housing Authority ("NRHA" or the "Authority") is a defendant in a civil action, *Bryant, et al. v. City of Norfolk, et al.*, Civ. No. 2:20-cv-00026-RCY-RJK, in the United States District Court for the Eastern District of Virginia (the "Lawsuit");

WHEREAS, the Lawsuit involved claims related to implementation of the Choice Neighborhoods Initiative ("CNI") Plan;

WHEREAS, the parties to the Lawsuit have agreed to resolve all disputes, claims and causes of action related to the Lawsuit by entering into a Settlement Agreement, a copy of which is attached hereto (the “Settlement Agreement”);

WHEREAS, no federal funds were, or will be, utilized to settle the Lawsuit;

WHEREAS, any and all modifications to the CNI Plan, or its implementation, resulting from settlement of the Lawsuit were, or will be, approved by the U.S. Department of Housing and Urban Development (“HUD”);

WHEREAS, the Settlement Agreement contemplates the successful completion of the CNI Plan and the utilization of federal funds in the ordinary course of CNI program operations; and

WHEREAS, settlement of the Lawsuit, pursuant to the Settlement Agreement, will allow NRHA to continue implementation of the CNI Plan to provide increased affordable housing opportunities in the City of Norfolk.

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

1. The Settlement Agreement is hereby approved.
2. The Executive Director, or his designee, is hereby authorized to execute and deliver any and all agreements, instruments and other documents as may be necessary or desirable to consummate the transactions contemplated by this Resolution and to take such other action and to execute and deliver such other documents as he may deem necessary or desirable to carry out the intent of this Resolution.
3. All actions heretofore taken by the Executive Director and other officers of the Authority in connection with the transactions contemplated by this Resolution are hereby approved, adopted, ratified and confirmed in all respects.
4. This Resolution shall take effect immediately upon its adoption.

[Mr. Albert left the meeting at 11:07 a.m. immediately after the vote approving Resolution 9476.]

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IX. Closed Session

At 11:07 a.m. upon motion of Mr. Gresham, seconded by Mr. Dillard the following resolution was unanimously approved by all Commissioners in attendance, with the exception of

Mr. Albert who had left the meeting and was not present for the vote.

RESOLUTION 9477

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 November 18, 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."

Update by counsel on CNI litigation.

2) "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."

Review and discussion of various personnel matters in response to TAG assessment.

At 11:50 a.m. upon motion of Mr. Gresham, seconded by Ms. Puryear, the following resolution was unanimously approved by all of the Commissioners in attendance, with the exception of Mr. Albert who had left the meeting and was not present for the vote.

RESOLUTION 9478

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

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

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

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X. Committee Notes and Updates

The Committee Notes and Updates are included in the Board Packet. There were no comments or questions from the Commissioners regarding these reports.

- 1) Family Self Sufficiency – Scattered Sites Home Ownership
- 2) Tidewater Gardens Relocation Efforts Update – 10/31.2021
 - a) Tidewater Gardens Relocation Dashboard
 - b) Tidewater Gardens Vacancy Map
- 3) Communications and Government Relations Update
- 4) Families First Update
- 5) Crisis Response to Young Terrace Shooting
- 6) Security Programs Update

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Chairman Musacchio announced that there was another opportunity for public comment and once again gave instructions for remote participation. Staff checked to be sure that there were no members of the public waiting to speak either online or in person; there were none.

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There being no further business, the regular meeting was adjourned at 11:52 a.m.

Secretary

Chair

MINUTES OF MEETING

The Commissioners (the “Commissioners” or the “Board”) of the Norfolk Redevelopment and Housing Authority (the “Authority” or “NRHA”) met in a regular monthly meeting at 555 East Main Street in Norfolk, Virginia (the “City”) on Thursday, December 9, 2021.

The meeting was called to order at 9:05 a.m. by Chairman Donald Musacchio. Those Commissioners present and absent were as follows:

Present: Mr. Joe W. Dillard, Jr.
 Mr. Richard Gresham
 Mr. Donald Musacchio
 Ms. Suzanne Puryear

Absent: Mr. Alphonso Albert
 Ms. Rose Arrington
 Mr. Kenneth R. Benassi

Also present were Ronald Jackson, Secretary, and Delphine Carnes, Attorney. Michael W. Graff, Esq. from McGuireWoods, Steven Kahn from Standard Communities, and various staff members attended remotely.

I. Welcome and Remarks by the Chairman of the Board

Chairman Musacchio welcomed the Commissioners and thanked them for their participation. He noted that today’s meeting is being broadcast online and all information for remote participation is posted on NRHA’s website. Chairman Musacchio announced that members of the public may participate virtually by using the “raise hand” icon or by typing their comments in the question box on the screen. No participants clicked the “raised hand” icon or submitted comments.

Raytron White, a resident of Grandy Village, was physically present and asked to address the Commissioners. Mr. White stated that he still has not received answers to the questions and concerns he has raised at prior Board meetings. He noted that he expressed his concerns regarding the recent shooting in his neighborhood, yet still has not been contacted by anyone from NRHA. Mr. White observed that when a shooting occurred in the Calvert Square neighborhood, the building where the incident occurred was shut down and staff sent home. He reported that no such action was taken in Grandy Village after the recent shooting. Mr. White commented that the residents in his community want to see the parking policy enforced and increased security measures implemented to reduce the number of automobile break-ins. He told the Commissioners

that he plans to get all of the NRHA Tenant Management Councils together in January to issue a public statement summarizing their concerns because he is tired of the Authority's failure to take any action. Mr. White stated that the Grandy Village neighborhood is crumbling and the residents deserve to be heard. He explained that community members have suggestions for improvements but feel that NRHA is not listening. Mr. White gave the example of the lack of recreational facilities. He concluded by emphasizing that the community is suffering and despite repeated requests for change, NRHA is unresponsive. Chairman Musacchio thanked Mr. White for his comments. There were no other speakers in the lobby or online.

Mr. Jackson reported that NRHA staff members appreciated seeing the Commissioners when they visited the offices yesterday. He indicated that there will be other opportunities for the Board and staff to get together today, both in NRHA's Main Street offices, as well as at the 1:00 p.m. event at the Ballentine office. Chairman Musacchio thanked the Commissioners for their support of NRHA and its staff.

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Introduction to Agenda Items I and II:

Ms. Carnes gave a brief introduction of the two bond inducement resolutions on today's agenda. She explained the process for issuance of multifamily bonds and the role of NRHA as conduit issuer. Ms. Carnes noted that NRHA, as conduit issuer, will not be subject to any liability with respect to the bonds, will not incur any expenses, and will earn an annual administrative fee for as long as the bonds are outstanding. She also mentioned that the bonds will finance the renovation and ongoing availability of affordable housing in Norfolk. Ms. Carnes then turned the floor over to Mike Graff from McGuireWoods, who will serve as bond counsel on the two proposed transactions.

Mr. Graff reiterated Ms. Carnes' comments, noting that NRHA in its role as issuer will incur no risk and will have no responsibility for repaying the bonds. He explained that the developer will be responsible for repayment of the bonds, as well as all transaction expenses, and will utilize 4% LIHTC in conjunction with the bonds to finance the acquisition and rehabilitation of the two apartment complexes, Lexington Park and Braywood Manor. Mr. Graff indicated that the two resolutions presented today are the first step in the approval process; this initial approval will allow the developer to move forward with acquisition of the properties and expend funds on the projects that will be reimbursed at closing. He informed the Commissioners that a public hearing for each transaction will be held next year, after which the developer will seek City Council approval, the bond documents will be finalized, and a final resolution regarding issuance of the bonds will be presented to the Board for approval.

Mr. Graff then introduced Steven Kahn, who works for the developer, The Standard

Communities (“Standard”), and noted that Mr. Kahn can answer any questions regarding the specific projects. Mr. Kahn thanked the Commissioners for providing an opportunity for Standard to work with NRHA on these transactions. He explained that Standard is highly committed to affordable housing and works in many different localities on projects similar to the ones presented today. Mr. Kahn also mentioned that he is originally from Virginia Beach so is especially excited to be involved in these projects. He explained that the units will be completely renovated on the inside and there will be significant improvements to the exterior and roof of each building, the parking areas and the grounds. Mr. Kahn emphasized that these transactions will not only result in physical improvements to the apartment complexes but will also provide increased programming and activities for the residents designed to meet their specific needs. He cited Braywood Manor as an example; it is designed for senior citizens and will have programs tailored to enhance the lives of an aging population. Chairman Musacchio thanked Mr. Graff and Mr. Kahn and expressed his appreciation for the renovation of several hundred affordable units to meet the housing needs of Norfolk’s citizens. Mr. Gresham agreed that these are very exciting projects.

. . .

II. Resolution Adopting the Issuance of Multifamily Housing Revenue Bonds for the Acquisition, Construction, Renovation, Rehabilitation and Equipping of the Approximately 260-Unit Scattered Site Lexington Park Apartments Multifamily Housing Facility located in the City of Norfolk, Virginia

Upon motion of Mr. Gresham, seconded by Ms. Puryear, the following resolution was unanimously approved by all of the Commissioners in attendance.

RESOLUTION 9479

WHEREAS, the Norfolk Redevelopment and Housing Authority (the “Authority”) is empowered, pursuant to the Virginia Housing Authorities Law, Chapter 1, Title 36 (the “Act”) of the Code of Virginia of 1950, as amended (the “Virginia Code”), to issue its bonds for the purpose, among others, of financing the Plan of Finance (as hereinafter defined), located within the territorial boundaries of the City of Norfolk, Virginia (the “City”); and

WHEREAS, Standard Lexington Park Venture LP, or an affiliate thereof controlled by such entity (the “Borrower”), has requested the Authority to agree to issue its multifamily residential rental housing revenue bonds under the Act in an amount not to exceed \$56,800,000 (the “Bonds”), the proceeds of which will be used to finance or refinance a portion of the cost of acquiring, constructing, renovating, rehabilitating and equipping a scattered site multifamily residential rental housing project consisting of 60 one-bedroom units, 92 two-bedroom units, 82 three-bedroom units and 26 four-bedroom units to be known as Lexington Park Apartments (the “Project”) on approximately 9.8 acres of land located at 1225 Tidewater Drive, 1412 Berkeley

Avenue, and 3412 Colonial Avenue in Norfolk, Virginia, including the financing of reserve funds as permitted by applicable law and the costs of issuance incurred in connection with the issuance of the Bonds (together with the Project, the “Plan of Finance”) as permitted under the Act; and

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

WHEREAS, preliminary plans for the Plan of Finance have been described to the Authority; and

WHEREAS, the Authority has determined that it is in the best interest of the Authority to issue the Bonds pursuant to the Act, in such amounts as may be necessary to finance the Plan of Finance.

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

1. The foregoing recitals are approved by the Authority and are incorporated in, and deemed a part of, this resolution.
2. It is hereby found and determined that the Plan of Finance will further the public purposes of the Act by assisting in providing housing to low and moderate income persons in the City.
3. It is hereby found and determined that the Project will constitute “residential building(s)” as that term is defined in the Act.
4. To induce the Borrower to undertake the Plan of Finance and maintain the Project as a “qualified residential rental project” within the meaning of Section 142(d) of the Code, the Authority hereby agrees, subject to approvals required by applicable law, to assist the Borrower in financing the Plan of Finance, including the financing of reserve funds as permitted by applicable law, by undertaking the issuance of (and hereby declares its official intent to issue) the Bonds upon the terms and conditions to be mutually agreed upon between the Authority and the Borrower. The Bonds shall be issued in form and pursuant to terms to be set by the Authority. The Bonds may be issued in one or more series at one time or from time to time, and the Bonds of any such series may be either taxable or tax-exempt for purposes of federal income taxation.
5. All other acts of the officers of the Authority that are in conformity with the purposes and intent of this resolution and in furtherance of the issuance and sale of the Bonds and the undertaking of the Plan of Finance are hereby ratified, approved and confirmed.

6. The Authority hereby designates McGuireWoods LLP, Tysons, Virginia, to serve as bond counsel (collectively, "Bond Counsel") and hereby appoints such firm to supervise the proceedings and approve the issuance of the Bonds.

7. The Authority hereby agrees, if requested, to accept the recommendation of the Borrower with respect to the appointment of a bond purchaser, placement agent or underwriter for the sale of the Bonds pursuant to the terms to be mutually agreed upon.

8. The Borrower agrees to indemnify and save harmless the Authority, its officers, commissioners, employees and agents from and against all liabilities, obligations, claims, damages, penalties, losses, costs and expenses in any way connected with the issuance and sale of the Bonds, such indemnification agreement to be included in the definitive documents for the Bonds.

9. All costs and expenses in connection with the financing and the Plan of Finance, including the fees and expenses of the Authority (including, without limitation, any application fee and/or origination fee and all ongoing administrative fees), Bond Counsel, counsel for the Borrower and any bond purchaser, placement agent or underwriter for the sale of the Bonds, and counsel, shall be paid from the proceeds of the Bonds (but only to the extent permitted by applicable law) or by the Borrower. If for any reason such Bonds are not issued, it is understood that all such fees and expenses shall be paid by the Borrower and that the Authority shall have no responsibility therefor.

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

11. The Authority (including its officers, commissioners, employees and agents) shall not be liable and hereby disclaims all liability to the Borrower and all other persons or entities for any damages, direct or consequential, resulting from the issuance of the Bonds or failure of the

Authority to issue the Bonds for any reason. Any obligation of the Authority to exercise its powers in the City to issue the Bonds as requested by the Borrower is contingent upon the satisfaction of all legal requirements and the Authority shall not be liable and hereby disclaims all liability to the Borrower for any damages, direct or consequential, resulting from the Authority's failure to issue Bonds for the Plan of Finance for any reason, including but not limited to, the failure of the City Council of the City (the "City Council") to approve the issuance of the Bonds.

12. The Authority recommends that, following a public hearing (the "Public Hearing") to be held with respect to the Plan of Finance and the Bonds in accordance with Section 147(f) of the Code and Section 15.2-4906, as applicable to housing authorities, of the Virginia Code, the City Council approve the issuance of the Bonds.

13. The Secretary of the Authority is authorized and directed to deliver to the City Council (1) a reasonably detailed summary of the comments, if any, expressed at the Public Hearing, (2) a fiscal impact statement concerning the Plan of Finance and (3) copies of this resolution and the Public Hearing resolution of the Authority.

14. The Chairman, Vice Chairman, Secretary or any Assistant Secretary of the Authority, or the designee of any of them, is hereby authorized to request an allocation or allocations of the State Ceiling (as defined in Section 15.2-5000 of the Virginia Code) in accordance with the applicable provisions of the Virginia Code and any regulations or executive orders issued thereunder, following the Public Hearing and City Council approvals described above. All costs incurred by the Authority, if any, in connection with such proceeding shall be paid for by the Borrower.

15. No Bonds may be issued pursuant to this resolution until such time as (a) the Public Hearing has been held, (b) the issuance of the Bonds has been approved by the City Council, (c) the Bonds have received an allocation or allocations of the State Ceiling in accordance with the applicable provisions of the Virginia Code and any regulations or executive orders issued thereunder, and (d) the final terms and details of the Bonds have been approved by subsequent resolution of the Authority (including, but not limited to, terms satisfactory to the Authority with respect to the Borrower's commitment to provide the Borrower's Special Commitments).

16. The Authority hereby authorizes the Borrower and Bond Counsel to take such steps, as and when needed, to advertise the public hearing with respect to the Project and the Bonds required pursuant to Section 147(f) of the Code and Section 15.2-4906, as applicable to housing authorities, of the Virginia Code.

17. The approval of the issuance of the Bonds does not constitute an endorsement to a prospective purchaser of the Bonds of the creditworthiness of the Plan of Finance or of the Borrower.

18. This resolution is a Declaration of Official Intent under U.S. Treasury Regulations for purposes of Sections 103 and 141 to 150 of the Code. Based upon the representations of the Borrower, the Authority reasonably expects that certain costs of the Project may be reimbursed with the proceeds of the Bonds. The maximum principal amount of the Bonds is expected not to exceed \$56,800,000.

19. This resolution shall take effect immediately upon its adoption.

. . .

III. Resolution Adopting the Issuance of Multifamily Housing Revenue Bonds for the Acquisition, Construction, Renovation, Rehabilitation and Equipping of the Approximately 238-Unit Braywood Manor Apartments Age Restricted Multifamily Housing Facility located in the City of Norfolk, Virginia

Upon motion of Mr. Gresham, seconded by Ms. Puryear, the following resolution was unanimously approved by all Commissioners in attendance.

RESOLUTION 9480

WHEREAS, the Norfolk Redevelopment and Housing Authority (the “Authority”) is empowered, pursuant to the Virginia Housing Authorities Law, Chapter 1, Title 36 (the “Act”) of the Code of Virginia of 1950, as amended (the “Virginia Code”), to issue its bonds for the purpose, among others, of financing the Plan of Finance (as hereinafter defined), located within the territorial boundaries of the City of Norfolk, Virginia (the “City”); and

WHEREAS, Standard Braywood Manor Venture LP, or an affiliate thereof controlled by such entity (the “Borrower”), has requested the Authority to agree to issue its multifamily residential rental housing revenue bonds under the Act in an amount not to exceed \$52,200,000 (the “Bonds”), the proceeds of which will be used to finance or refinance a portion of the cost of acquiring, constructing, renovating, rehabilitating and equipping an age restricted multifamily residential rental housing project consisting of 220 one-bedroom units and 18 two-bedroom units, to be known as Braywood Manor Apartments (the “Project”) on approximately 6 acres of land located at 7000 Auburn Avenue in Norfolk, Virginia, including the financing of reserve funds as permitted by applicable law and the costs of issuance incurred in connection with the issuance of the Bonds (together with the Project, the “Plan of Finance”) as permitted under the Act; and

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

WHEREAS, preliminary plans for the Plan of Finance have been described to the Authority; and

WHEREAS, the Authority has determined that it is in the best interest of the Authority to issue the Bonds pursuant to the Act, in such amounts as may be necessary to finance the Plan of Finance.

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

1. The foregoing recitals are approved by the Authority and are incorporated in, and deemed a part of, this resolution.

2. It is hereby found and determined that the Plan of Finance will further the public purposes of the Act by assisting in providing housing to low and moderate income persons in the City.

3. It is hereby found and determined that the Project will constitute “residential building(s)” as that term is defined in the Act.

4. To induce the Borrower to undertake the Plan of Finance and maintain the Project as a “qualified residential rental project” within the meaning of Section 142(d) of the Code, the Authority hereby agrees, subject to approvals required by applicable law, to assist the Borrower in financing the Plan of Finance, including the financing of reserve funds as permitted by applicable law, by undertaking the issuance of (and hereby declares its official intent to issue) the Bonds upon the terms and conditions to be mutually agreed upon between the Authority and the Borrower. The Bonds shall be issued in form and pursuant to terms to be set by the Authority. The Bonds may be issued in one or more series at one time or from time to time, and the Bonds of any such series may be either taxable or tax-exempt for purposes of federal income taxation.

5. All other acts of the officers of the Authority that are in conformity with the purposes and intent of this resolution and in furtherance of the issuance and sale of the Bonds and the undertaking of the Plan of Finance are hereby ratified, approved and confirmed.

6. The Authority hereby designates McGuireWoods LLP, Tysons, Virginia, to serve as bond counsel (collectively, “Bond Counsel”) and hereby appoints such firm to supervise the proceedings and approve the issuance of the Bonds.

7. The Authority hereby agrees, if requested, to accept the recommendation of the Borrower with respect to the appointment of a bond purchaser, placement agent or underwriter for the sale of the Bonds pursuant to the terms to be mutually agreed upon.

8. The Borrower agrees to indemnify and save harmless the Authority, its officers, commissioners, employees and agents from and against all liabilities, obligations, claims, damages, penalties, losses, costs and expenses in any way connected with the issuance and sale of the Bonds, such indemnification agreement to be included in the definitive documents for the Bonds.

9. All costs and expenses in connection with the financing and the Plan of Finance, including the fees and expenses of the Authority (including, without limitation, any application fee and/or origination fee and all ongoing administrative fees), Bond Counsel, counsel for the Borrower and any bond purchaser, placement agent or underwriter for the sale of the Bonds, and counsel, shall be paid from the proceeds of the Bonds (but only to the extent permitted by applicable law) or by the Borrower. If for any reason such Bonds are not issued, it is understood that all such fees and expenses shall be paid by the Borrower and that the Authority shall have no responsibility therefor.

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

11. The Authority (including its officers, commissioners, employees and agents) shall not be liable and hereby disclaims all liability to the Borrower and all other persons or entities for any damages, direct or consequential, resulting from the issuance of the Bonds or failure of the Authority to issue the Bonds for any reason. Any obligation of the Authority to exercise its powers in the City to issue the Bonds as requested by the Borrower is contingent upon the satisfaction of all legal requirements and the Authority shall not be liable and hereby disclaims all liability to the Borrower for any damages, direct or consequential, resulting from the Authority's failure to issue

Bonds for the Plan of Finance for any reason, including but not limited to, the failure of the City Council of the City (the "City Council") to approve the issuance of the Bonds.

12. The Authority recommends that, following a public hearing (the "Public Hearing") to be held with respect to the Plan of Finance and the Bonds in accordance with Section 147(f) of the Code and Section 15.2-4906, as applicable to housing authorities, of the Virginia Code, the City Council approve the issuance of the Bonds.

13. The Secretary of the Authority is authorized and directed to deliver to the City Council (1) a reasonably detailed summary of the comments, if any, expressed at the Public Hearing, (2) a fiscal impact statement concerning the Plan of Finance and (3) copies of this resolution and the Public Hearing resolution of the Authority.

14. The Chairman, Vice Chairman, Secretary or any Assistant Secretary of the Authority, or the designee of any of them, is hereby authorized to request an allocation or allocations of the State Ceiling (as defined in Section 15.2-5000 of the Virginia Code) in accordance with the applicable provisions of the Virginia Code and any regulations or executive orders issued thereunder, following the Public Hearing and City Council approvals described above. All costs incurred by the Authority, if any, in connection with such proceeding shall be paid for by the Borrower.

15. No Bonds may be issued pursuant to this resolution until such time as (a) the Public Hearing has been held, (b) the issuance of the Bonds has been approved by the City Council, (c) the Bonds have received an allocation or allocations of the State Ceiling in accordance with the applicable provisions of the Virginia Code and any regulations or executive orders issued thereunder, and (d) the final terms and details of the Bonds have been approved by subsequent resolution of the Authority (including, but not limited to, terms satisfactory to the Authority with respect to the Borrower's commitment to provide the Borrower's Special Commitments).

16. The Authority hereby authorizes the Borrower and Bond Counsel to take such steps, as and when needed, to advertise the public hearing with respect to the Project and the Bonds required pursuant to Section 147(f) of the Code and Section 15.2-4906, as applicable to housing authorities, of the Virginia Code.

17. The approval of the issuance of the Bonds does not constitute an endorsement to a prospective purchaser of the Bonds of the creditworthiness of the Plan of Finance or of the Borrower.

18. This resolution is a Declaration of Official Intent under U.S. Treasury Regulations for purposes of Sections 103 and 141 to 150 of the Code. Based upon the representations of the Borrower, the Authority reasonably expects that certain costs of the Project may be reimbursed

with the proceeds of the Bonds. The maximum principal amount of the Bonds is expected not to exceed \$52,200,000.

19. This resolution shall take effect immediately upon its adoption.

. . .

Mr. Graff thanked the Commissioners and stated that he looks forward to working with NRHA on these two transactions.

. . .

Chairman Musacchio mentioned the update provided by Urban Strategies, Inc. (“USI”) in response to questions that were compiled by Mr. Dillard and Ms. Puryear after the November Board meeting. Ms. Puryear noted that the responses received from USI raised additional questions. She indicated that she would work with Mr. Jackson to seek supplemental information from USI.

Mr. Jackson asked if there were any comments that the Commissioners would like to share on issues reviewed at various Committee meetings. Ms. Puryear mentioned that she is happy to see the Diggs Town Phase I project reaching a successful conclusion. Mr. Jackson agreed and added that NRHA architect Nat McCormick did a great job in overseeing the construction.

Ms. Puryear asked whether Mr. Raytron White’s comments could be addressed at a committee meeting. Mr. Jackson responded in the affirmative and noted that Mr. Albert had made the same suggestion previously. Mr. Jackson confirmed that he plans to meet with Councilwoman Royster to discuss ongoing City construction that has caused issues with parking at Grandy Village, as well as closure of the City’s recreational centers. Mr. Gresham asked if there is a specific list of issues that the Board can tackle. Mr. Jackson responded that the complaints have been more general in nature. He observed that some of Mr. White’s comments are unfair to NRHA staff members, who are working very hard to resolve these issues to the extent they are able. Chairman Musacchio agreed and observed that there are limits to what NRHA can do when many of the City facilities are closed. Mr. Jackson emphasized that NRHA staff members have not neglected resident concerns but are often constrained by certain circumstances beyond their control. Ms. Puryear repeated that it would be best to handle this matter in committee with a list of specific issues that can be directly addressed. Chairman Musacchio agreed that the best path forward is for NRHA staff to ask Mr. White for a detailed list of his concerns.

Mr. Dillard mentioned that he would speak with Donna Mills regarding relocation data and echoed Ms. Puryear’s comments that the USI responses raised additional questions that need to be answered. He observed that the written response from USI did little to clarify the issues that were

raised in the questions that he and Ms. Puryear compiled and submitted to USI. Ms. Puryear agreed and noted that USI's memorandum was very defensive in tone and did not effectively address the Board's concerns. She wondered if USI needs to retain a third party to help them present the data. Ms. Puryear indicated that she does not want to create an adversarial relationship between NRHA and USI, but it is critical that the Board have a clear understanding of the data presented and the work in which USI is engaged.

. . .

Chairman Musacchio announced that there was another opportunity for public comment and once again gave instructions for remote participation. Staff checked to be sure that there were no members of the public waiting to speak either online or in person; there were none.

. . .

There being no further business, the regular meeting was adjourned at 9:40 a.m.

Secretary

Chair



Executive Director Remarks NRHA Board of Commissioners

Subject: Executive Director's Comments and Updates for January 2022

Executive Contact: Ron Jackson, Executive Director

Date: January 13, 2022

BACKGROUND

- At the November 18th Board meeting, People First/USI presented their Year Two Annual Report. There was a lot of information and statics that was. Some of the data seemed unclear and confusing, which generated additional questions. The USI presenter had an opportunity to clarify some of the confusion. However, the explanations were not satisfactory. Ms. Carnes suggested that the Commissioners submit written questions so that USI could respond in greater detail.
- USI did provide a written response to the commissioner's questions for the December Board meeting. However, those responses raised additional questions. I was asked to work with Ms. Puryear to seek supplemental information from USI. As of today, no further meetings are scheduled. I will continue to work with Ms. Puryear to follow up with USI.
- At the December meeting, Mr. Raytron White, Grandy Village TMC president, spoke to the board regarding outstanding concerns that have not been addressed by NRHA. After some discussion amongst commissioners about what committee would be suitable to work with Mr. White regarding his problems, Chairman Musacchio and I volunteered to meet with Mr. White before the January 2022 Board Meeting.
- On Friday, January 7th, Chairman Musacchio and I met with Mr. White. We discussed his top five concerns. They included:
 - 1) Residents need to be better informed about significant events by NRHA. Follow up with residents to inquiry about their well-being. Additionally, NRHA needs to do a better job of following up with resident's concerns about the community (unauthorized occupants and pets, etc.)
 - 2) Need a staff position to bridge NRHA to residents similar to a Liaison or Advocate
 - 3) Better customer service for residents
 - 4) Taking care of the NRHA employees as well
 - 5) Develop an apprenticeship program for residents to work at NRHA

After the meeting, we assured Mr. White that staff would follow up on his (residents) and work with the community on any deficiencies in our service to residents.

NEW ITEMS

1. COVID 19 Impact on Agency Operations
2. Owning up to our Young Terrace maintenance response failure (story highlighted by WAVY News 10)
3. Prisoners of our Past to Sustaining Success? - A preview of NRHA's upcoming strategic planning process



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

Date Range: 07/01/2021 - 12/31/2021

ACQUISITIONS

Block	Parcel	Tag	Address	BNO	Owner	Date	Amount
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No Acquisitions for December 2021

SALES (DISPOSITIONS)

Disposition #	Address	Developer	Usage	Development Value	Settlement Date	Sales Price
Disp. Parcel # 149	207 E. 29 th Street	The Mayfield Co.	Buffer/Landscape next to establishment	\$14,000	10/25/2021	\$ 14,000.00
Scattered Site property	2218 Harrell Avenue	NRHA	LM single family 3bd/1 bath, 1169 sqft.		07/01/2021	\$168,200.00
Scattered Site property	450 Jean Court	NRHA	LM single family 3bd/1.5 bath, 1369 sqft.		09/22/2021	\$140,100.00
Scattered Site property	914 Oaklawn Avenue	NRHA	LM single family 3bd/2 bath, 1313 sqft.		12/15/2021	\$167,600.00
Scattered Site property	1058 Bland Street	NRHA	LM single family 3bd/1.5 bath, 960 sqft.		12/29/2021	\$144,200.00
Scattered Site property	3714 Lenoir Circle	NRHA	LM single family 3bd/1.5 bath, 1505 sqft.		12/30/2021	\$208,400.00
					TOTALS	\$842,500.00

FY2021 Dedications to the City of Norfolk

Usage

Church Street Redevelopment Project

901 Church Street

Development TBD

Downtown West Redevelopment Project

251 Waterside Drive

Right of way improvement

Fairmont Park Redevelopment Project

2601, 2605, 2609 Lafayette Blvd.,
3131, 3133 Lens Ave.

New Fire Station



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

Date Range: 07/01/2021 - 12/31/2021

FY2021 Dedications to the City of Norfolk

Usage

South Brambleton Redevelopment Project

Future Development

59 Individual parcels on Brown, Clay, Claiborne, Reeves and Willoughby Streets



Resolution Item NRHA Board of Commissioners

Subject: Resolution Authorizing a Change Order to the Carbon Monoxide Detector Installation Contract

Executive Contact: Donna Mills, Chief Housing Officer

Date: January 13, 2022

BACKGROUND

August 26, 2021, Norfolk Redevelopment and Housing Authority (NRHA) awarded a contract to Plexus Installation, Inc. for Carbon Monoxide Detector Assessment and Installation within NRHA Public Housing Communities. Contract was awarded pursuant to an Invitation to Bid (IFB) issued on July 9, 2021. Contract was awarded to Plexus Installations, Inc. with a start date of October 25, 2021. The contract amount of **\$99,180.31** was based on the reported number of housing units requiring carbon monoxide detector installations.

On September 13, 2021, it was determined by NRHA Property Management that, 373 midrise units needed to be added to the contract due to HUD's update of the requirement for carbon monoxide detector installations to now include midrise apartment units. On October 10, 2021 Contract modification 0001 in the amount of **\$46,606.91, adding 373 midrise apartment units**, was executed. Change order 0001 increased the **contract value to \$145,871.22**, representing a **47% increase**, however, the increase did not exceed the \$50,000.00 change order limit and thereby, no Board of Commissioner approval was required.

Oakleaf Forest Property Management realized that the unit count for installation of carbon monoxide detectors in the IFB was incorrect. The Purchase Requisition and resultant IFB's scope of work stated that the Oakleaf Forest community required 86 carbon monoxide detectors to be installed when, in fact, this count was erroneous as Oakleaf has a requirement for 500 carbon monoxide detectors; a difference of 414 detectors. Plexus Installations, Inc. provided an additional quote for the 414 additional carbon monoxide detectors and installations in the amount of **\$51,682.08**. Change order 0002 is required to cover this additional expense.

Originally, \$158,032.73 was estimated and funded for CO2 detectors. As a result, there is \$12,242.51 remaining to assist with funding the additional 414 carbon monoxide detector installations needed for the Oakleaf Forest community. Therefore, an additional \$39,439.57 has been identified as needed to fully fund the project requirement.

This change order will raise the contract value **from \$145,871.22 to \$197,472.30 for an aggregate change of 99%** to the contract value, which therefore requires approval from the Board of Commissioners.

Recommendation: Approve resolution.

BID ACTIVITY FOR CONTRACTS \$100,000 AND ABOVE

FOR THE MONTH ENDING DECEMBER 31, 2021

PNC Corporation – Bobbitt Midrise Window Replacement – Contract F1020

An invitation for Bids (IFB) was posted on September 5, 2021 on eVA and NRHA websites. Bids were due to NRHA by or before October 14, 2021, 3:30PM.

Four (4) bids were received in response to the IFB.

PNC Corporation.....	\$335,013.00
The BA Construction and Financial Group.....	\$499,875.00
Contracting Solutions.....	\$489,909.00
Belle General Contracting.....	\$264,000.00

Belle General Contracting was removed from competition due to the failure to submit required information as required by Amendment 002 of the IFB.

Contract was awarded to PNC Corporation in the amount of \$335,013.00.

East Coast Infrastructure – Sewer Inspection and Cleaning Services – F1029

An invitation for Bids (IFB) was posted on August 16, 2021 on eVA and NRHA websites. Bids were due to NRHA by or before September 23, 2021, 3:00PM.

Two (2) bids were received in response to the IFB.

Coastal Pipeline Services.....	\$844,840.00
East Coast Infrastructure.....	\$588,851.00

Contract was awarded to East Coast Infrastructure in the amount of \$588,851.00.

East Coast Abatement Services – Tidewater Gardens Various Abatement Services – F1028

An Invitation for Bids (IFB) was posted on October 10, 2021. Bids were due to NRHA by or before October 28, 2021.

Five (5) bids were received in response to the IFB.

East Coast Abatement.....	\$385,000.00
CM Munden.....	\$443,756.00
Anike Group.....	\$560,925.00
Aim Services.....	\$642,100.00
Macsons.....	\$680,909.00

Contract was awarded to East Coast Abatement in the amount of \$385,000.00.

Convergent Technologies – Public Housing Security Alert Systems Installations – F1032

Contract for \$171,615.00 was awarded to Convergent Technologies under the Virginia Information Technology Agency (VITA) Cooperative Agreement.

Tidewater Maintenance Solutions, Inc. - Janitorial Services Facilities Management Bldg. – F1034

A Request for Proposal (RFP) was posted on the eVA and NRHA websites on October 5, 2021. Amendment A001 was posted on both sites with questions and answers and a proposal due date extension until November 3, 2021.

The period of performance for the resultant contract is for up to five (5) years; base year plus four (4) one-year options.

Six (6) proposals were received in response to the RFP. All proposals were evaluated according to the requirements of the RFP.

Final Scoring:

Tidewater Maintenance Solutions, Inc.	94.82%
Peninsula Cleaning	93.85%
Global Cleaning Services	90.26%
Ugplay Services, Inc.	88.00%
Office Pride Commercial Cleaning	69.94%
Hurry Kleen	49.44%

Based on the total technical and cost scores, contract was awarded to *Tidewater Maintenance Solutions, Inc.*

Year	Total
Base	\$41,564.25
Option Year 1	\$41,760.50
Option Year 2	\$42,197.50
Option Year 3	\$42,681.25
Option Year 4	\$43,325.00
Grand Totals	\$211,645.50



Anticipated Requests for Proposals, Quotations and Invitations for Bids January 2022

IFB, Oakleaf Boiler Replacement	Jan-22	DCM
IFB, Tidewater Garden Demolition Phase 2A, 2B, 2C, & 4A	Jan-22	DCM
IFB, Diggs Town Handicap Ramp Replacement	Jan-22	DCM
IFB, PDF Fillable HOME Program Application	Jan-22	HOME
RFP, Banking Services	Jan-22	Finance
IFB, Glass Replacement (As-needed)	Jan-22	Property Management
IFB, Young Terrace Senior Center Janitorial Services	Jan-22	Property Management
MOU, BOC Retreat and Collaboration for NRHA Strategic Plan	Jan-22	Executive Office
Recently Removed (*this section is added for continuity purposes only)		
Janitorial Services Housing Operations Bldg.	Awarded	Facilities Management
Architectual and Engineering Services	In Evaluation	DCM

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.

		December 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	\$ 98,065	168,480	-	266,545	Feb-22	Reimbursement Request - City Contract
2	City General Fund & Capital Improvement	5,720	178,768	-	184,488	Mar-22	Reimbursement Request - City Contract
3	Coronavirus Relief Funds	0	157,308	-	157,308	Apr-22	Reimbursement Request - City Contract
Housing Division Initiatives							
4	VA Dept of Rail & Public Transportation	-	-	10,879	10,879	Jun-22	Earnings from Other Programs Budgeted
5	Out of School Youth	-	-	-	-		
Other							
6	Executive Director Contingency Fund	-	-	199,722	199,722	Jun-22	Earnings from Other Programs Budgeted
7	Core Business Services	-	-	341,690	341,690	Jun-22	Earnings from Other Programs Budgeted
8	Communications & Govt. Relations	-	-	156,818	156,818	Jun-22	Earnings from Other Programs Budgeted
9	CNI	-	427,205	-	427,205	Jan-22	LOCCS Update by HUD draw available
10	Earnings from other programs	-	-	-709,109	-709,109		Merrimack & Oakmont
Total Outstanding Advances		\$ 103,785	931,761	-	1,035,546	**	

- 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- \$20,047, A/R Diggs Phase 1 Temp Construction loan 413,225, A/R ROI -\$92,600 , A/R CIP - \$573,158 A/R Pleasant Ave & Pretty Lake Ave - \$1,030.804, A/R Tidewater Gardens \$ 21,500, A/R Hunton YMCA - \$30,830, A/R CNI Brinshore \$280,909 - **TOTAL \$2,463,073**

Additional commitments totaling \$170,642 have been made for these initiatives.



Resolution Item

NRHA Board of Commissioners

Subject: Resolution Authorizing the Executive Director or His/Her Designee to Sign Instruments Transferring or Encumbering Real Estate in which the Authority Has an Interest

Executive Contact: Ron Jackson, Executive Director

Date: January 13, 2022

BACKGROUND

Norfolk Redevelopment and Housing Authority (the "Authority") routinely acquires real estate in the City of Norfolk. In connection with this, the Board has authorized the Executive Director, or his designee, to sign any deeds, declarations of trust or other documents required to sell, transfer or encumber such real estate. With the recent change in administrative structure, Board authorization needs to be updated to expand this authorization to both of the Authority's Deputy Executive Directors and their respective designees.

This Resolution authorizes Executive Director Ronald Jackson, Deputy Executive Director Michael Clark and Deputy Executive Director Virginia Mack, or their respective designees, to sign deeds, bonds, declarations of trusts or any other instruments necessary to transfer or encumber real estate on behalf of the Authority.

Recommendation: Adopt resolution.



Resolution Item NRHA Board of Commissioners

Subject: Resolution Authorizing the Executive Director or His/Her Designee to Sign Instruments Transferring or Encumbering Real Estate in which the Authority Has an Interest

Executive Contact: Ron Jackson, Executive Director

Date: January 13, 2022

RESOLUTION

WHEREAS, Norfolk Redevelopment and Housing Authority (the "Authority") has acquired and will acquire ownership or other interests in real estate through its several redevelopment, housing or conservation projects, and otherwise acquire real estate in the City of Norfolk, Virginia ("Authority Owned Real Estate"); and

WHEREAS, it is appropriate, from time to time, to sell, convey, encumber or otherwise transfer title to Authority Owned Real Estate or any interest of the Authority therein and it is desirable to delegate to Ronald Jackson, the Executive Director, Michael G. Clark, Deputy Executive Director or Virginia Mack, Deputy Executive Director of the Authority (collectively, the "Executive Director") or his/her designee the authority to sign deeds, bonds, declarations of trust and other instruments in connection with the transfer of title to Authority Owned Real Estate or any interest of the Authority therein; now, therefore, be it

RESOLVED that the Executive Director or his/her designee is hereby authorized to sign all deeds, bonds, declarations of trust and other instruments necessary to transfer title to or encumber Authority Owned Real Estate or any interest of the Authority therein and the Executive Director or his designee is hereby authorized to affix and attest the corporate seal of the Authority, as may be required, to such deeds, bonds, declarations of trust and instruments; and

FURTHER RESOLVED, that the authority hereby granted to the Executive Director or his/her designee to transfer title to or encumber Authority Owned Real Estate or any interest of the Authority therein shall be effective as of the date of adoption of this Resolution and shall continue in full force until revoked or superseded by action of the Board of Commissioners.

ADOPTED: _____
_____, Chairperson

ATTESTED: _____

DATE: _____



Resolution Item

NRHA Board of Commissioners

Subject: Resolution of Gratitude to Joe W. Dillard, Jr. for Services Rendered as Commissioner of Norfolk Redevelopment and Housing Authority

Executive Contact: Ron Jackson, Executive Director

Date: January 13, 2022

BACKGROUND

WHEREAS, Joe W. Dillard, Jr. has served as a member of the Board of Commissioners (the "Board") of Norfolk Redevelopment and Housing Authority (the "Authority") since November 2017;

WHEREAS, throughout his tenure on the Board, Joe has demonstrated a strong commitment to the Authority's mission of providing decent, safe, affordable housing, as well as related essential services, for the citizens of Norfolk;

WHEREAS, Joe has served as an advocate for the residents of NRHA's communities and a passionate voice for the equitable treatment of such residents, regardless of race, age or economic circumstance;

WHEREAS, Joe's transportation expertise, developed through his association with Hampton Roads Transit ("HRT"), has brought valuable insight to the Board and was instrumental in assisting the Board to better recognize and address the critical need to provide access to transportation for all of NRHA's residents;

WHEREAS, Joe has consistently carried out his responsibilities as Commissioner with dedication, perseverance, and pragmatism, always serving as a voice of reason and approaching every issue with integrity and an open mind;

NOW, THEREFORE, BE IT RESOLVED, that we, the Commissioners of the Authority, do hereby take this opportunity to express our sincere appreciation for Joe's service to the Authority and his many contributions to the Board;

BE IT FURTHER RESOLVED, that the Chairman of the Board of Commissioners of the Authority is hereby directed to provide a copy of this Resolution to Joe W. Dillard, Jr., and cause a copy of said Resolution to be placed on record in the office of the Authority.

ADOPTED this 13th day of January 2022.



Resolution Item

NRHA Board of Commissioners

Subject: Resolution Convening a Closed Session

Executive Contact: Ron Jackson, Executive Director

Date: January 13, 2022

BACKGROUND

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' Update NRHA Board of Commissioners

Subject: Families First Update

Executive Contact: Kimberly Thomas, Chief Community
Engagement Officer

Date: January 13, 2022

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

Holiday Celebrations Abound

Many of the NRHA assisted housing communities topped the holiday season with celebrations and an opportunity to support our residents. From a massive toy drive hosted by the John H. Stewart Foundation in Oakleaf Forest to Lunch with Santa in Grandy Village hosted by the Tenant Management Council to the collection of toys and other sundry items orchestrated by employees at 555 E Main and a hearty toy donation to residents from the men of Omega Psi Phi Fraternity, Inc. it was evident that the joy of giving was in the air!

The ills of the current pandemic did not dampen the spirits of those who were able to give. Our work is often rooted in policies and rules but the best outcome is seeing smiles on faces as the result of humanity.

Family Self-Sufficiency (FSS) Virtual Workshop

The NRHA FSS team will host its next installment of the FSS Quarterly Virtual Workshop on Wednesday, January 26th. The meeting entitled "Empowering, Educating and Elevating" will be hosted by Sisters Healing Sisters, a local non-profit that focuses on prosperity through self-sufficiency. Previous workshops have highlighted financial literacy, mental health awareness and motivating and educating teens (flyer attached).

NRHA Annual Plan Schedule

From January 4, 2022 to April 14, 2022, NRHA residents, staff and commissioners will be engaged in the FY2023 Annual/5-Year Plan process. The process kicked off with a Resident Advisory Board (RAB) orientation that was pre-recorded and distributed via email to RAB members. The process includes presentations to the RAB by NRHA staff, a public review period from February 1st through March 18th, a public hearing in March and a presentation to the Board of Commissioners. Until further notice, all RAB meetings will be held virtually with a recording of each meeting will be made available for review to RAB members for review and comments.

Program/Topic	Date
RAB Orientation	Wednesday, January 5, 2022
St. Paul's Transformation	Wednesday, January 19, 2022
All other development projects	Wednesday, January 19, 2022
Housing Choice Voucher/Project Based Voucher programs	Wednesday, February 2, 2022
Property Management	Wednesday, February 16, 2022
Capital Fund	Wednesday, February 16, 2022
Facilities Maintenance	Wednesday, February 16, 2022
Safety and Security Programs	Wednesday, February 16, 2022
Client Services/Economic Inclusion	Wednesday, March 2, 2022
Homeownership	Wednesday, March 2, 2022
Public Hearing	Thursday, March 10, 2022
Community Input Session	Wednesday, March 16, 2022
RAB Independent Review	Wednesday, March 30, 2022
Presentation to NRHA Board of Commissioners for approval of the resolution	Thursday, April 14, 2022
Electronic Submission of Annual/5 Year plan final draft to HUD	Wednesday, April 15, 2022

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's 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

FSS QUARTERLY VIRTUAL WORKSHOP January 2022

NRHA FAMILY
SELF-SUFFICIENCY
PROGRAM
AWARENESS SERIES
**START THE 2022
NEW YEAR RIGHT!!!**



****Empowering, Educating and Elevating****

VIRTUAL EVENT
GUEST SPEAKER - PRESIDENT & FOUNDER
RIKITA RIDDICK
SISTERS HEALING SISTERS

FSS WORKSHOP
WEDNESDAY, JANUARY 26TH, 2022
6:00 PM - 7:30 PM

PLEASE JOIN MY MEETING FROM YOUR COMPUTER,
TABLET OR SMARTPHONE.

[HTTPS://GLOBAL.GOTOMEETING.COM/JOIN/467670141](https://global.gotomeeting.com/join/467670141)

YOU CAN ALSO DIAL IN USING YOUR PHONE.
UNITED STATES: 1 866 899 4679
ACCESS CODE: 467-670-141



****Please R.S.V.P. by January 24th,
2022 with your Case Manager Mr. E.
Thomas: 757.314.1315**

****Remember-Active participation is
a part of your contract obligation****



If an accommodation is needed, please give NRHA at least seven days advance notice to meet your needs. Requests for additional information regarding 504/ADA should be forwarded to Kim Thomas, 504 Coordinator, (757) 623-1111. 9:00 AM - 5:00 PM (M-F), TDD: (800) 545-1833.



NRHA Holiday events

Communications Report

November & December 2021

Strategic Security Plan

- In collaboration with Donna Mills, Chief Housing Officer, and Karen Rose, Security Programs Manager, Communications began development of a strategic security plan to help NRHA take a proactive stance in dealing with security issues in our communities.
- The plan will help:
 - Identify overall goals and objectives to define a coherent plan that will make the best use of NRHA's financial resources
 - Create focus, consistency and cohesion in the development of security programs and collateral
 - Identify metrics to measure the impact of NRHA's security efforts
- In support of this plan, Communications has:
 - Identified the theme "See it. Report it." for use in programming and collateral
 - Updated the home page of the website to prominently display a "See it. Report it." link to the Confidential Tip Line as well as a "Resident Safety" link to information on the full scope of NRHA's security program
 - Wrote security-focused articles for the November and December issues of all Community newspapers
 - Began production of a mailer to familiarize residents with the security guards patrolling in Young Terrace, Tidewater Gardens and Calvert Square
 - Began production of a letter and magnet with information on the Confidential Tip Line

Major Projects

- Continued development of the HCV Communications Plan focusing on landlord recruitment.
- Continued to take the lead on the creation of an HCV video targeting landlord recruitment.
- Continued to participate in the Housing Choice Voucher Advocacy Group's development of the Landlord Learning Series webinars. Serving as the Communications Workgroup, Communications continues to support:
 - Event planning and organization
 - Marketing
 - Selection of the webinar platform and equipment to support a live webinar
 - Webinar tech support to ensure a smooth and glitch-free experience for both speakers and the audience
 - Webinar moderation to provide speaker support and facilitate live questions and answers

SPA / CNI

The City of Norfolk's Communications Director Lori Crouch, who co-chaired the SPA Communications team with NRHA's Communications Director Jenn Moore, recently resigned her position. An interim City liaison has been appointed to the committee until a new Communications Director is hired. As a result, this may affect the timeline as well as slow the committee's forward momentum on messaging, proactive media engagement, reactive media engagement, community and resident engagement, web and social media on the St. Paul's Area Transformation project.

Support Provided to NRHA Departments

- Wrote articles, edited and formatted newsletters for all NRHA communities
- Website support for department needs

Collateral

- Developed a mailer announcing NRHA's new website that was sent to all residents, HCV tenants and HCV landlords.

News Releases

- 11/4/21 – Statement on Fatal Shooting in Young Terrace
- 11/28/21 – Public Hearing for the City Funding Application
- 12/15/21 – NRHA Announces Lawsuit Settlement

CodeRED texts

- 11/3/21 – On 11/3/21 at approx. 6:00 p.m. police received a call for service in Young Terrace reporting multiple shooting victims. Upon arrival police found 5 female victims shot; 3 died; 2 others seriously injured. Reports from NPD suggest the incident evolved from a domestic-related dispute. The suspect has been arrested. Please keep those affected in your prayers and let's take care of each other as our families begin the healing process. All staff may report to work resuming normal operations. Please feel free to contact me with any concerns at 757-214-5956 (mobile). Best Regards, Karen Rose, Security Programs Manager.
- 11/8/21 – Active shooter event in Calvert Square. Shelter in place. All staff avoid the area until further advised.
- 11/8/21 – All staff in or near Calvert Square remain sheltered in place. Security Programs Coordinator Boone on site providing info to NPD.
- 11/8/21 – All clear for Significant Event. All staff please resume normal operations. Thank you.
- 11/19/21 – reported shooting in the area of the Watergate at Lincoln & Olney Rd. Shelter in place. Please avoid the area until further advised.
- 11/19/21 – All clear for Significant Event in the area of Young Terrace. All staff please resume operations. Thank you.
- 11/29/21 – Team, emergency vehicles present in Calvert Square as a result of a fire call for service. All occupants are out of the unit and safe. Thank you.

- 12/6/21 -- All Staff. Police have cleared the area of Young Terrace & Calvert Square. Resume Operations. Please contact any Security Programs staff if you have any information regarding this event.
- 12/6/21 -- All employees please avoid Young Terrance area until further notice.
- 12/6/21 -- Young Terrance is now clear. Please resume normal operations.
- 12/29/21 -- Shooting investigation underway in Young Terrace. Shelter in Place. Avoid the area until further advised.
- 12/29/21 -- All clear in Young Terrace. Please resume operations.



November 2021

Crime Prevention Efforts in NRHA Communities

The safety of our residents and staff is a priority at NRHA so we continue to look at efforts that will help to improve security and lessen the fear of crime in our communities. With heightened tensions across the country surrounding gun violence we believe that public-private partnerships are very important in addressing these concerns and as such NRHA has contracted with Sentry Force Security, LLC, an armed private security company to work in partnership with the Norfolk Police Department in our family communities.

Beginning in November, you will see uniformed, armed security guards patrolling your community both in marked cars and on foot. Working closely with the Norfolk Police Department, the security guards will serve as an additional resource in the prevention and reduction of crime in our communities. This kind of partnership between police and private security has been very effective in reducing violent crime in other communities across the country.

It's been proven that communities with a positive relation-

ship with law enforcement, both public and private, have been shown to have lower crime. Our hope is that all of us working together can create safer communities.



Your participation in making your community a safe place to live is essential. If you have information that will help stop violent crime and other illegal activity, please call NRHA's Confidential Tip Line at 757-624-8604 or visit our website at www.nrha.us and click the Security icon.



Confidential Tip Line
757-624-8604

Call NRHA's tip line to report illegal activity, lease violations, discrimination or fraud.

CALVERT TIMES



See it. Report it.

In response to the serious uptick in violent crime in our family communities, NRHA has contracted with a private security company to provide a strong, visible security presence in NRHA's communities.

Both in marked cars and on foot, armed and uniformed security guards are now patrolling our neighborhoods. In order to get a deeper understanding of the fears and concerns specific to each neighborhood, the guards are making it a point to talk to and engage with residents as they make their rounds.

Working closely with the Norfolk Police Department and CROs, by providing extra ears and eyes the security guards serve as an important additional crime prevention resource. This kind of partnership between private security and police forces is a proven deterrent of violent crime in communities across the country.

However, at the end of the day, violent crime stops only when everyone takes action. The most effective deterrent is residents keeping an eye out for suspicious activity and reporting what they see or hear.

See it. Report it.

If you have information that will help stop violent crime and other illegal activity, please call NRHA's **Confidential Tip Hotline at (757) 624-8604.**



What's Happening

Tracking the Mold Challenge

See page 2 for more information

St. Paul's Area Surveys

See page 2 for more information

Protect the Pipes

See page 3 for more information

Important Information

See page 4 for more information

Safety Tips for a Happy Holiday Season

See page 5 for more information

Community Corner Info and Job Openings

See page 6 for more information

December 16

If You Want to Save Money, This Is Your Class!

See page 6 for more

December 20

Put an End to Living Paycheck to Paycheck!

See page 7 for more information

St. Paul's Area New Food Pharmacy

See page 8 for more information

Confidential Tip Line 757-624-8604

Call NRHA's tip line to report illegal activity, lease violations, discrimination or fraud.

Safety Tips for a Happy Holiday Season



The Perfect Tree

- * If using a real tree, to keep it from being a fire hazard, try to get a fresh one and keep it watered. If using an artificial tree, make sure it's labeled "fire resistant".
- * Put your breakable ornaments or ones with small, detachable parts towards the top of the tree.
- * Let your kids decorate the bottom of the tree with decorations that are safe.
- * Avoid using small decorations that could be swallowed by a child.

Merry and Bright

- * Carefully inspect holiday light strings and discard any with frayed cords, bare wires, cracked lamp holders or loose connections.
- * All light strings should be marked with the UL Seal that certifies the string has been safety tested.
- * Never connect more than one extension cord together.
- * Turn off all lights and decorations when you go to bed or leave the house.

Candle Glow

- * Place candles out of reach of children.
- * Never leave children in a room with lighted candles.
- * Put matches and lighters out of children's reach.
- * Avoid lighters that look like toys.
- * Make sure candles are at least 12 inches away from anything that can burn.
- * Don't forget to blow the candles out when leaving the house or before you go to sleep.

The Very Best Presents

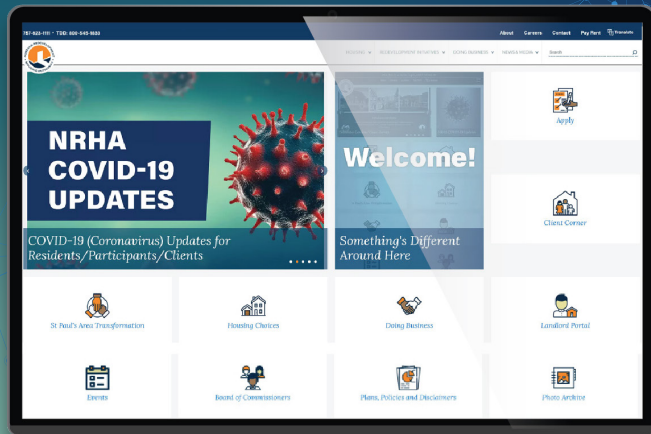
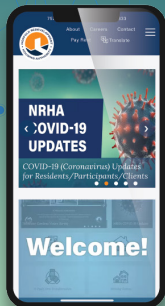
- * For children under 3, make sure that toys don't have small parts which could be choking hazards.
- * For children under 10, avoid toys that have to be plugged into an electrical outlet.
- * Check all toys for the VERY dangerous small button batteries that are easily swallowed and can damage the inside of a child's throat or stomach.
- * Make sure your child can't remove batteries from their toys.
- * If your child's heart is set on a bike, skateboard or scooter, be sure to include a helmet to keep them safe while they're having fun.





Welcome to the new www.nrha.us

Have you checked out Norfolk Redevelopment and Housing Authority's website lately? It's gotten a total makeover.





P.O. Box 968
Norfolk, VA 23501-0968

www.nrha.us

The new NRHA site is
easier to navigate and
more user-friendly.

Access important forms,
find waitlists, learn about
NRHA events and more!

PAY US A VISIT!

www.nrha.us





For More Information:

Nealy Gihan
ngihan@nrha.us
(757) 314-2009

For Immediate Release

Statement on Fatal Shootings in Young Terrace Community

Norfolk, VA (Nov. 4, 2021) –Norfolk Redevelopment and Housing Authority (NRHA) is devastated by the fatal shootings in our Young Terrace community on Wednesday night. We are committed to supporting all of our residents and the families impacted by this terrible incident.

Our thoughts and prayers are with our families in Young Terrace. We are committed to supporting you during this difficult time, and we are taking this time to work on healing in the Young Terrace community.

NRHA staff is currently going door-to-door this morning to ensure neighbors have access to counseling services needed to work through the trauma experienced last night. Counselors are available for walk-in appointments at the Young Terrace community center this week.

For families seeking support for domestic violence, people can call the VA Family Violence Hotline at 1-800-838- 8238.

About NRHA



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



For More Information:

Nealy Gihan
ngihan@nrha.us
(757) 314-2009

For Immediate Release

NRHA Hosts Public Hearing for City Funding Application

Norfolk, VA (Nov. 8, 2021) –The Norfolk Redevelopment and Housing Authority (NRHA) Board of Commissioners will conduct a public hearing for the proposed FY2023 City Funding Application at 9 a.m., Thursday, Nov. 18, 2021. The hearing will also stream live for virtual participation. Immediately following the public hearing, the Board will hold its regular monthly meeting.

This event will be in-person at 555 E. Main Street, 16th floor and also livestreamed. Members of the public are encouraged to participate in the virtual public hearing and board meeting by viewing online or calling to listen in an audio-only mode. To watch the live-stream, go to <https://bit.ly/NRHABOC11-18-21>. To participate in an audio-only mode, call 562-247-8421, webinar ID: 326-429-227, audio pin: 610-634-723

Each year, NRHA request funding from the City of Norfolk to support its neighborhood development activities. Funding is provided by the City through the Capital Improvement Program for Neighborhoods and the General Fund. Funding is also received from the U.S. Department of Housing and Urban Development, which funds the Community Development Block Grant and the HOME Investment Partnership Program. The purpose of the public hearing is to hear the views of Norfolk residents prior to the application finalization and submission. The FY2023 City Funding Application can be viewed at www.nrha.us. It is also currently available for public review and comment at NRHA locations 555 E. Main St., 16th floor, and 910 Ballentine Blvd.

About NRHA



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

For additional information or comment, contact Michael Clark, Deputy Executive Director, Operations, at mclark@nrha.us or (757) 533-4697. For reasonable accommodation requests, contact 504/ADA Coordinator Kimberly Thomas at (757) 623-1111 or TDD (800) 545-1833 between 9 a.m. – 5 p.m. seven working days prior to the meeting date.

NOTICE OF NONDISCRIMINATION - NRHA provides equal housing and employment opportunities for all persons. NRHA does not discriminate against any applicant, resident, or employee on the basis of race, color, religion, national origin, sex, elderliness, familial status, disability, source of funds, sexual orientation, gender identity, and veteran status in the admission, access to or operations of programs, services or activities.

NRHA complies with Title VI of the Civil Rights Act and the Americans with Disabilities Act. An internal grievance procedure is available to resolve complaints. If you feel you have been discriminated against, you have the right to file a complaint of discrimination with the Office of Fair Housing and Equal Opportunity by calling toll free (800) 669-9777.

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



About NRHA

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



For More Information:

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For Immediate Release

NRHA ANNOUNCES SETTLEMENT AGREEMENT IN BRYANT LAWSUIT

Norfolk's St. Paul's Area/Tidewater Gardens Transformation, a HUD Choice Neighborhoods Initiative Project, Will Continue with Additional Housing Opportunities

(NORFOLK, Va.) December 16, 2021 – The Norfolk Redevelopment and Housing Authority (NRHA) is pleased to announce a settlement agreement in *Bryant v. City of Norfolk*, ensuring the City of Norfolk and NRHA's Redevelopment Plan meets the housing and relocation needs of Tidewater Gardens residents.

The joint Settlement Agreement was reached after nearly two years of litigation over the Tidewater Gardens Transformation project. The initial complaint -- filed after HUD awarded NRHA and the City of Norfolk a Choice Neighborhoods Initiative (CNI) implementation grant -- challenged the legitimacy of the CNI implementation grant and the perceived impact of the redevelopment and relocation plan on residents of Tidewater Gardens and other low-income and minority residents of the city. The new community will be an economically inclusive neighborhood with mixed-income housing, parks, retail, and community amenities and services.

Through the Settlement Agreement, NRHA and the City of Norfolk reaffirm their guarantee that all eligible Tidewater Gardens residents will be able relocate to a housing unit in the redeveloped community if they choose to return. NRHA and the City of Norfolk also reaffirm their commitment to honoring the housing choices of all Tidewater Gardens residents by designating affordable units on- and off-site, and by providing Housing Choice Vouchers for those who wish to relocate to other neighborhoods or even outside of the city.

Additionally, NRHA and the City of Norfolk will continue providing robust relocation support for Tidewater Gardens residents as they transition to new housing, including case management.

"This settlement means three very important things to our community. First, it reaffirms our commitment to our Tidewater Gardens residents and the future generations of families who will grow and thrive in the redeveloped community. Second, it ratifies the vision for redevelopment created together by Tidewater Gardens residents, stakeholders, the City of Norfolk, and NRHA. Third, it's time to move forward and focus all our attention on working to make this transformation a reality," said NRHA Executive Director Ronald Jackson.

"We will continue to listen to residents and advocates throughout this process, and incorporate their feedback into our plans, ensuring all eligible Tidewater Gardens families have the housing support they need during the transition and when the new community is move-in ready. We're excited to take this big step forward together," said Jackson.

The present plan required by the Settlement Agreement includes relatively modest changes from the original Redevelopment Plan. "Every aspect of the Redevelopment Plan, which was crafted to



be the best feasible plan for Tidewater Gardens residents and for Norfolk, was examined for nearly two years in this litigation, and after that exhaustive examination, only very few changes were required by the settlement,” said Jackson.

Key Features of the Settlement:

The Settlement Agreement makes minor changes in the existing Redevelopment Plan and includes initiatives that NRHA and the City of Norfolk will undertake:

- **Housing Affordability:** The City of Norfolk and NRHA will increase the number of Project-Based Voucher replacement units at the redeveloped Tidewater Gardens from 226 to 260, with a corresponding reduction in the number of other types of housing units on-site. The City of Norfolk and NRHA will make good faith efforts to support the development of an additional 95 Project-Based Voucher units off-site over the course of the next seven years. Tidewater Gardens residents will have a first preference for admission to the Project-Based Voucher units in the nearby development called Market Heights.
- **Housing Choices:** NRHA will increase the purchasing power of Housing Choice Vouchers in two zip codes and the City of Norfolk will enforce its previously adopted ordinance prohibiting housing discrimination based on source of income – including receipt of a Housing Choice Voucher.
- **Housing Mobility:** The City will retain a consultant that will evaluate and advise the People First program, which provides a wide range of services, including mobility counseling and relocation support, to Tidewater Gardens residents.

What Does NOT Change about the Redevelopment Plan:

- **All Eligible Tidewater Gardens Residents Will Continue to Have the Right to Return:** All eligible Tidewater Gardens residents will continue to have the right to return to the redeveloped area. The Settlement Agreement does not change this.
- **Residents Will Continue to Have First Preference for Housing:** Tidewater Gardens residents will continue to have a first preference for admission to the Project-Based Voucher replacement units and the Low-Income Housing Tax Credit units at the redeveloped site. The Settlement Agreement does not change this.
- **The City of Norfolk and NRHA Will Continue to Provide Moving Assistance to Residents:** Residents who have relocated will continue to have their moving expenses reimbursed and their utility and security deposits paid by the City or NRHA. The Settlement Agreement does not change this.
- **The Timeline of the Redevelopment Remains the Same:** The timing of the redevelopment continues on its original path, with no changes or delays because of the Settlement Agreement.
- **The Size and Scale of the Redevelopment Remains the Same:** The size and scale of the redevelopment remains as it was before the litigation commenced. The redeveloped



area will continue to provide the types of housing most desired by Tidewater Gardens residents. The Settlement Agreement does not change this.

- **The Tidewater Gardens Transformation Plan did not include, and still does not include, Plans to Demolish Calvert Square or Young Terrace:** The future of Young Terrace and Calvert Square will be determined through extensive community planning and studies to evaluate the impact of any future redevelopment of these communities. There are no plans to demolish Calvert Square or Young Terrace within the next five years. The Settlement Agreement does not change this.
- **The Value of Housing Choice Vouchers:** The value of the Housing Choice Vouchers issued by NRHA will continue to be 110% of FMR. The Settlement Agreement does not change that amount.

Read the [settlement agreement here](#).

###

About Norfolk Redevelopment and Housing Authority

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





Commissioners' Update NRHA Board of Commissioners

Subject: NRHA Media Coverage – November & December 2021

Executive Contact: Jennifer Moore

Date: January 13, 2022

STATUS

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

FUTURE ACTION

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

NRHA Media Coverage - November & December 2021

Date	Headline	Publication	Reach	Sentiment
11/1/21	Man taken to hospital after shooting on Kimball Terrace in Norfolk	WAVY-TV	1,129,127	N/A
11/3/21	Three Women Killed, Two Wounded in Virginia Shooting	Washington Post	N/A	N/A
11/3/21	Three Women Dead, Two Injured in Norfolk, Virginia, Mass Shooting; Male Suspect at Large	Newsweek	N/A	N/A
11/3/21	Three Women Killed, Two Wounded in Virginia Shooting	US News and World Report	N/A	N/A
11/3/21	Neighbors, community activists plead for end to gun violence after Norfolk shooting leaves 3 women dead	WTKR.com	469,318	Negative
11/3/21	Suspect in custody after possible domestic-related shooting in Norfolk leaves 3 women dead, 2 other women injured	WTKR.com	469,318	Negative
11/3/21	3 women dead, 2 injured in 'possible domestic-related' shooting in Norfolk, police say	The Virginian-Pilot	1,029,063	Negative
11/3/21	5 women shot, 3 killed in Norfolk; 19-year-old suspect identified	WAVY-TV	1,129,127	Negative
11/3/21	Man facing murder, other charges after 5 women shot in Young Terrace in Norfolk	13NewsNow.com	500,251	Negative
11/4/21	Man accused of killing 3 women, injuring 2 in domestic violence attack	TheGrio	1,904,387	Negative
11/4/21	Man accused of killing 3 women, injuring 2 in domestic violence attack	Yahoo news	64,612,530	Negative
11/4/21	They were good people' Friends, neighbors of 5 women shot in Norfolk talk	13NewsNow.com	500,251	Negative
11/4/21	'Shook me to my core' Norfolk Police Chief shocked by mass shooting	13NewsNow.com	500,251	Negative
11/4/21	Crisis, Domestic Violence Prevention Organizations offer help following deadly shooting in Norfolk	13NewsNow.com	500,251	Negative
11/4/21	Norfolk Police Chief Larry Boone calls for change after 5 women are shot	13NewsNow.com	500,251	Negative
11/4/21	It shook me to my core. I can only imagine what it did to those kids': Police chief sends emotional message after mass shooting	WTKR.com	469,318	Negative
11/4/21	NRHA offers counseling to Young Terrace community after 3 women killed, 2 women injured in domestic-related shooting	WTKR.com	469,318	Negative
11/4/21	Norfolk community comes together in grief following mass shooting	WTKR.com	469,318	Negative
11/4/21	About a dozen children were playing outside, some jumping on a trampoline. That's when the shooting started.	The Virginian-Pilot	1,029,063	Negative
11/4/21	Suspect arrested, Norfolk Police identify women killed following shooting on Whitaker Lane	City of Norfolk, Virginia	136,439	N/A
11/4/21	'I have 30 years police experience. That shook my core': Norfolk police chief emotional following mass shooting	WAVY-TV	1,129,127	Negative
11/4/21	Virginia Man Allegedly Kills 3 Women, Injures 2 Others in 'Domestic-Related' Shooting	People	N/A	N/A
11/5/21	They loved to dance': Friends remember couple killed in Norfolk mass shooting	WTKR.com	469,318	Negative
11/5/21	The community needs healing' Organizers rally to stop violence after deadly Norfolk shooting	13NewsNow.com	500,251	Negative
11/5/21	A domestic violence survivor shares her message following Young Terrace mass shooting	13NewsNow.com	500,251	Negative
11/5/21	Families of those killed speak out, remember loved ones lost in Young Terrace mass shooting	WAVY-TV	1,129,127	Negative
11/5/21	'I have 30 years police experience. That shook my core': Norfolk police chief emotional following mass shooting	WAVY-TV	1,129,127	Negative
11/6/21	Family, friends remember victims of Norfolk mass shooting	WTKR.com	469,318	Negative
11/6/21	"Grief for the city of Norfolk. Grief for the families in Young Terrace" after shooting leaves 3 women dead	WTKR.com	469,318	Negative

Date	Headline	Publication	Reach	Sentiment
11/6/21	‘We had women that stepped up’: Norfolk community rallies for healing after tragedy	The Virginian-Pilot	1,029,063	Negative
11/6/21	Leaders rally around Norfolk neighborhood after mass shooting	WAVY-TV	1,129,127	Negative
11/7/21	Women killed in Young Terrace shooting hailed as heroes by loved ones	13NewsNow.com	500,251	Negative
11/7/21	Lesbian couple among “heroes” gunned down trying to protect pregnant teen in mass shooting	LGBTQ Nation	1,127,460	Neutral
11/8/21	Lesbian Couple Shot Point-Blank Protecting Pregnant Daughter	Advocate	N/A	N/A
11/8/21	Daughter, son, remember mother killed in Norfolk mass shooting	WTKR.com	469,318	Negative
11/9/21	Editorial: Redouble efforts to curb violence	The Virginian-Pilot	1,029,063	N/A
11/9/21	Door-to-door COVID-19 vaccinations will continue in Norfolk neighborhood in the wake of mass shooting	WAVY-TV	1,129,127	N/A
11/10/21	Alarming epidemic' of domestic violence reported among women of color	WTKR.com	469,318	Negative
11/10/21	Judge rules man wanted for possible fatal domestic-related Norfolk shooting needs to be seen by psychologist	WTKR.com	429,043	N/A
11/10/21	Norfolk councilman says residents should demand removal of police chief and city manager	The Virginian-Pilot	1,029,063	N/A
11/10/21	Norfolk judge orders competency evaluation for man charged with shooting 5 women, killing 3	The Virginian-Pilot	1,029,063	N/A
11/10/21	Norfolk judge orders competency evaluation for 19-year-old accused of fatally shooting 3 women, injuring 2 others	WAVY-TV	1,129,127	N/A
11/10/21	19-year-old accused of shooting five women in Norfolk granted mental evaluation in court	13NewsNow.com	500,251	N/A
11/11/21	17-year-old among 2 charged after shooting on Wiley Drive in Norfolk	WAVY-TV	1,129,127	Negative
11/11/21	Norfolk Police chief details plans to deescalate gun violence	WTKR.com	429,043	N/A
11/11/21	Letters for Nov. 12: We’ve got to do something new to address killings	The Virginian-Pilot	1,029,063	N/A
11/12/21	Norfolk Police investigate shooting on Wiley Drive, two suspects arrested	WTKR.com	469,318	Negative
11/12/21	Norfolk police: People arrested for shooting still firing when officers arrived	13NewsNow.com	500,251	Negative
11/15/21	‘Every child you talk to...they are afraid’: Stop the Violence Guns Down offers support following Norfolk mass shooting	WTKR.com	469,318	Negative
11/15/21	Who's Hiring In The Norfolk Area? See New Local Jobs	Virginia Patch.com	95,036	Neutral
11/18/21	NRHA: Community engagement, emotional support needed to help neighborhood heal after mass shooting	WTKR.com	429,043	Neutral
11/18/21	EZ Inn Shooting + NRHA Meet To Discuss Mass Shooting	Virginia Patch.com	95,036	Neutral
11/22/21	Norfolk community comes together for annual free Thanksgiving dinner after mass shooting	WTKR.com	469,318	Neutral
11/22/21	Norfolk, Heat Islands, and the Urban Canopy	NFKVA.com	N/A	N/A
11/29/21	BREAKING: NRHA Settles St. Paul’s Lawsuit	Veer Magazine	387	Neutral
11/30/21	Business notes for the week of Nov. 29	The Virginian-Pilot	1,029,063	Neutral
12/1/2021	Norfolk settles lawsuit over St. Paul's redevelopment project	13NewsNow.com	517,979	Neutral
12/2/2021	Man charged in triple homicide at Norfolk’s Young Terrace is competent to stand trial, attorney says	The Virginian-Pilot	843,097	N/A
12/2/2021	Attorney: Man accused of shooting 5 women, 3 fatally, in Young Terrace found competent to stand trial	WAVY-TV	1,064,106	N/A
12/2/2021	Suspect in Young Terrace mass shooting deemed competent to stand trial	WTKR.com	429,043	N/A
12/2/2021	Lawsuit aiming to halt Norfolk’s public housing redevelopment dismissed	WAVY-TV	1,064,106	Neutral
12/3/2021	St. Paul's redevelopment lawsuit settlement comes with changes to voucher program, \$200K payment to plaintiffs	WTKR.com	429,043	Neutral

Date	Headline	Publication	Reach	Sentiment
12/6/2021	Norfolk residents displaced by St. Paul’s project get more chances to move back to rebuilt neighborhoods after lawsuit is settled	The Virginian-Pilot	1,029,063	Neutral
12/6/2021	Norfolk residents displaced by St. Paul’s project get more chances to move back to rebuilt neighborhoods after lawsuit is settled	Yahoo news	66,005,446	Neutral
12/6/2021	Who's Hiring Throughout Norfolk: This Week's Newest Job Openings	Virginia Patch.com	95,036	Neutral
12/6/2021	Fitch Affirms Norfolk, VA's GOs 'AA+'; Outlook Stable	Fitch Ratings	370,819	Neutral
12/18/2021	Hogan Lovells: Norfolk Housing Settlement Will Be Closely Monitored by the Plaintiffs	Targeted News Service	1,040	Neutral
12/19/2021	Norfolk police tackled a bicyclist for riding without a headlight. Bodycam footage in a lawsuit shows it all.	The Virginian-Pilot	843,097	N/A
12/20/2021	At A Crossroads: Local program helps fund business solutions to climate change	WHRO	45,631	Positive
12/20/2021	Family says Norfolk Police officer tackled man; now they're suing	WTKR.com	429,043	N/A
12/21/2021	Why is a Norfolk community development entity investing everywhere but Norfolk?	Veer Magazine	1,635	Neutral
12/21/2021	Why is a Norfolk community development entity investing everywhere but Norfolk?	Virginia Mercury	210,270	Neutral
12/22/2021	The mystery of the management fees	Virginia Mercury	210,270	Neutral
12/25/2021	Norfolk community development entity invests all over the country — but not in Norfolk	The Virginian-Pilot	843,097	Neutral
12/26/2021	Man shot Sunday on Nicholson Street in Norfolk’s Young Terrace area	WAVY-TV	1,064,106	N/A
12/26/2021	From Chesapeake native’s ‘Tina,’ to Missy and Pharrell: An arts and culture review of 2021"	Daily Press	382,412	Neutral
12/26/2021	From Chesapeake native’s ‘Tina,’ to Missy and Pharrell: An arts and culture review of 2021	The Virginian-Pilot	843,097	Neutral
12/26/2021	Norfolk’s housing authority not profiting much from its for-profit subsidiary	The Virginian-Pilot	843,097	Neutral
12/27/2021	Family Suing Norfolk Police Over Forceful Arrest of Black Man who was Riding a Bike Without a Headlight	Black Enterprise	N/A	N/A
12/28/2021	Letters for Dec. 29: Norfolk officials: Answer questions about the housing authority"	Daily Press	382,412	Positive
12/28/2021	Letters for Dec. 29: Norfolk officials: Answer questions about the housing authority	The Virginian-Pilot	843,097	Positive
12/28/2021	Bodycam Footage From 2018 Shows Virginia Police Officer Tackling Black Man for Riding Bike Without Headlights	Black News America	N/A	N/A
12/29/2021	Stolen Amazon truck recovered in Norfolk, person of interest detained	WAVY-TV	1,064,106	N/A



Commissioners' Update NRHA Board of Commissioners

Subject: General Assembly Update

Executive Contact: Jennifer Moore

Date: March 12, 2020

BACKGROUND

The General Assembly convened on January 8 and adjourned March 7.

STATUS

VAHCDO has published its current legislative agenda and tracking list (see attached). Since most bills will drop next week, only the two filed bills show on the tracking list thus far.

FUTURE ACTION

A final General Assembly update will be provided.



VAHCDO Legislative Priorities - 2022 Session December 1, 2021

Provide naming discretion for redevelopment and housing authorities

Support legislation to allow local redevelopment and housing authorities to rebrand themselves in a manner like the rebranding done by Virginia Housing. HB 2127 was introduced by Delegate Robinson in 2021. The bill was left on the table in the House General Laws Committee.

Property Tax Assessment of HUD Rental Assistance Demonstration (RAD) Properties

Support legislation to amend § 58.1-3295 to include RAD properties. § 58.1-3295 provides statutory guidelines for the tax assessment of affordable housing at both the state and local level.

Communities of Opportunity Tax Credit

Support legislation to expand the Communities of Opportunity Tax Credit to all regions of the Commonwealth and to Housing Choice Voucher (HCV) property owners in census tracts located in Neighborhoods of Opportunity as defined by HUD (no more than 40% below the poverty line and 62% minority concentration). Currently, the credit is only applicable in Northern Virginia, Hampton Roads, and Central Virginia, and only in census tracts of up to 10% or less below the poverty level.

Balanced Landlord-Tenant Laws

Support efforts to ensure that landlord-tenant laws strike the proper balance between protecting the rights of tenants and the needs of affordable housing providers to manage and maintain properties.

Maintain/Increase Funding for the Virginia Housing Trust Fund

Support maintenance of and possible increases to existing funding levels for the Virginia Housing Trust Fund. The 2021 final budget provides \$70.7 million for FY2021 and \$55.0 million for FY2022. FY2021 funding included \$28.2 million designated to continue the Virginia Rent and Mortgage Relief Program when monies allocated from the Coronavirus Relief Fund expire.

Emergency Rental Assistance

Support continued funding for emergency rental assistance for renters who have received material noncompliance notices for failure to pay rent.

Virginia LIHTC

Support efforts to improve and expand the Virginia Low-Income Housing Tax Credit. The General Assembly took historic action in 2021 to establish this important tool to help in the financing of affordable housing units in Virginia. The initial legislation limited the total amount of credits to a hard limit of \$15.0 million per calendar year, thereby limiting the potential usefulness of this program.

Historic Rehabilitation Tax Credits

Oppose any legislation or budget provisions that would reduce or eliminate the use of Historic Rehabilitation Tax Credits in Virginia.

Virginia Housing and JLARC Housing Studies

Monitor the findings and recommendations of the first part of the JLARC Housing Needs study and the Virginia Housing Affordable Housing study (HB 854), which should both be released prior to the 2022 General Assembly session, as well as the second part of the JLARC study, which should be released in mid-2022. The JLARC project is a self-initiated study of the Commonwealth's housing needs and the role of state and local governments in addressing them. The Virginia Housing study, a mandate by the General Assembly, examines ways to incentivize the development of affordable housing in the Commonwealth of Virginia.

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Bill	Name	Summary	Last Action
HB160	Virginia Residential Landlord and Tenant Act; landlord obligations; tenant safety.	Virginia Residential Landlord and Tenant Act; landlord obligations; tenant safety. Requires a landlord who owns more than four rental dwelling units, or more than a 10 percent interest in more than four rental dwelling units, to require all employees and applicants for employment to submit to fingerprinting and provide personal descriptive information to be forwarded along with the employee's or applicant's fingerprints through the Central Criminal Records Exchange and the Federal Bureau of Investigation for the purpose of obtaining criminal history record information regarding such employee or applicant. The bill allows a landlord to disqualify from employment any person who has been convicted of or found guilty of, or entered a plea of guilty or nolo contendere to, regardless of adjudication, a violent crime committed in any jurisdiction. The bill also provides that a landlord must (i) establish written policies and procedure for the storage and management of, access to, and return of all keys for each rental dwelling unit; (ii) regulate the secure storage of and access to unissued keys; and (iii) maintain a written log for the issuance and return of all keys. Finally, pursuant to the bill, all relevant landlords must submit certain information on a quarterly basis to the Department of Housing and Community Development to prove compliance with the provisions outlined in the bill.	Committee Referral Pending
SB47	Income tax, state; increases the aggregate annual limit on housing opportunity tax credits.	Income tax; housing opportunity tax credits. Increases the aggregate annual limit on housing opportunity tax credits from \$15 million to the sum of (i) \$150 million, (ii) the amount by which the allocation for the previous year exceeds credits actually reserved in that year, and (iii) the amount of credits recaptured or disallowed for the previous year. The bill removes the credit's sunset, which under current law is January 1, 2026; however, the Virginia Housing Development Authority (the Authority), which administers the credit, would be authorized to reserve credits only for fiscal years beginning in January 1, 2021, but before January 1, 2026. The bill directs the Authority, which is the agency charged with administering the federal low-income housing tax credit (the federal credit), to reserve a housing opportunity tax credit (the state credit) for a taxpayer whenever it allocates a federal credit. The reserved state credit must be at least one-half of all federal credits allocated to the taxpayer over the 10-year period for the federal credit. However, the bill limits the amount of credits a taxpayer may claim in a single taxable year to the lesser of (a) the amount of the federal credit allocated to the taxpayer or (b) one-tenth of the reserved amount. The bill removes the Authority's power to allow credit applicants to sell credits to other taxpayers.	Referred to Committee on Finance and Appropriations

SB69	Virginia Residential Landlord and Tenant Act; prohibited provisions in rental agreements.	Virginia Residential Landlord and Tenant Act; prohibited provisions in rental agreements. Prohibits a rental agreement from containing provisions that prohibit the operation of properly licensed and authorized child care services.	Referred to Committee on General Laws and Technology
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