



AGENDA
NRHA Commissioners' Meeting
Thursday, March 10, 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
February 10, 2022 Board of Commissioners' Minutes

II. PUBLIC COMMENTS

III. REMARKS Pg. 13
Executive Director's Comments
Commissioners' Comments

III. DEVELOPMENT Pg. 14

- 1) Public Hearing and Resolution of the Norfolk Redevelopment and Housing Authority Authorizing and Approving the Issuance of up to \$56,800,000 Multifamily Revenue Bonds for Lexington Park Apartments

Introduction: Michael Clark, Deputy Executive Director – Operations

Developer (Steve Kahn, Standard Communities) and Bond Counsel (Michael W. Graff, Atty.; McGuire Woods LLP) will be participating remotely

- 2) Public Hearing and Resolution of the Norfolk Redevelopment and Housing Authority Authorizing and Approving the Issuance of up to \$52,200,000 Multifamily Revenue Bonds for Braywood Manor Park Apartments

Introduction: Michael Clark, Deputy Executive Director – Operations

Developer (Steve Kahn, Standard Communities) and Bond Counsel (Michael W. Graff, Atty.; McGuire Woods LLP) will be participating remotely

IV. COMMUNITY ENGAGEMENT Pg. 32

- 1) Annual Five-Year Plan Public Hearing Overview

Presented by: Kimberly Thomas

Chief Community Engagement Officer

V. HOUSING OPERATIONS Pg. 41

- 1) Resolution Authorizing Increased Funding for Young Terrace Armed Security Contract

Presented by: Donna Mills

Chief Housing Officer

VI. FINANCE AND ADMINISTRATIVE ACTIVITIES Pg. 43

- 1) Previous Month's Activities
 - a) Contract Activities
 - b) Anticipated Requests for Proposals, Qualifications, or Quotations and Invitations for Bids
 - c) Cash Advance Report
 - d) Write-Off's

VII. NEW BUSINESS

VIII. COMMITTEE MEETING NOTES Pg. 51

- 1) Housing Choice Voucher Committee minutes and attachments
- 2) Housing and Safety Committee Notes minutes and attachments
- 3) Budget and Finance Committee Notes minutes

IX. CLOSED SESSION

X. UPDATES Pg. 90

- 1) Families First Update
- 2) Communications and Government Relations Update
- 3) Tidewater Gardens Relocation Efforts Update – 2/28/2022
 - a. Tidewater Gardens Relocations Dashboard
 - b. Tidewater Gardens Vacancy Map

FUTURE MEETINGS

BOC HCV Committee Meeting
Tuesday, March 15, 2022 at 11:00 a.m.
555 East Main Street

BOC Housing and Safety Committee Meeting
Monday, March 28, 2022 at 9:30 a.m.
555 East Main Street

BOC Finance and Budget Committee Meeting
Monday, April 11, 2022 at 2:30 p.m.
555 East Main Street

BOC Meeting
Thursday, April 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, February 10, 2022.

The meeting was called to order at 9:14 a.m. by Chairman Donald Musacchio. Those Commissioners present and absent were as follows:

Present: Mr. Alphonso Albert
 Ms. Rose Arrington
 Mr. Kenneth R. Benassi *[participated by telephone]*
 Mr. Richard Gresham
 Mr. Donald Musacchio
 Ms. Suzanne Puryear

Also present were Ronald Jackson, Secretary, Delphine Carnes, Attorney, and several members of the public. Commissioner Benassi and various staff members participated remotely. Chairman Musacchio noted that the meeting started a little late due to some technical difficulties in facilitating remote attendance; those issues were resolved before the meeting started. He then gave instructions for virtual participants wishing to participate in the meeting and noted that all of this information is also on the NRHA website.

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Welcome and Remarks by the Chairman of the Board

Chairman Musacchio welcomed the Commissioners and thanked them for their participation. He observed that today’s meeting has a very full agenda, including several presentations and a closed session.

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I. Approval of Minutes of Board of Commissioners’ Meeting

Chairman Musacchio presented for approval the minutes of the January 13, 2022 Board of Commissioners’ meeting. Upon motion of Mr. Gresham, seconded by Mr. Albert, the minutes of the January 13, 2022 Board meeting were unanimously approved by all of the Commissioners present.

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II. Public Comments

Chairman Musacchio announced that the Board would hear public comments at this time as there is a very full agenda. The hallway was checked to see if any members of the public were waiting to speak. Chairman Musacchio announced that individuals wishing to participate in the meeting remotely could do so by using the “raise hand” icon or typing comments in the online chat box. There were no comments by virtual attendees and Mr. Raytron White, who was present in person, indicated that he does not plan to speak.

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III. Remarks

Executive Director’s and Commissioners’ Comments

Mr. Jackson reported that he met with Mr. White in January to follow up on Mr. White’s comments presented at last month’s Board meeting. Mr. Jackson noted that he then met with staff to discuss these concerns and held another meeting with Mr. White yesterday. Mr. Jackson stated that the meetings went very well and NRHA is re-emphasizing that staff needs to be more consistent in addressing residents’ concerns and following up on their complaints and maintenance requests. He observed that good customer service is a critical aspect of NRHA’s mission and therefore the Authority needs to be more responsive at every step of the process. Mr. Jackson added that NRHA is working to hire staff and put resources towards a specific community engagement department that will advocate for residents. He also observed that the Authority is looking into some technology improvements to enhance interactions with residents. Mr. Jackson emphasized that NRHA needs to implement a variety of approaches to improve communications, whether in person, by telephone or online, to ensure that every household has access to customer service. He mentioned that some residents do not have internet capabilities, so multiple means of communication must be employed to reach everyone. He indicated that Chairman Musacchio and Michael Clark, Deputy Executive Director, Operations, also attended the latest meeting. Chairman Musacchio indicated that there are short term items that can be tackled immediately and other long-term issues that will be addressed in the future. Mr. Clark, who was participating by telephone, agreed with this assessment.

Mr. Jackson reported on COVID’s current impact on staff, noting that only two staff members are currently out due to the pandemic – one who has been infected and one who has been exposed. He indicated that NRHA is seeing a significant decline in reported COVID cases, but the mask mandate and distancing protocols will remain in place until February 15, when restrictions will be lifted providing that there is no new spike in cases or new variant identified. Mr. Jackson stated that NRHA hopes to get back to in-person meetings in the community by early March.

Mr. Jackson indicated that NRHA is experiencing staff shortages because of the pandemic, as well as a heavier workload for remaining employees, who are handling a number of matters, including work orders, that were delayed by COVID. He noted that NRHA has brought in new contractors and is still working on recruitment efforts. Mr. Jackson observed that NRHA, like many other employers, is looking at a variety of options to get the work done. He also mentioned that NRHA is committed to offering living wages and takes this into consideration when hiring contractors. Mr. Jackson confirmed that, as a follow-up to the WAVY-TV report concerning mold, NRHA has taken care of the family in question and addressed all of their maintenance issues, including the mold complaints. Mr. Jackson acknowledged that mold will continue to be an issue in the Young Terrace community due to the way the units were built. He explained that NRHA is bringing in a mold remediation contractor and seeking bids for firms to assist with unit turnaround. Mr. Jackson confirmed that NRHA has already received several bids and will award contracts in the next couple of weeks.

With respect to safety and security issues, Mr. Jackson reported that crime is universally pervasive and rates are back up to where they were in the 1990s. He noted that NRHA is engaged in ongoing discussions with City representatives, law enforcement and other community stakeholders to determine how best to address this problem. Mr. Jackson stated that Mayor Alexander and Police Chief Boone have promoted several innovative programs for the City, which should help NRHA's communities as well. Mr. Jackson announced that he attended a press conference on the topic of gun purchases and the re-sale of firearms that were initially purchased legally and later used in committing crimes. He mentioned that officers from the Bureau of Alcohol, Tobacco and Firearms ("ATF") spoke at the conference. Mr. Jackson explained another recent initiative designed to provide services for repeat offenders to reduce the recidivism rate by looking into the underlying reasons that cause these individuals to commit crimes and then providing counseling and services. He noted that numerous agencies are beginning to use this approach and the City of Boston saw a 63% decline in youth homicide as a result of implementing this model. Mr. Jackson indicated that NRHA is looking at a number of new initiatives, including street configuration, density, speed bumps, and community access, as well as best practices of other housing authorities, and he will report to the Board with more details on these proposed programs in the near future.

Mr. Jackson then discussed progress on NRHA's strategic plan. He commented that NRHA has started gathering data and has also identified thought leaders in the community who should be included in the discussion groups to bring an outside perspective to NRHA's operations and practices. Mr. Jackson noted that NRHA is also conducting resident surveys and collecting feedback from NRHA employees. He observed that this information will be compiled in advance of the Board retreat, which will most likely be scheduled for May of 2022, although the final date has not yet been confirmed.

Ms. Arrington asked whether NRHA has considered gated communities as a viable solution to addressing a number of issues. She also inquired whether gated communities are permitted in Low-Income Public Housing (“LIPH”) neighborhoods. Ms. Carnes responded that there are multiple issues with gating NRHA’s communities, including the fact that the streets in all of these neighborhoods, with the exception of Oakleaf Forest, are public and owned by the City. She explained that the conveyance of the streets by the City to NRHA has been discussed with the City, but it raises a number of legal restrictions, including constitutional issues and First Amendment rights, that apply to public thoroughfares. Mr. Jackson agreed and stated that NRHA is reviewing what other cities are doing and Karen Rose, NRHA’s Security Programs Manager, is currently looking into practices employed by the City of Richmond and its housing authority.

It was announced that there was an individual online who would like to comment. Vincent Hodges submitted a question asking whether social workers are included in the groups of individuals looking into new initiatives and innovative solutions. He stated that the process will be flawed if it does not include input from social workers. Vincent Lasalle “raised his hand” online and stated that he is not happy that the meeting started late. Chairman Musacchio responded that the Board does its best to start all meetings on time, but today it encountered some technical difficulties.

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IV. Development

1) Broad Creek Section 18 Disposition/PBV Conversion/LIHTC Renovation

Juan Powell, Vice-President of The Community Builders (“TCB”), participating remotely, gave a presentation on the proposed Broad Creek recapitalization. Mr. Powell explained that the Broad Creek recapitalization and renovation will include a Section 18 disposition, a conversion to Project Based Vouchers (“PBVs”), and the use of Low Income Housing Tax Credits (“LIHTC”). He commented that all of the work will be done in three phases over the next three years. Mr. Powell indicated that after stabilization of all three phases, the property will be conveyed to NRHA. He noted that initially there were six phases, other than Broad Creek V, and they will be combined to create three new phases. Mr. Powell specified that the first phase will consist of Bowling Green II and III, the second phase of Marshall Manor II and III, and the final phase of Marshall Manor IV and Bowling Green IV. He stated that TCB has been partnering closely with NRHA on this process, including planning of the various phases, working on the Section 18 process, and negotiating a Memorandum of Understanding between NRHA and TCB. Mr. Powell discussed the collaborative work to review proposals from the architect and civil engineer, as well as the appraisal, and noted that a lot of work has been done to date. He explained that current Virginia law requires 12-month notice to all residents prior to submission of the Section 18 application to the U.S. Department of Housing and Urban Development (“HUD”); the required notice was sent almost a year ago in March 2021.

Mr. Powell reported that there have been numerous meetings with City leaders, including Councilwoman Johnson, who helped create a special committee that has come up with some innovative and practical suggestions. He then reviewed the Sources and Uses slide, indicating that the budget will be revised as the project moves forward and the numbers are confirmed with the contractor. Mr. Powell discussed the slide outlining the project's proposed schedule; the plan is to start with physical work at the site during the fourth quarter of this year and then initiate the remaining phases successively on a yearly basis. He concluded by reviewing the Next Steps slide, which includes the dates for HUD submissions and the start dates for each phase of the renovation.

Steve Morales, NRHA Project Director, addressed the Commissioners. He noted that today's presentation is a broad overview and next month staff will present a resolution to authorize submission of the disposition application to HUD. He commented that NRHA is working with the City now and will need to obtain a support letter from the City before next month's Board meeting. Mr. Morales reported that the environmental process has just been completed and the project has been delayed a year beyond its original goal due to the new notice requirement in the Virginia Code.

Mr. Gresham asked what assurances Mr. Powell could give the Board that costs will not continue to rise another 9% before the next presentation. Mr. Gresham also asked whether the estimates from the general contractor are competitive. Mr. Powell responded that TCB will obtain competitive bids from subcontractors and will try to actively recruit minority contractors. He noted that the general contractor is working with TCB and the subcontractors to ensure that the process is cooperative and transparent. Mr. Powell explained that TCB works with the general contractor and the architect to get preliminary pricing, after which the proposed cost is examined in light of the overall budget and scope of work. He mentioned that TCB initially worked with Clancy & Theys and discussed the need for an inclusive subcontracting approach that meets TCB's and NRHA's expectations regarding Section 3 and minority contracting. Mr. Powell explained that, as a result of these discussions, Clancy & Theys indicated that it is probably not the best contractor for this job in which minority contracting is a clear expectation rather than an option. Mr. Powell commented that there is total transparency between NRHA and TCB. Mr. Morales agreed that the parties are working very closely together.

Mr. Albert stated that he doesn't understand how TCB's proposed activities are getting NRHA any closer to meeting its Section 3 objectives. He noted that today's update does not appear to focus on the Board's priorities and wondered if the Board has not been sufficiently clear about its goals. Mr. Albert mentioned that in years past he felt that the Board had aspirational goals, but rewarded efforts rather than outcomes. He commented that the outcome is what should matter. Mr. Morales stated that Board committees have consistently been receiving reports on this project and given detailed information about proposed items before they are built into the project. He assured the Board that Section 3 is an absolute requirement on this project and if contractors feel that they cannot meet this condition then NRHA cannot move forward with them.

Mr. Morales observed that the Board committees have also made it very clear that this project must be self-sufficient so that it does not impose any financial burden on NRHA. He added that the conversion to Project-Based Vouchers (“PBVs”) allows NRHA to take on debt, which would not be possible if the project continued as Low-Income Public Housing (“LIPH”). Mr. Morales emphasized that NRHA has clear direction from the Board to do no harm to NRHA’s financial bottom line and to conserve capital funds to the greatest extent possible. He added that NRHA is also insisting on a very transparent process at all steps, including financially, so there are no surprises. Mr. Morales concluded by saying that NRHA will not move forward with the project at any point if it does not meet the articulated goals.

Mr. Morales explained that, at the outset, NRHA had to tackle longstanding financial issues, look at renovation needs and handle the exit of the original investor. He commented that it has been several years in the making and a lot of effort has gone into the process. Mr. Morales stated that COVID further complicated matters with work delays and supply chain issues that resulted in increased prices. He observed that NRHA has tried to be very responsive to the Commissioners’ concerns. Mr. Morales added that the relocation and care of residents is critical and needs to follow the “do no harm” approach. He explained that LIPH is not a satisfactory solution in the long term because the capital needs escalate, but the funding is limited. Mr. Gresham stated that he was glad to hear that NRHA and the Board are dealing with potential financial issues in advance rather than later. He agreed that an emphasis on Section 3 and a “do no harm” approach are both critical. *[Mr. Albert left at 10:20 a.m.]* Ms. Puryear observed that relocation efforts are also extremely important because they tend to be difficult and disruptive. She asked Mr. Powell to continue to provide ongoing updates on the relocation process. Ms. Puryear thanked both Mr. Powell and Mr. Morales for sharing information regarding the status of the project with the Board.

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V. Housing Operations

1) Housing Operations Division Quarterly Report – FY2022 2nd Quarter

Donna Mills, Chief Housing Officer, announced that the Housing Operations’ quarterly reports through the end of December 2021 are included at page 37 of the Board Packet. She reported that NRHA’s Housing Choice Voucher (“HCV”) program served 3,823 households, an increase of 80 families from the previous quarter. Ms. Mills stated that 37 new landlords were added to the program. With respect to facilities management, she noted that repairs have been made to water lines and NRHA has been addressing trench leaks and various sewer issues. Ms. Mills also announced that Rick O’Neal retired December 31, 2021. She stated that NRHA is currently managing 3,183 units with an occupancy rate of 98.32% (excluding Diggs Town I and Tidewater Gardens). Ms. Mills indicated that delinquency was up this past quarter, but there were

only six evictions (0.24%), which is lower than the previous quarter. She commented that NRHA is working to implement a number of new safety measures and 88 individuals were removed from the banned list. Ms. Mills confirmed that staff carefully reviews and updates that list on a monthly basis. Regarding the design and construction department, she observed that staff has been very busy in several communities with a variety of projects, including the installation of carbon monoxide detectors. Ms. Mills reported that her department met its goal to lease up the units in Diggs Town I to have them occupied by the LIHTC deadline; thanks to a lot of hard work over the holiday season, the lease up was completed by the end of December. She commended her staff on their hard work.

Chairman Musacchio mentioned that several questions have been received by members of the public participating online. He indicated that staff members will provide answers to those questions later.

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VI. Community Engagement

1) Community Engagement Quarterly Report – FY2022 2nd Quarter

Kimberly Thomas, Housing Programs Director, addressed the Commissioners and stated that the Community Engagement Reports are included in the Board Packet at page 57. With respect to workforce development, she commented that NRHA's local numbers mirror what is happening nationally. She commented that the Authority is seeing the effects of a "gig economy" among its residents, many of whom were not as successful in finding seasonal employment this year, primarily because of the impact of COVID. Ms. Thomas reported that NRHA did see an increase in enrollment in the Family Self-Sufficiency ("FSS") Program, which is very important because it allows NRHA's residents to build up an escrow account. She noted that the FSS update in the Board Packet includes a reference to an FSS grant received by NRHA, which recognizes the Authority as the highest awardee in Virginia. Ms. Thomas indicated that there has been an increase in participation in youth programs that enable young people to learn the skills necessary to find employment; there currently is a wait list for this program. She stated that NRHA continues to address food insecurity issues by distributing meals; 436 holiday box meals were distributed to families during the last quarter. In addition, Ms. Thomas observed that NRHA is also partnering with local agencies to provide counseling services and, as of today's date, 23 individuals have participated in these services, including 11 employees.

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VII. Finance and Administrative Activities

1) Previous month's activities

The reports of last month's activities are included in the Board Packet at page 62. There were no questions or comments from the Commissioners.

2) Existing Contract Review Process

Mr. Jackson spoke about NRHA's procedure for renewing contracts for professional services, noting that NRHA follows a specific protocol to review the level of performance as well as the cost. He introduced Kathy Mosley, Director of Procurement and Administrative Services, and asked her to briefly review the process. Ms. Mosley, who was participating via telephone, explained that NRHA sends a notification to each vendor 60 to 90 days prior to the contract renewal date. She noted that NRHA decides whether to exercise its option to renew based on a performance assessment and funding availability. Ms. Mosley indicated that an evaluation form is completed and signed by two staff members; the form is then sent to the procurement office for review and a funding assessment before a final decision is made.

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With respect to NRHA finances, Mr. Benassi commented that the Board Finance Committee was informed that the Authority has a significant write-off on the 555 East Main Street property as a result of a tenant's failure to pay rent. He expressed his concern that this is impacting NRHA's reserves. Mr. Benassi mentioned that he spoke with Virginia Mack, Deputy Executive Director, Administration, about the property and asked her to explain why NRHA owns the building to begin with and how this problem is going to be handled. Mr. Jackson agreed that this matter needs to be addressed and NRHA is gathering information to determine what options are available. Mr. Benassi stated that the issue will be complicated, but it should be made a top priority to ensure that it does not harm NRHA's financial stability.

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VIII. New Business

None.

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IX. Committee Meeting Notes

Chairman Musacchio announced that the minutes and notes for each of the following committees are included in the Board Packet. He also reported that the next Housing and Safety Committee will take place via Zoom, but the committee hopes to go back to in-person meetings in the very near future. There were no questions or comments from the Commissioners.

- 1) Housing Choice Voucher Committee minutes and attachments
- 2) Housing and Safety Committee minutes and attachments
- 3) Budget and Finance Committee minutes

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X. Closed Session

At 10:42 a.m. upon motion of Mr. Gresham, seconded by Ms. Puryear the following resolution was unanimously approved by all Commissioners, with the exception of Mr. Albert who had left the meeting.

RESOLUTION 9486

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 February 10, 2022 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 on Diggs Town I.

At 11:20 upon motion of Mr. Gresham, seconded by Ms. Arrington, the following resolution was unanimously approved by all of the Commissioners with the exception of Mr. Albert who had left the meeting.

RESOLUTION 9487

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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XI. Updates

Chairman Musacchio announced that the following Notes and Updates are included in the Board Packet starting at page 114. There were no comments or questions from the Commissioners regarding these reports. *[Mr. Benassi left the meeting at 11:21 a.m.]*

- 1) Families First Update
- 2) Annual Plan Update
- 3) Communications and Government Relations Update
- 4) Tidewater Gardens Relocation Efforts Update – 1/31/2022
 - a. Tidewater Gardens Relocations Dashboard
 - b. Tidewater Gardens Vacancy Map

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There being no further business, the regular meeting was adjourned at 11:22 a.m.

Secretary

Chair



Executive Director Remarks NRHA Board of Commissioners

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

Executive Contact: Ron Jackson, Executive Director

Date: March 10, 2022

UPDATES

- ❖ COVID 19 Impact on Agency Operations
- ❖ Staff Shortages
 - Current Impacts on Service Delivery
 - Strategies to Address Shortages
- ❖ Strategic Planning Process
 - Status
 - May Board Retreat



Resolution Item

NRHA Board of Commissioners

Subject: Resolution of the Norfolk Redevelopment and Housing Authority Authorizing and Approving the Issuance of Up To \$56,800,000 Multifamily Revenue Bonds for Lexington Park Apartments

Executive Contact: Michael Clark

Date: March 10, 2022

BACKGROUND

This Inducement Resolution involves the proposed issuance of up to \$56,800,000 of Multifamily Housing Revenue Bonds ("Bonds") by Norfolk Redevelopment and Housing Authority ("NRHA" or the "Authority") to support the costs of acquiring, constructing, renovating, rehabilitating and equipping a multifamily residential rental housing project to be known as Lexington Park Apartments, to consist of 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 located on approximately 9.8 acres of land located at (i) 1225 Tidewater Drive in Norfolk, Virginia 23504, (ii) 1412 Berkley Avenue in Norfolk, Virginia 23523, and (iii) 3412 Colonial Avenue in Norfolk, Virginia 23508 (the "Project"). The proceeds of the Bonds will be loaned to a special purpose entity, Standard Lexington Park Venture LP, a Virginia limited partnership ("Borrower"), that is an affiliate of Standard Communities ("Standard"). Standard is a national real estate development company that has extensive experience serving as the owner and developer of similar affordable housing projects.

On December 9, 2021, NRHA adopted a similar resolution. At that time, however, a public hearing was not held. At today's meeting, the Board will once again consider the resolution authorizing up to \$56,800,000 in Bonds to support the Project, subject to approval by the Norfolk City Council (the "City Council"), and a public hearing, which has been duly noticed, will be held.

The Authority's participation in the Project will be limited to its role as conduit issuer of the Bonds. In exchange for such participation, the Authority will receive an annual administrative fee in the amount of 0.125% of the outstanding principal amount of the Bonds. All costs and expenses in connection with the Project, including the Authority's administrative fee and all attorneys' fees, will be paid from the proceeds of the Bonds or by the Borrower. After the terms of the Bonds have been finalized, the Authority will be asked to consider another resolution approving the Bond issuance and related documents.

This Resolution (i) sets forth the Authority's agreement to cooperate with the Borrower in the proposed issuance of the Bonds, subject to the Authority's final approval and the approval of City Council, (ii) restates the Authority's "official intent" (as set forth in the

December 9, 2021 resolution) to reimburse the Project for eligible costs with the proceeds from the issuance of the Bonds, (iii) recommends that the City Council approve the issuance of the Bonds in a principal amount of up to \$56,800,000 and (iv) authorizes the Authority to request an allocation of the State Ceiling in accordance with applicable provisions of the Virginia Code.

Recommendation: Adopt resolution.

RESOLUTION OF THE NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY
AUTHORIZING AND APPROVING THE ISSUANCE OF UP TO \$56,800,000
MULTIFAMILY REVENUE BONDS FOR
LEXINGTON PARK APARTMENTS

RECITALS

A. 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”).

B. To further the Act’s purposes, at the request of Standard Lexington Park Venture LP, a Virginia limited partnership (the “Applicant”), the Authority has determined to issue and sell its Multifamily Revenue Bonds in a principal amount not in excess of \$56,800,000 (the “Bonds”), pursuant to the Act, for the purpose of assisting the Applicant or an entity affiliated with and controlled by, or under common ownership with, the Applicant (the Applicant or such resulting ownership entity hereinafter referred to as the “Borrower”) in financing or refinancing a portion of the costs of acquiring, constructing, renovating, rehabilitating and equipping a multifamily residential rental housing project to be known as Lexington Park Apartments, to consist of 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 located on approximately 9.8 acres of land located at (i) 1225 Tidewater Drive in Norfolk, Virginia 23504, (ii) 1412 Berkley Avenue in Norfolk, Virginia 23523, and (iii) 3412 Colonial Avenue in Norfolk, Virginia 23508 (the “Project”), 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. Based on representations of the Applicant, the Project is structured to meet the requirements of a qualified residential rental project within the meaning of Section 142(d) of the Internal Revenue Code of 1986, as amended. The Applicant has represented that the Project will be owned by the Borrower.

C. Based on the representations of the Applicant and the information submitted concerning the Project, the Authority has determined that the issuance and sale of the Bonds will benefit the inhabitants of Norfolk, Virginia and the Commonwealth by promoting their health, welfare, convenience and prosperity.

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

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

2. Based on the representations of the Applicant and the information submitted concerning the Project, it is hereby found and determined that the Project will further the public purposes of the Act by promoting the health and welfare of the Commonwealth, the City of Norfolk, Virginia and their citizens.

3. Based on the representations of the Applicant and the information concerning the Project, it is hereby found and determined that the facilities which are the subject of the Project will constitute facilities for use primarily as safe and affordable single or multifamily residences, as described in the Act.

4. To induce the Borrower to acquire, construct, renovate, rehabilitate and equip the facilities which are the subject of the Project as safe and affordable single or multifamily residences within the meaning of the Act, the Authority hereby agrees, subject to approvals required by applicable law, to assist the Borrower in financing the Project by undertaking the issuance of (and hereby declares its official intent to issue) the Bonds in an aggregate principal amount not to exceed \$56,800,000 upon terms and conditions as shall be mutually agreeable to the Authority and the Borrower. The Bonds will be issued pursuant to documents as shall be satisfactory to the Authority and its counsel. The Bonds may be issued in one or more series at one time or from time to time, but in no event later than December 31, 2023, pursuant to the terms of a subsequent resolution or resolutions adopted by the Authority.

5. It having been represented by the Applicant to the Authority that it is necessary to proceed with the financing of the Project, the Authority hereby agrees that the Borrower may proceed with the plans for the Project, enter into contracts related to the financing of the Project and take such other steps as it may deem appropriate in connection therewith, provided that nothing herein shall be deemed to authorize the Borrower to obligate the Authority without its consent in each instance to the payment of any moneys or the performance of any acts in connection with the Project or any portion thereof. The Authority agrees that the Borrower may be reimbursed from the proceeds of the Bonds for all expenditures and costs so incurred by it, provided such expenditures and costs are properly reimbursable under the Act and applicable federal laws.

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

7. As a condition of the issuance of the Bonds by the Authority, the Borrower shall agree in the Bond Documents to indemnify and save harmless the Authority, its commissioners, officers, directors, 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.

8. All costs and expenses in connection with the financing of the Project, including the fees and expenses of the Authority (including, without limitation, any application fee and origination fee or annual fee, as applicable), bond counsel, and counsel for the Authority shall be paid from the proceeds of the Bonds (but only to the extent permitted by applicable law) or from moneys provided by the Borrower. If for any reason the 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.

9. In adopting this resolution the Authority intends to evidence its “official intent” to reimburse Project expenditures with proceeds from the issuance of the Bonds within the meaning of Treasury Regulations Section 1.150-2.

10. The Chair, the Vice Chair, the Secretary/Treasurer of the Authority, any Assistant Secretary of the Authority, or the designee of any of them, any of whom may act alone, are 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. All costs incurred by the Authority, if any, in connection with such proceeding shall be paid for by the Borrower.

11. No bonds may be issued pursuant to this resolution until such time as (a) the issuance of the bonds has been approved by the City Council of Norfolk, Virginia and (b) 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.

12. 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, directors, 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 or any political subdivision thereof, including the Authority or the Council of the City (the “City Council”) (and the Bonds shall so state on their face), and neither the Commonwealth nor any such political subdivision thereof shall be generally 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, 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.

13. The Authority (including its commissioners, officers, directors, 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. The Authority’s agreement to exercise its powers 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 Project for any reason, including but not limited to, the failure of the City Council to approve the issuance of the Bonds.

14. The Applicant, by receiving the benefit of this resolution, has agreed that the Borrower will cause the documents executed in connection with the issuance of the bonds to contain a covenant, in form and substance satisfactory to the Authority and its counsel, substantially to the effect that the Borrower will agree to pay to the Authority an annual

administrative fee which shall be due and payable on the date of issuance of the Bonds and on each annual anniversary date thereof until payment in full of the Bonds, which shall be 1/8 of 1% of the outstanding principal amount of the Bonds.

15. The Authority recommends that the City Council approve the issuance of the Bonds.

16. No Bonds may be issued pursuant to this resolution until such time as the issuance of the Bonds has been approved by the City Council.

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 Project or the Borrower.

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

Adopted: March 10, 2022

**NOTICE OF PUBLIC HEARING ON PROPOSED
REVENUE BOND FINANCING BY NORFOLK REDEVELOPMENT AND
HOUSING AUTHORITY**

Notice is hereby given that the Norfolk Redevelopment and Housing Authority (the "Authority"), whose address is 555 E. Main St., Norfolk, Virginia 23510, will hold a public hearing on the application of Standard Lexington Park Venture LP (the "Applicant"), a Virginia limited partnership whose business address is 1901 Avenue of the Stars, Suite 395, Los Angeles, CA 90067. The Applicant has requested the Authority to issue up to \$56,800,000 of its revenue bonds (the "Bonds"), in one or more series of qualified residential rental bonds, at one time or from time to time pursuant to a plan of finance, to assist the Applicant in financing or refinancing a portion of the costs of acquiring, constructing, renovating, rehabilitating and equipping an affordable housing development to be known as Lexington Park Apartments, to consist of 60 one-bedroom units, 92 two-bedroom units, 82 three-bedroom units and 26 four-bedroom units, to be located 9.8 acres of land located at (i) 1225 Tidewater Drive in Norfolk, Virginia 23504, (ii) 1412 Berkeley Avenue in Norfolk, Virginia 23523, and (iii) 3412 Colonial Avenue in Norfolk, Virginia 23508 (the "Project"). The Project will meet the requirements of a qualified residential rental project within the meaning of Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code"). The Project will be owned by the Applicant or an entity affiliated with and controlled by or under common ownership with the Applicant.

THE ISSUANCE OF THE BONDS AS REQUESTED BY THE APPLICANT WILL NOT CONSTITUTE A DEBT OR PLEDGE OF THE FAITH AND CREDIT OF THE COMMONWEALTH OF VIRGINIA OR ANY OTHER POLITICAL SUBDIVISION THEREOF, INCLUDING THE AUTHORITY AND NORFOLK, VIRGINIA, AND NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE COMMONWEALTH OF VIRGINIA OR ANY POLITICAL SUBDIVISION THEREOF, INCLUDING NORFOLK, VIRGINIA, WILL BE PLEDGED TO THE PAYMENT OF SUCH BONDS BUT WILL BE PAYABLE SOLELY FROM THE REVENUES DERIVED FROM THE APPLICANT AND PLEDGED TO THE PAYMENT THEREOF.

The public hearing, which may be continued or adjourned, will be held at 9:00 o'clock a.m. on Thursday, March 10, 2022, before the Authority at 555 East Main Street, 16th Floor, Norfolk, VA 23510.

Any person interested in the issuance of the Bonds or the facilities to be financed or refinanced with the bond proceeds may appear at the hearing and present his or her views.

This notice is published, and the public hearing is being held by or on behalf of the Authority as issuer of the proposed revenue bonds, as required by Section 147(f) of the Code and the regulations promulgated thereunder.

NORFOLK REDEVELOPMENT AND
HOUSING AUTHORITY

Advertised: February 24, 2022
March 3, 2022



Resolution Item

NRHA Board of Commissioners

Subject: Resolution of the Norfolk Redevelopment and Housing Authority Authorizing and Approving the Issuance of Up To \$52,200,000 Multifamily Revenue Bonds for Braywood Manor Apartments

Executive Contact: Michael Clark

Date: March 10, 2022

BACKGROUND

This Inducement Resolution involves the proposed issuance of up to \$52,200,000 of Multifamily Housing Revenue Bonds ("Bonds") by Norfolk Redevelopment and Housing Authority ("NRHA" or the "Authority") to support the costs of acquiring, constructing, renovating, rehabilitating and equipping a multifamily residential rental housing project to be known as Braywood Manor Apartments, to consist of 220 one-bedroom units and 18 two-bedroom units, to be located 6 acres of land located at 7000 Auburn Avenue in Norfolk, Virginia 23513 (the "Project"). The proceeds of the Bonds will be loaned to a special purpose entity, Standard Braywood Manor Venture LP, a Virginia limited partnership ("Borrower"), that is an affiliate of Standard Communities ("Standard"). Standard is a national real estate development company that has extensive experience serving as the owner and developer of similar affordable housing projects.

On December 9, 2021, NRHA adopted a similar resolution. At that time, however, a public hearing was not held. At today's meeting, the Board will once again consider the resolution authorizing up to \$52,200,000 in Bonds to support the Project, subject to approval by the Norfolk City Council (the "City Council"), and a public hearing, which has been duly noticed, will be held.

The Authority's participation in the Project will be limited to its role as conduit issuer of the Bonds. In exchange for such participation, the Authority will receive an annual administrative fee in the amount of 0.125% of the outstanding principal amount of the Bonds. All costs and expenses in connection with the Project, including the Authority's administrative fee and all attorneys' fees, will be paid from the proceeds of the Bonds or by the Borrower. After the terms of the Bonds have been finalized, the Authority will be asked to consider another resolution approving the Bond issuance and related documents.

This Resolution (i) sets forth the Authority's agreement to cooperate with the Borrower in the proposed issuance of the Bonds, subject to the Authority's final approval and the approval of City Council, (ii) restates the Authority's "official intent" (as set forth in the December 9, 2021 resolution) to reimburse the Project for eligible costs with the proceeds from the issuance of the Bonds, (iii) recommends that the City Council approve the issuance of the Bonds in a principal amount of up to \$52,200,000 and (iv) authorizes the

Authority to request an allocation of the State Ceiling in accordance with applicable provisions of the Virginia Code.

Recommendation: Adopt resolution.

RESOLUTION OF THE NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY
AUTHORIZING AND APPROVING THE ISSUANCE OF UP TO \$52,200,000
MULTIFAMILY REVENUE BONDS FOR
BRAYWOOD MANOR APARTMENTS

RECITALS

A. 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”).

B. To further the Act’s purposes, at the request of Standard Braywood Manor Venture LP, a Virginia limited partnership (the “Applicant”), the Authority has determined to issue and sell its Multifamily Revenue Bonds in a principal amount not in excess of \$52,200,000 (the “Bonds”), pursuant to the Act, for the purpose of assisting the Applicant or an entity affiliated with and controlled by, or under common ownership with, the Applicant (the Applicant or such resulting ownership entity hereinafter referred to as the “Borrower”) in financing or refinancing a portion of the costs of acquiring, constructing, renovating, rehabilitating and equipping a multifamily residential rental housing project to be known as Braywood Manor Apartments, to consist of 220 one-bedroom units and 18 two-bedroom units, to be located 6 acres of land located at 7000 Auburn Avenue in Norfolk, Virginia 23513 (the “Project”), 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. Based on representations of the Applicant, the Project is structured to meet the requirements of a qualified residential rental project within the meaning of Section 142(d) of the Internal Revenue Code of 1986, as amended. The Applicant has represented that the Project will be owned by the Borrower.

C. Based on the representations of the Applicant and the information submitted concerning the Project, the Authority has determined that the issuance and sale of the Bonds will benefit the inhabitants of Norfolk, Virginia and the Commonwealth by promoting their health, welfare, convenience and prosperity.

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

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

2. Based on the representations of the Applicant and the information submitted concerning the Project, it is hereby found and determined that the Project will further the public purposes of the Act by promoting the health and welfare of the Commonwealth, the City of Norfolk, Virginia and their citizens.

3. Based on the representations of the Applicant and the information concerning the Project, it is hereby found and determined that the facilities which are the subject of the Project will constitute facilities for use primarily as safe and affordable single or multifamily residences, as described in the Act.

4. To induce the Borrower to acquire, construct, renovate, rehabilitate and equip the facilities which are the subject of the Project as safe and affordable single or multifamily residences within the meaning of the Act, the Authority hereby agrees, subject to approvals required by applicable law, to assist the Borrower in financing the Project by undertaking the issuance of (and hereby declares its official intent to issue) the Bonds in an aggregate principal amount not to exceed \$52,200,000 upon terms and conditions as shall be mutually agreeable to the Authority and the Borrower. The Bonds will be issued pursuant to documents as shall be satisfactory to the Authority and its counsel. The Bonds may be issued in one or more series at one time or from time to time, but in no event later than December 31, 2023, pursuant to the terms of a subsequent resolution or resolutions adopted by the Authority.

5. It having been represented by the Applicant to the Authority that it is necessary to proceed with the financing of the Project, the Authority hereby agrees that the Borrower may proceed with the plans for the Project, enter into contracts related to the financing of the Project and take such other steps as it may deem appropriate in connection therewith, provided that nothing herein shall be deemed to authorize the Borrower to obligate the Authority without its consent in each instance to the payment of any moneys or the performance of any acts in connection with the Project or any portion thereof. The Authority agrees that the Borrower may be reimbursed from the proceeds of the Bonds for all expenditures and costs so incurred by it, provided such expenditures and costs are properly reimbursable under the Act and applicable federal laws.

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

7. As a condition of the issuance of the Bonds by the Authority, the Borrower shall agree in the Bond Documents to indemnify and save harmless the Authority, its commissioners, officers, directors, 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.

8. All costs and expenses in connection with the financing of the Project, including the fees and expenses of the Authority (including, without limitation, any application fee and origination fee or annual fee, as applicable), bond counsel, and counsel for the Authority shall be paid from the proceeds of the Bonds (but only to the extent permitted by applicable law) or from moneys provided by the Borrower. If for any reason the 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.

9. In adopting this resolution the Authority intends to evidence its “official intent” to reimburse Project expenditures with proceeds from the issuance of the Bonds within the meaning of Treasury Regulations Section 1.150-2.

10. The Chair, the Vice Chair, the Secretary/Treasurer of the Authority, any Assistant Secretary of the Authority, or the designee of any of them, any of whom may act alone, are 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. All costs incurred by the Authority, if any, in connection with such proceeding shall be paid for by the Borrower.

11. No bonds may be issued pursuant to this resolution until such time as (a) the issuance of the bonds has been approved by the City Council of Norfolk, Virginia and (b) 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.

12. 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, directors, 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 or any political subdivision thereof, including the Authority or the Council of the City (the “City Council”) (and the Bonds shall so state on their face), and neither the Commonwealth nor any such political subdivision thereof shall be generally 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, 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.

13. The Authority (including its commissioners, officers, directors, 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. The Authority’s agreement to exercise its powers 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 Project for any reason, including but not limited to, the failure of the City Council to approve the issuance of the Bonds.

14. The Applicant, by receiving the benefit of this resolution, has agreed that the Borrower will cause the documents executed in connection with the issuance of the bonds to contain a covenant, in form and substance satisfactory to the Authority and its counsel, substantially to the effect that the Borrower will agree to pay to the Authority an annual

administrative fee which shall be due and payable on the date of issuance of the Bonds and on each annual anniversary date thereof until payment in full of the Bonds, which shall be 1/8 of 1% of the outstanding principal amount of the Bonds.

15. The Authority recommends that the City Council approve the issuance of the Bonds.

16. No Bonds may be issued pursuant to this resolution until such time as the issuance of the Bonds has been approved by the City Council.

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 Project or the Borrower.

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

Adopted: March 10, 2022

**NOTICE OF PUBLIC HEARING ON PROPOSED
REVENUE BOND FINANCING BY NORFOLK REDEVELOPMENT AND
HOUSING AUTHORITY**

Notice is hereby given that the Norfolk Redevelopment and Housing Authority (the "Authority"), whose address is 555 E. Main St., Norfolk, Virginia 23510, will hold a public hearing on the application of Standard Braywood Manor Venture LP (the "Applicant"), a Virginia limited partnership whose business address is 1901 Avenue of the Stars, Suite 395, Los Angeles, CA 90067. The Applicant has requested the Authority to issue up to \$52,200,000 of its revenue bonds (the "Bonds"), in one or more series of qualified residential rental bonds, at one time or from time to time pursuant to a plan of finance, to assist the Applicant in financing or refinancing a portion of the costs of acquiring, constructing, renovating, rehabilitating and equipping an age restricted affordable housing development to be known as Braywood Manor Apartments, to consist of 220 one-bedroom units and 18 two-bedroom units, to be located 6 acres of land located at 7000 Auburn Avenue in Norfolk, Virginia 23513 (the "Project"). The Project will meet the requirements of a qualified residential rental project within the meaning of Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code"). The Project will be owned by the Applicant or an entity affiliated with and controlled by or under common ownership with the Applicant.

THE ISSUANCE OF THE BONDS AS REQUESTED BY THE APPLICANT WILL NOT CONSTITUTE A DEBT OR PLEDGE OF THE FAITH AND CREDIT OF THE COMMONWEALTH OF VIRGINIA OR ANY OTHER POLITICAL SUBDIVISION THEREOF, INCLUDING THE AUTHORITY AND NORFOLK, VIRGINIA, AND NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE COMMONWEALTH OF VIRGINIA OR ANY POLITICAL SUBDIVISION THEREOF, INCLUDING NORFOLK, VIRGINIA, WILL BE PLEDGED TO THE PAYMENT OF SUCH BONDS BUT WILL BE PAYABLE SOLELY FROM THE REVENUES DERIVED FROM THE APPLICANT AND PLEDGED TO THE PAYMENT THEREOF.

The public hearing, which may be continued or adjourned, will be held at 9:00 o'clock a.m. on Thursday, March 10, 2022, before the Authority at 555 East Main Street, 16th Floor, Norfolk, VA 23510.

Any person interested in the issuance of the Bonds or the facilities to be financed or refinanced with the bond proceeds may appear at the hearing and present his or her views.

This notice is published, and the public hearing is being held by or on behalf of the Authority as issuer of the proposed revenue bonds, as required by Section 147(f) of the Code and the regulations promulgated thereunder.

NORFOLK REDEVELOPMENT AND
HOUSING AUTHORITY

Advertised: February 24, 2022
March 3, 2022



Date Range: 07/01/2021 - 02/28/2022

ACQUISITIONS

Block	Parcel	Address	Owner	Date	Amount
		501-503 Berkley Avenue Extension	Liberty & Berkley LLC.	02/28/2022	\$150,000
TOTAL ACQUISITIONS					\$150,000.00

SALES (DISPOSITIONS)

Disposition #	Address	Developer	Usage	Development Value	Settlement Date	Sales Price
East Ocean View Redevelopment/East Beach			(as per the East Beach LLDC, sales price reflects 5% of sales price)			
7-145 – 7-158	9505-9537 23 rd Bay Street	East Beach Realty Co.	10 Cottages/bungalows	TBD	01/04/2022	\$ 37,770.00
East Ocean View Redevelopment/East Beach Total:						\$ 37,770.00

Land Disposition 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

TOTAL \$842,500.00

TOTAL DISPOSITIONS \$880,270.00



FY2021 Dedications to the City of Norfolk	Usage
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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

South Brambleton Redevelopment Project

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

Future Development

Norfolk Redevelopment and Housing Authority



FY2023 Annual and Five-Year Plan Process Overview

Presented by: Kimberly Thomas

Chief Community Engagement Officer

March 10, 2022



Background

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

NRHA Board of Commissioners

Don Musacchio-Chair

Alphonso Albert-Vice Chair

Rose Arrington-Commissioner

Ken Benassi-Commissioner

Richard Gresham-Commissioner

Suzanne Puryear-Commissioner



NRHA Resident Advisory Board Members

Calvert Square

Diggs Town

Cottage Bridge Midrise

Sykes Midrise

Franklin Arms Midrise

Bobbitt Midrise

Housing Choice Voucher (HCV)

Receiving Public Comments

Public comments are being received two ways:

1. Annual Plan public comment hotline:
(757) 314-1320
2. On today's virtual meeting platform:
<https://bit.ly/NRHA-03-10-22>

Comments will be accepted until 5pm on Friday, March 18, 2022 on the dedicated hotline

Schedule Overview

- Resident Advisory Board (RAB) meetings: January 5, 2022 to March 30, 2022
- Public comment period (45 Days): February 1, 2022 to March 18, 2022
- Public Hearing: March 10, 2022
- RAB recommendation: March 30, 2022
- Final draft completed: April 7, 2022
- Board of Commissioners presentation for resolution: April 14, 2022
- Submission of Annual and 5-Year Plan to HUD: April 15, 2021
- Effective date (if approved by HUD): July 1, 2022 through June 30, 2023

Call Outs

- Annual Plan from July 1, 2022 through June 30, 2023
- Proposed updated overall plan goals
- Anticipated development activities through June 2025; demolition and disposition activities
- Administrative Plan and Admission and Continued Policy (ACOP) updates and changes
 - Demolish/disposition preference policy for applicants
 - Virginia Residential Landlord Tenants Act (VRLTA) updates
- Updated language on Section 3 and Economic Inclusion activities
- Capital Fund update
- Program updates

Order of Events

The Board is assembled to hear public comments. Reactions, comments and dialogue will only occur if the Board feels that a public comment is erroneously false, misleading or otherwise harmful to today's proceedings or the mission of the agency.

All comments will be transcribed and included in the final draft of the Plan that will be submitted to HUD, as required, with applicable responses as it relates the Annual and 5-Year Plan only.

Speakers please include:

- Your first and last name
- Your address
- Your comment (3 minutes maximum)



Resolution Item NRHA Board of Commissioners

Subject: Resolution Authorizing Increased Funding for Young Terrace Armed Guard Contract

Executive Contact: Donna Mills, Chief Housing Officer

Date: 3/10/2022

BACKGROUND

On 10/13/2022 NRHA awarded an armed security contract (F1026) to Sentry Force Security, LLC. in the amount of \$168,352.80 for services in our family public housing communities.

On 12/6/2021 a change order was completed for an increase of \$41,990.40 as a result of a significant increase in violent crime in Young Terrace. This change order provided 24-hour coverage at Young Terrace. This funding / coverage ended February 6, 2022.

We are requesting additional funding so as to not abruptly end services as we look to stabilize the community. Funds requested are inclusive of services for the remainder of February 2022. In addition, scheduling will be reduced to 22 days in March 2022, and 13 days in April 2022. Coverage will continue to be 24 hours on each scheduled day. All other contract terms remain unchanged. Young Terrace will be placed back into the rotating schedule for roving services effective 5/1/2022.

Recommendation: Authorization to increase funding in the amount of \$65,664.00 for coverage ending April 30, 2022.

RESOLUTION APPROVING INCREASED FUNDING FOR SENTRY FORCE
SECURITY, LLC FOR ARMED GUARD SERVICES FOR YOUNG TERRACE

WHEREAS, the Authority entered into a contract (F1026) for armed security services with Sentry Force Security, LLC. on 10/13/2021 in the amount of \$168,352.80; and

WHEREAS, the Authority on 12/6/2021 executed change order #1 for an increase of \$41,990.40 as a result of a significant increase in violent crime in Young Terrace. This change order provided 24-hour coverage at Young Terrace. This funding / coverage ended February 6, 2022; and

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

WHEREAS, there is a need for change order #2 for additional funding in the amount of \$65,664.00 for armed security services for Young Terrace through April 30, 2022. The additional funding is not anticipated to exceed the amount of \$65,664.00. All other contract terms remain unchanged; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Norfolk Redevelopment and Housing Authority as follows:

1. The Chief Executive Officer or his designee is hereby authorized to execute and deliver all documents necessary to carry out the intent of this Resolution.
2. This resolution shall be in effect from and after the date of its adoption.

Secretary

Chair

Executive Director



COMMISSIONERS' MONTHLY CONTRACT REPORT –
Meeting Date: March, 10 2022

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

February 28, 2022

New contracts issued between \$30,000 and \$99,999:	<i>Contract Ceiling</i>	A	B	C
1. F1038 Smiths Tree Care (Additional Tree Trimming Services)	\$31,350.00	O		FF

New contracts issued for \$100,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. F1036 - Air Tech Solutions, Inc (Oakleaf Boiler & Gas Line Replacement)	\$1,950,000.00	O	M	FF
2. F1045 – Applied Laboratory Services (Mold Insp. Services)	\$337,434.00	P		FF
3. F1046 – Carr Contracting Solutions (Unit Turn Services)	\$150,000.00	O	M	IF
4. F1047 – M&M Enterprises II, Inc. (Unit Turn Services)	\$150,000.00	O	MW	IF
5. F1048 – K-Kontractors, Inc. (Unit Turn Services)	\$150,000.00	O	M	IF

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

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

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

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

A. KEY to contract type:

C – Construction

P – Professional Services

O – Other than Professional Services

G – Goods, Equipment, Materials, etc.

B. KEY to ownership type, new contracts only:

M – Minority-owned

3 – Section 3

W – Woman-owned

C. KEY to Funding:

FF – Fully-Funded

IF – Incrementally-Funded

BID ACTIVITY FOR CONTRACTS \$100,000 AND ABOVE
FOR THE MONTH ENDING February 28, 2022

F1036 - Air Tech Solutions, Inc - Oakleaf Boiler & Gas Line Replacement - \$1,950,000.00

An Invitation for Bids (IFB) for Oakleaf Boiler & Gas Line Replacement was posted on the eVA and NRHA website on November 11, 2021. Bids were due to DCM office at 910 Ballentine Blvd. on January 6, 2022 by 1:00 pm EST. Two (2) bids were received in response to the solicitation.

Air Tech Solutions, Inc.	\$1,950,000.00
Power Mechanical, Inc.	\$1,978,970.00

A contract in the amount of \$1,950,000.00 as awarded to Air Tech Solutions, Inc.

F1045 – Applied Laboratory Services – Mold Inspection Services

In order to meet the urgent need for Mold Inspection Services for all NRHA units, a Request for Quote (RFQ) was sent out to NRHA's four (4) prequalified Industrial Hygienists contractors on January 25th, 2022. Two (2) quotes were received in the response to the RFQ.

Applied Laboratory Services, LLC	\$337,434.00
----------------------------------------	--------------

(Proposed to inspect all units as requested by quote specifications)

SCS Engineers.....	\$ 19,165.00
--------------------	--------------

(Proposed a visual inspection of 10 percent (selected using a random number generator) of the listed units within each subdivision)

After review and consideration of each proposal it was decided that having each unit inspected was the best method. With hourly rates were considered, Applied Laboratory Services was still the lowest quote when it came down to the inspection of every unit.

A contract in the amount of \$337,434.00 was awarded to Applied Laboratory Services.

Unit Turn Over Services – Multi Award - \$450,000.00

In order to meet the urgent need for Unit Turnover Services, an Invitation for Bids (IFB) was posted on eVA and the NRHA websites on February 3, 2022. Bids were due to the NRHA Procurement department 17th floor drop box on February 18, 2022 by 3:00 pm EST.

Four (4) bids were received in response to the solicitation. All bids were opened and examined for completeness and price reasonability.

Carr Contracting Services.....	\$ 53,025.00
K-Kontractors, Inc.....	\$105,200.00
M&M Enterprises II, Inc.....	\$113,050.00
General Services Contracting Co., LLC.....	\$275,075.00

Since the type or amount of work that would be needed for each unit could not be predetermined, the pricing sheet was set up to be calculated using estimated hourly rates for each labor category.

A time and materials contract in the not to exceed amount of \$150,000.00 was awarded to:

F1046 - Carr Contracting Services

F1047 - K-Kontractors, Inc.

F1048 - M&M Enterprises II, Inc.

General Services Contracting Co., LLC's hourly rates were determined to be unreasonable and was therefore excluded from award.



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

IFB , Tidewater Garden Demolition Phase 2A, 2B, 2C, & 4A	Mar-22	DCM
IFB , Diggs Town Handicap Ramp Replacement	Mar-22	DCM
IFB , Grounds Maintenance Services for Young Terrace and Calvert Square	Mar-22	Property Management
IFB , Glass Replacement (for Communities, as-needed)	Mar-22	Property Management
RFP , Laundry Equipment at NRHA Midrise	Mar-22	Property Management
RFP , Temporary Staffing Services	Mar-22	Human Resource
Recently Removed (*this section is added for continuity purposes only)		
RFP , NRHA Banking Services	In Evaluation	Finance
IFB , Young Terrace Senior Center Janitorial Services	Awarded	Property Management
IFB , Oakleaf Boiler Replacement	Awarded	DCM
IFB , Unit Turnover Services	Awarded	Property Management
IFB , PDF Fillable HOME Program Application	CANCELLED	HOME

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.

		February 28, 2022						
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	\$ 361,033			361,033	a	Mar-22	Reimbursement Requests sent to City
2	City General Fund & Capital Improvement		299,657		299,657	b	Apr-22	Reimbursement Request - City Contract
3	Coronavirus Relief Funds	82,485	105,229		187,714	c	Mar-22	Reimbursement Requests sent to City
Housing Division Initiatives								
4	VA Dept of Rail & Public Transportation				10,879		Jun-22	Earnings from Other Programs Budgeted
5	Out of School Youth				0			
Other								
6	Executive Director Contingency Fund			292,394	292,394		Jun-22	Earnings from Other Programs Budgeted
7	Core Business Services			491,229	491,229		Jun-22	Earnings from Other Programs Budgeted
8	Communications & Govt. Relations			222,287	222,287		Jun-22	Earnings from Other Programs Budgeted
9	CNI	531,912	591,183		1,123,095		Mar/Apr 2022	Reimbursement Request - HUD
10	Earnings from other programs			-1,005,910	-1,005,910			Merrimack & Oakmont
Total Outstanding Advances		\$ 975,430	996,069	0	1,982,379	d	**	

a Prior & current year contracts for the Home program.

b Prior year & current year contracts for CIP programs.

c Current year contract for Coronavirus Relief Fund program.

d Other temporary advances also exists, ie. A/R Diggs Phase 1 Relocation- \$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 - **TOTAL \$2,182,164**



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

Calvert Square had the largest write-off for \$11,227.91 - \$10,954.00 rent and \$273.91 in other charges. The tenant's monthly rent was \$862.00 and the tenant skipped out.

Tidewater Gardens had the second largest write-off for \$4,433.00 all for rent. The tenant's monthly rent was \$573.00 and the tenant moved out. Tidewater Gardens has the third largest write-off for \$2,965.00 - \$2,790.00 rent and \$175.00 in other charges. The tenant's monthly rent was \$792.00 and moved pending a lease cancellation for failure to complete annual reexamination.

Oakleaf Forest had the fourth largest write-off for \$2,236.00 all for rent. The tenant's monthly rent was \$624.00 and the tenant moved out.

Grandy Village had the fifth largest write-off for \$1,200.23 - \$224.00 rent and \$976.23 in maintenance charges. The tenant's monthly rent was \$254.00 and the tenant moved out.

Accounts were written-off for the following reasons: 12 rented elsewhere, 8 deceased, 1 skipped, and 2 lease cancellations.

Write-off Analysis per Community

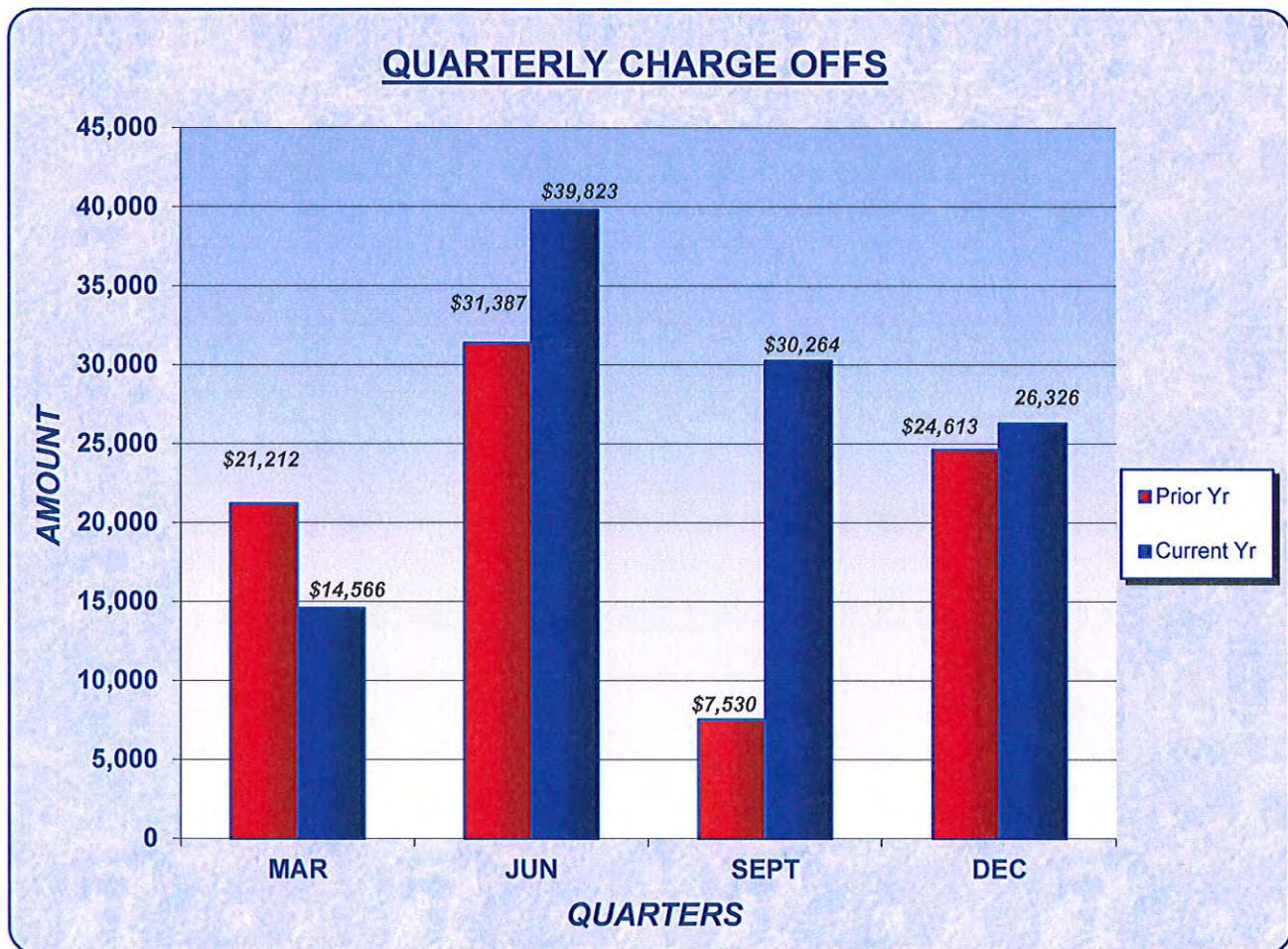
Community	#Of Units	# Of Write-Offs	Amount	Avg. Write-off
Tidewater Gardens	618	7	\$8,696.32	\$1,242.33
Diggs Town	322	-	-	-
Grandy Village	361	3	\$1,915.30	\$638.43
Young Terrace	746	4	\$760.81	\$190.20
Calvert Square	310	4	\$11,748.27	\$2,937.07
Oakleaf Forest	257	1	\$2,236.00	\$2,236.00
Partrea Midrise	114	-	-	-
Huntersquare Midrise	91	1	\$35.77	\$35.77
Bobbitt Midrise	84	-	-	-
Sykes Midrise	84	1	\$17.52	\$17.52
North Wellington	25	-	-	-
Scattered Sites	15	-	-	-
Franklin Arms	100	2	\$916.52	\$458.26
Cottage Bridge	47	0	-	-
Total		23 Write-offs	\$26,326.51	\$1,144.63

The write-off breakdown is as follows:

Over \$1,000	\$22,062.14	5
\$901-1,000	\$0	0
\$801-900	\$0	0
\$701-800	\$0	0
\$601-700	\$609.55	1
\$501-600	\$1,574.93	3
\$401-500	\$489.21	1
\$301-400	\$306.97	1
\$201-300	\$678.96	3
\$101-200	\$289.36	2
Under \$100	\$315.39	7
Total	\$26,326.51	23

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

TOTAL OF INDIVIDUAL BALANCES :	AMOUNT	NUMBER OF TENANTS
\$00.00 to \$499.99	\$ 2,079.89	14
\$500.00 to \$1,999.99	\$ 2,184.48	4
\$2,000.00 and Above	\$ 22,062.14	5
TOTAL CHARGE OFFS FOR THE QUARTER	\$ 26,326.51	23

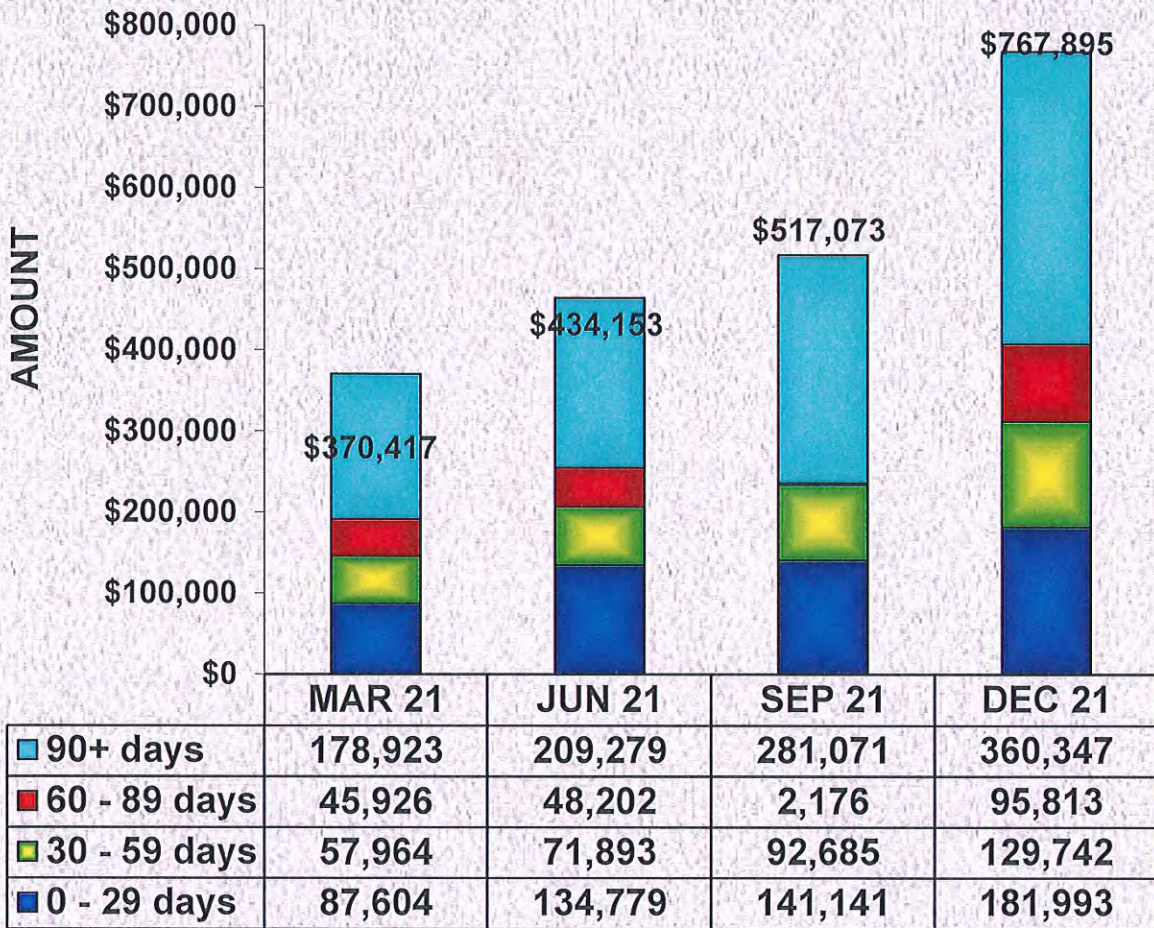


Comments :

- Gross write-offs for FY2021 (\$86,522) were 0.71% of total tenant revenue (\$12,273,075).
Gross write-offs as of 2nd qtr-FY2022 (\$26,326) are 0.68% of total tenant revenue (\$3,862,683).

**PUBLIC HOUSING & PROJECT BASED ACCOUNTS RECEIVABLE
AT DECEMBER 28, 2021**

AGED ACCOUNTS RECEIVABLES



Comments :

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



BOC Housing Choice Voucher Committee Meeting
555 E. Main Street – 16th Floor Board Room
Tuesday, February 15, 2022 – 11:00 a.m.
Agenda

- | | | |
|------|------------------------------------|--------------------------------------|
| I. | Current Statistics and Updates | Pamela Jones-Watford |
| II. | Landlord Outreach Updates | Iyana Pointer |
| III. | Financial Conditions | Scott Pontz |
| IV. | CNI/Tidewater Gardens | Steve Morales
Claudia Sparks, USI |
| V. | Policy Review – Voucher Extensions | Pamela Jones-Watford |

Next Meeting: Tuesday, March 15, 2022 – 11:00 a.m.

St. Paul's Guiding Principles:

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

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

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



Committee Notes

NRHA Board of Commissioners

Committee: Housing Choice Voucher Committee	Date: February 15, 2022
Subject: Monthly Meeting Minutes	Executive Contact: Donna Mills

Committee Agenda and Attendees

Attendees: Suzanne Puryear, Ron Jackson, Donna Mills, Kim Thomas, Pamela Jones-Watford, Scott Pontz, Steve Morales, Iyana Pointer and Claudia Sparks of Urban Strategies, Inc.

Agenda:

- I. Current Statistics
- II. Landlord Outreach Updates
- III. Financial Conditions
- IV. CNI/Tidewater Gardens
- V. Policy Review

Policy Discussion

Current Statics:

Pamela Jones-Watford provided committee members with a statistical sheet outlining current data for the Housing Choice Voucher (HCV) Program as of January 31, 2021. Mrs. Jones-Watford discussed lease up, special purpose vouchers, project-based vouchers, project-based voucher (PBV) obligations, unit availability, SRAP certificates, VASH vouchers, the current wait list status and new obligations. She highlighted the changes in data from the previous month (see attached). Pamela Jones-Watford highlighted that an application to become a part of a Landlord Advisory Board has been submitted to help promote the HCV program. Pamela Jones-Watford expressed the yearly requirement to update HCV waitlist caused a significant decrease in the HCV waitlist which is now under 4,000 applicants. The waitlist will be re-opened in the Spring to increase numbers.

Landlord Outreach Updates:

Iyana Pointer provided committee members with landlord outreach updates along with a statistical sheet outlining landlord outreach data. Iyana Pointer explained that check-in's with landlord have been implemented to ensure contact information is correct, remind them of educational events and to spread awareness of the landlord advisory board. Pre-inspections are being offered to landlords to help decrease the move-in timeline. Iyana is continuing efforts to increase landlord recruitment by cold calling, neighborhood canvassing and following the marketing plan created with the Communications Department. The HCV informative video created in collaboration the Communications department will be ready by February 25, 2022. The video will be posted on the NRHA and City of Norfolk website. Since completion of the video, efforts have been focused on the creation of the Advisory Board, the Landlord Referral Program and sending out landlord surveys to see where the program may need enhancement. There is a monthly informational series held for landlords on the fourth Tuesday of each month at 11:00 am through July 2022. The next series will be held on February 22, 2022 discussing tax credits and how being an HCV landlord can increase cash flow. Dawn Scott and Matt Needham will be presenting on the topic. Each month will be a new topic. Iyana also appeared live on The Coast in January to promote the HCV program within the Hampton Roads area as a whole.

HCVP Financial Update:

Scott Pontz provided committee members with an update highlighting the availability of funds for the HCV program. Scott explained that the program is reviewed monthly to make sure that funds are available to support the program. He explained that we are still in a very aggressive lease-up to use all the funding that HUD has provided for the program.

Tidewater Gardens Relocation Update:

Steve Morales and Claudia Sparks provided committee members with an update on Tidewater Gardens Relocation efforts. Steve Morales provided an update regarding Phase I demolition efforts in Tidewater Gardens. In Phase II, HUD approval has been received and NRHA will be financially closing in March 2022 and beginning construction shortly after. In regards to block nineteen (19) and twenty (20), these are the first two on site developments. Block nineteen (19) will be a Senior building with PBV as part of that development. Block twenty (20) is a 120-unit development, with thirty-seven (37) replacement family units. Lease up is expected to begin in late 2023.

Claudia Sparks of Urban Strategies Inc., (USI) provided committee members with a statistical sheet outlining current data for services provided by People First empowered by Urban Strategies, Inc. as of January 31, 2022. Claudia Sparks discussed the number of people that signed up for services by phases, service linkages, workforce development options, education opportunities, health and legal services provided to participants

Donna Mills provided committee members an update on the Tidewater Gardens Dashboard as of January 31, 2022. She discussed schedule resident relocation by choice, residents desire to return to St. Paul's area, vacancy statistics by phase, USI case management, reason for vacancy, CNI areas of opportunity, youth relocation, relocation by city and the Tidewater Gardens vacancy map.

Policy Review:

Pamela Jones-Watford discussed policy review on possible voucher extension. Pamela Jones-Watford explained that when families are issued a voucher the HUD allowance is 60 days. If no request is made from the family in 60 days the voucher is terminated. HUD does not allow families to appeal voucher termination however prior to a voucher's termination, families can request an extension. The request will allow the voucher to be extended an additional 60 days. HUD does not stipulate how many days the extension can be or how many can be given, it is based on the HCV Administrative Plan. Due to the COVID pandemic, the eviction moratorium rate, and the difficulty of residents finding a home, extensions have been granted to all voucher recipients when requested. A form has been created for participants to fill out if an extension is requested to verify information. The form requires information such as units applied to, reasons for denial, credit challenges etc. to prove due diligence of looking for a unit. These forms are reviewed on an individual case by case basis. The update being requested is to change the verbiage in the administrative plan to include an ending date for voucher expiration. The verbiage will explain that for extenuating circumstances NRHA will grant no more than two 120-day extensions. The individual will have a total of 330 days. This allows the participant almost one year to search for a unit. Donna Mills, Pamela Jones-Watford and Sybil Bullock will discuss the possible voucher extension further in another meeting and reconvene at the March 2022 HCV BOC meeting to discuss further ideas and findings.

Attachments and Handouts

- Agenda with St. Paul's Guiding Principles
- Housing Choice Voucher Program Current Statistics
- HCV Landlord January 2022 Recruitment Efforts

- USI Dashboard for January 2022
- Tidewater Gardens Dashboard and Vacancy Map for January 2022
- HCV Policy Review – Voucher Extensions



HOUSING CHOICE VOUCHER PROGRAM COMMITTEE MEETING

February 15, 2022

Current Statistics as of January 31, 2022

Overview	Current Month	Previous Month report	Change
Total Vouchers	3,941	3,903	+38
Tenant Based Vouchers	3,064	3,060	+4
Project Based Vouchers (PBV)	266	269	-3
RAD PBV	611	574	+37
Outgoing Payable Portables	51	49	+2
Vouchers Issued in January	25	27	-2
New Vouchers Searching	159	170	-11
End of participations for January	18	28 (2months)	-10

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

Vouchers Totals	Allocation	Current Month Leased	Previous Month Leased	Change
VASH vouchers	168	151	155	-4
NED vouchers	225	192	195	-3
Homeownership voucher(s)	Open	10	8	+2
SRO (Gosnold Mod Rehab)	60	58	58	-0-
Main Stream	40	15	15	-0-
Tidewater Gardens TPV	Open	219	222	-3
FYI TPV	10	5	5	-0-3
Scattered Sites	15	5	5	-0-
Emergency Housing Vouchers	63	2	1	+1

Project Based Vouchers (RAD NRHA Owned)

NRHA Owned RAD Property	Total Units	Current Month Leased	Previous Month Leased	Change
Grandy Village 092	16	16	16	-0-
Grandy Village 032	275	262	265	-3
North Wellington	25	24	24	-0-
Franklin Arms	100	97	97	-0-
Diggs Town	222	212	172	+40

Project Based Vouchers (Non-RAD)

Project Based Voucher	Total Units	Current Month Leased	Previous Month Leased	Change
Crescent Square (Virginia Beach)	10	10	10	-0-
Heron's Landing (Chesapeake)	6	5	6	-1
South Bay (Portsmouth)	6	6	6	-0-
Cottage Bridge (Norfolk) NRHA Owned	47	44	43	+1
Banks of Berkley (Norfolk)	5	5	5	-0-
Church Street Station (Norfolk)	70	65	68	-3
St. Paul's Apartments (Norfolk)	13	13	12	+1
Grandy VI (Norfolk) NRHA Owned	70	69	69	-0-
The Retreat at Harbor Pointe (Norfolk)	50	49	50	-1

Project Based Voucher Future Obligations (Non-RAD)

Complex Name	Location	Number of PBV's Obligated
PABP Apartments, L. P. (Cigar Factory)	Norfolk	7 AHAP executed
Riverside Station Apartments (CNI)	Norfolk	23 AHAP executed
Block 19 Wood Street Senior Housing (CNI)	Norfolk	22 AHAP in process
Market Heights Apartments (CNI)	Norfolk	20 AHAP executed
Market Heights Apartments 4% (CNI)	Norfolk	21 AHAP executed
Holley Pointe	Portsmouth	5 AHAP executed
Block 20 Apartments (CNI)	Norfolk	37
Woods at Yorktown	Yorktown	6
Broad Creek Resyndication Phase 1	Norfolk	121
Ansell	Portsmouth	5
Cross Creek NC	Portsmouth	8
Block 17 Apartments (CNI)	Norfolk	34
Block 18 Apartments (CNI)	Norfolk	25
Newport Garden Apartments	Norfolk	8
Cross Creek Rehab	Portsmouth	8
Carney Place Old Police Site	Norfolk	20
ASPIRE Apartments Willis Bldg.	Norfolk	21
TWG A1 Apartments On site Tidewater	Norfolk	29
TWG A2 Apartments On Site Tidewater	Norfolk	35
Seventy-Eight @ St. Paul Scope Lot	Norfolk	8

State Rental Assistance Program (SRAP) Certificates

SRAP Referrals Received	87
SRAP Leased	37

RAD Wait List

Diggs Town Wait List (CLOSED)	740
Franklin Arms Wait List (CLOSED)	209
Grandy Revitalization 032 Wait List (2-4 BR (CLOSED)	1,292
Grandy Revitalization (Phase V 092) (CLOSED)	392
Grandy Village (Phase VI093) (CLOSED)	392

Wait List

HCV Wait List (CLOSED)	3,943
Banks of Berkley Wait List (CLOSED)	342
Church St Station Wait List (CLOSED)	233 (homeless) 438 (not homeless)
Crescent Square Wait List (CLOSED)	403
Gosnold SRO Wait List (CLOSED)	383
Hérons Landing Wait List (CLOSED)	343
South Bay Wait List (CLOSED)	334
Cottage Bridge Wait List (CLOSED)	1,266
St. Paul's (CLOSED)	1,462
The Retreat at Harbor Pointe (CLOSED)	1,903
The Ashton	1,422
Market Heights Apartments	1,188
Holley Point Apartments	479

LEASE-UP CURRENTLY IN PROCESS

- HCV Tenant Based Vouchers
- Mainstream Vouchers
- SRAP Certificates,
- VASH,
- Tidewater Gardens residents,
- PBV's and RAD as vacancies occur,
- Foster Youth to Independence TPV
- Scattered Sites.
- Emergency Housing Vouchers

LANDLORD REQUITMENT EFFORTS

- Social Media posts have gone out via Facebook and LinkedIn announcing the need for rental properties for the HCV Program.
- Monthly Landlord Learning Series will be held on February 22nd @ 11:00 am until 12:30 pm. Session Topic: Tax Strategies Every Landlord Should know to Increase Cash Flow.
- New Landlords leased to program participants: 12
- The referral unit availability listing is updated weekly.
- A marketing plan to attract new landlords is in the process of being developed in collaboration with the Communications Department
- Application has been completed and reviewed to establish Landlord Advisory Board.

HCV 50058 Certification for January 2022

Tenant Based Vouchers

Count of Certification Type	
Certification Type	Total
Annual HQS Inspection Only	133
Annual Reexamination	271
Annual Reexamination Searching	3
Expiration of Voucher	27
FSS/WtW Addendum Only	1
Interim Reexamination	156
Issuance of Voucher	39
New Admission	18
Portability Move-in	15
Portability Move-out	2
Port-Out Update (Not Submitted	8
Void	10
Grand Total	683

Annual Reexamination	271
Annual Reexamination Searching	3
Interim Reexamination	156
Total	430

NRHA Managed Voucher Properties

Count of Certification Type	
Certification Type	Total
Annual Reexamination	57
Interim Reexamination	21
New Admission	1
Void	1
Grand Total	80



**BOC DECEMBER REPORT
LANDLORD RECRUITMENT EFFORTS**

TASKED PERFORMED	#
EMAILED HCV PACKET TO OWNER	10
EXECUTED PHONE CALLS	22
PROPERTY LISTING ADD-ONS	9
STANDING PARTNER LISTING ADD-ONS	1
PROPERTY LISTING REMOVALS	7
NEW ADMISSION SURVEY MAILED	13

RECRUITMENT EFFORTS

1. NEIGHBORHOOD CANVASING IN CNI-ELIGIBLE CENSUS TRACT NEIGHBORHOODS (TALBOT PARK & ROLAND PARK)
2. OUTREACH THROUGH COLD CALLS TO RENTAL PROPERTY OWNERS
3. MONTHLY CHECK-INS WITH CURRENT LANDLORDS TO KEEP OF THE MOMENTUM, ADD/REMOVE PROPERTIES FROM REFERRAL LISTING, AND TO INFORM OF OFFERINGS (I.E.: LANDLORD LEARNING SERIES)
4. HCV MARKETING PLAN RECRUITMENT PROJECTS:
 - AN HCV INFORMATIVE VIDEO – VIDEO FILMED ON JANUARY 6TH
 - LANDLORD ADVISORY GROUP
 - LANDLORD REFERRAL PROGRAM
 - CURRENT LANDLORD SURVEY
 - LANDLORD LIST BUILDING



Tidewater Gardens Relocation Dashboard - 1/31/2022

Resident Relocation Choices by Phase

Phases	Total Units	TPV Choice	LIPH/PBV Choice	Total Current Relocation Choices	Change from Prior Report
Phase 1	187	132	48	180	0
Phase 2	262	165	68	233	+2
Phase 3	116	85	10	95	+4
Phase 4	53	33	9	42	+1
Grand Total	618	415	135	550	+7

* Phase 1 = 180 + 3 prior move-outs + 2 deceased + 2 evictions = 187 total units

Residents Desire to Return to St. Paul's Area

Phases	Total Units	Total Choices	Total Residents Desire to Return	Percentage Residents Desire to Return	Change from Prior Report
Phase 1	187	180	82	45.56%	0
Phase 2	262	233	139	59.66%	+2
Phase 3	116	95	49	51.58%	+4
Phase 4	53	42	28	66.67%	+1
Grand Total	618	550	298	54.18%	+7

Vacancy Statistics by Phase

Phases	Total Units	Total Vacant Units	Total Occupied Units	Percentage	Vacant Units	Change from Prior Report
Phase 1	187	174	13	93.05%		0
Phase 2	262	198	64	75.57%		+10
Phase 3	116	48	68	41.38%		+2
Phase 4	53	33	20	62.26%		0
Grand Total	618	453	165	73.30%		+12

People First Empowered by Urban Strategies, Inc. Case Management

Household Served by Phase	Change Prior Report	Service and Assessments	Total	Change from Prior Report
Phase 1	184	0	Service linkages January 2022	59
Phase 2	229	-3	Total number of household assessments completed	546
Phase 3	106	-3	Collaborative housing stability interventions	62
Phase 4	54	-1		
Grand Total	573	-7		

Reason for Vacancy

Reason for Vacancy	Total Count	Percentage by Move Out Reason
Moved to Housing Choice Voucher	247	55%
Unit Transfer	70	15%
Rented Elsewhere	52	11%
Moved to Project Based Housing	49	11%
Purchased Home	3	1%
Eviction	19	4%
Termination	1	0%
Deceased	10	2%
Moved Without Notice	2	0%
Grand Total	453	100%

CNI Areas of Opportunity

Reason for Vacancy	Total	Count
Housing Choice Voucher	247	87
Rented Elsewhere	52	16
Project Based Voucher	49	5
Family Splits	24	6
Purchased Home	3	2
Second Moves	13	4
Total	388	120

Youth Relocation

Total Youth Relocation	702
Youth Relocated to HCV	427
Youth Relocated to LIPH/Project Based	275

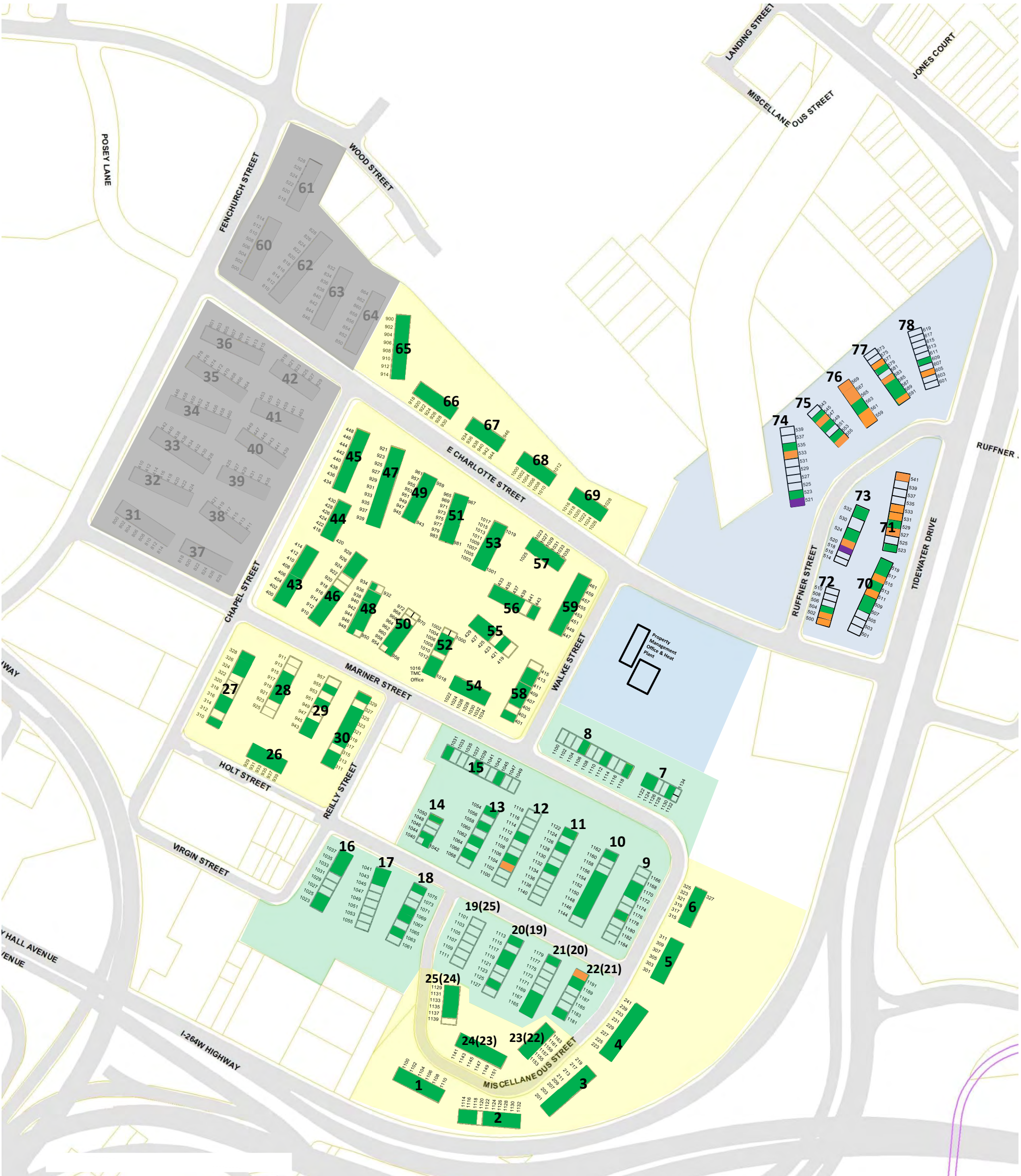
Relocation by City

Relocation City	Count of City	Percentage by Relocation City
Norfolk, Virginia	367	81%
Chesapeake, Virginia	14	3%
Hampton, Virginia	1	0%
Newport News, Virginia	1	0%
Portsmouth, Virginia	7	2%
Suffolk, Virginia	1	0%
Virginia Beach, Virginia	19	4%
Arlington, Virginia	1	0%
Columbia, Maryland	1	0%
Fort Still, Oklahoma	1	0%
Greensboro, North Carolina	1	0%
Grovetown, Georgia	1	0%
Peach Tree Corners, Georgia	1	0%
Pensacola, Florida	1	0%
Eviction/Termination	20	4%
Deceased	10	2%
No Forwarding Address	6	1%
Grand Total	453	100%

* < 62% mi concentration and <40% poverty 31%
 <40% poverty 328 85%
 <20% poverty 149 38%

Vacancy Tracking Map

For Tidewater Gardens



Legend

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



January 31, 2022 Status Update

Demolition Sequence	Total Units	Vacant Units	Demolished Units	Occupied Units
Demo Seq 1	124	0	124	0
Demo Seq 2	285	254		31
Demo Seq 3	133	51		82
Demo Seq 4	76	23		53
	618	328	124	166



Signed up for Services so Far:

1553 People (includes children)

573 Households

Phase 1- 184 Households

Phase 2- 229 Households

Phase 3- 106 Households

Phase 4- 54 Households

HH Change Prior Report: -7

Service Linkages in **January 2022:**

59 Total (See Breakdown Below)

NRHA/People First-USI Collaborative Housing

Total number of household assessments completed: ***546 – unduplicated number**
Change Prior Report +17

**(Assessment details on Page 2)*

Regular Activities & Updates: Salient Client Needs and Service Linkages

Based on Overall Needs Assessment : Service Linkages in **January 2022** by Type

- **Adult education: 0 (0%)**
- **Asset Building: 4 (7%)**
- **Basic and Emergency Services: 45 (76%)**
- **Early Childhood Services: 2 (3%)**
- **Employment: 2 (3%)**
- **Health and Family Services: 4 (7%)**
- **Senior Services: 0 (0%)**
- **Youth Services: 1 (2%)**
- **Legal Services: 1 (2%)**

Adult Assessment - Responses as of 1/31/22 (End Date)

Participants with Adult Assessment	546		
Participants with Adult Assessment, 18+	545		
Younger than 65 with Adult Assessment	488		
18-64, No SSI/SSDI with Adult Assessment	385		
Households with Adult Assessment	541	Percentage	Demoninator
Has disability 18-64 (demographic)	81	16.6%	488
Receives SSI or SSDI; 18-64	103	21.1%	488
Limited English language proficiency	0	0.0%	546
Receive food stamps or WIC (households)	370	68.4%	541
Employment, no SSI/SSDI, 18 to 64	260	67.5%	385
Employed, <18	0	n/a	
Employed, SSI/SSDI or 65+	18	n/a	160
Working for the past 6 months, no SSI/SSDI, 18 to 64	219	56.9%	260
Working more than 32 hrs/week, no SSI/SSDI, 18 to 64	170	65.4%	260
Has no HS degree, ages 25+	190	36.3%	523
Enrolled in higher education, 18 to 64	12	2.5%	488
Enrolled in vocational school, 18 to 64			488
Enrolled in job training or workforce development, 18 to 64	1	0.2%	488
Has health insurance	490	89.7%	546
Has primary care doctor	446	81.7%	546
Has seen a doctor within the past 12 months	447	81.9%	546
Has Medicare or Medicaid	440	80.6%	546
Has a chronic health condition	233	42.7%	546
Connected to appropriate service to manage chronic condition	211	90.6%	233
Has asthma	48	8.8%	546
Reporting stress or psychological distress	177	32.4%	546
Has bank account	313	57.3%	546
Applied for EITC	237	43.4%	546
Feels safe in home	417	76.4%	546
Feels safe in neighborhood	355	65.0%	546
Reporting good physical health	269		
Unable to work due to health restriction, <65 (SSA certified)	103		



**HOUSING CHOICE VOUCHER PROGRAM
BOC COMMITTEE MEETING
February 15, 2022**

Policy Review:

Granting of extensions current policy:

Extensions

The NRHA will extend the voucher term up to 120 days from the beginning of the initial term, if the family needs and request an extension as a reasonable accommodation, to make the program accessible to and usable by a family member with a disability. If the family needs an extension in excess of 120 days, the NRHA will extend the voucher term for the amount of time reasonably required for said reasonable accommodation.

A family may request a written request for an extension of the voucher time period. All requests for extensions must be received prior to the expiration date of the voucher.

Extensions are permissible at the discretion of the NRHA up to a maximum of an additional 60 days primarily for these reasons:

Extenuating circumstances, such as hospitalization or a family emergency for an extended period of time, which has affected the family's ability to find a unit within the initial sixty-day period. Verification is required.

The NRHA is satisfied that the family has made a reasonable effort to locate a unit, including seeking the assistance of the NRHA, throughout the initial sixty-day period. A completed search record is not required.

The family was prevented from finding a unit due to disability accessibility requirements or large size bedroom unit requirement. The Search Record is not part of the required verification.

TO DISCUSS:

With our current plan we may grant extensions for extenuating circumstances and per HUD's regulations, "*The PHA has the authority to grant extensions of search time, to specify the length of an extension, and to determine the circumstances under which extensions will be granted. There is no limit on the number of extensions that the PHA can approve. Discretionary policies related to extension and expiration of search time must be described in the PHA's administrative plan*" [24 CFR 982.54]. We have been extending all vouchers especially during COVID; however, we have people with vouchers for more than a year, even some with vouchers living in

units that are substandard and we are not paying HAP due to failing two inspections and the participants are not moving causing a hardship to landlords.

We would like to discuss adding the following language to our policy to include an ending date for vouchers expirations: When vouchers are extended for extenuating circumstances, the NRHA will grant no more than two 120 days extensions. (With two 120 days extensions that amounts to 300 days to search).





**BOC Public Housing and Safety Committee Meeting
Virtual GoToMeeting – Grandy Village
Monday, February 28, 2022 - 6:00 p.m.**

Agenda

- I. Grandy Village Overview – Brenda Fleming
- II. COVID-19 Updates – Ronald Jackson
- III. St. Paul’s Transformation/Choice Neighborhood Implementation Grant – Steve Morales and Kim Thomas
- IV. Community Engagement and Client Services Updates – Kim Thomas
- V. Significant Events – Karen Rose
- VI. Property Management Updates – Donna Mills
- VII. Open Discussion - All

Next Meeting: 3/28/2022 – 9:30 a.m.
Location: 555 E. Main Street, 16th Floor Boardroom

St. Paul's Guiding Principles:

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

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

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



Committee Notes

NRHA Board of Commissioners

Committee: Public Housing and Safety Committee	Meeting Date: February 28, 2021
Subject: Monthly Meeting Minutes	Executive Contact: Donna Mills

Committee Agenda and Attendees

Attendees: Don Musacchio, Alphonso Albert, Rose Arrington, Ron Jackson, Donna Mills, Kim Thomas, Steve Morales, Karen Rose, Brenda Fleming.

Agenda:

- I. Grandy Village Overview – Brenda Fleming
- II. COVID-19 Briefing – Ron Jackson
- III. Diggs Town RAD Update – Lysandra Shaw
- IV. St. Paul's Transformation/ CNI Update- Steve Morales/Kim Thomas
- V. Community Engagement Updates – Kim Thomas
- VI. Significant Events – Karen Rose
- VII. Property Management Updates – Donna Mills

Policy Discussion

Brenda Fleming- Grandy Village Overview

Brenda Fleming provided overview information on Grandy Village included the introduction of staff and the TMC Officers. Brenda also provided an update on the Ohio Creek Watershed Project which is part of the Norfolk resiliency program. The plan is to help with coastal waterway improvements. The Grandy Village newsletter highlights the program as well as any other programs and activities going on in the community.

NRHA COVID- 19 Update

Ron Jackson gave an update on policies governing the workplace in regards to COVID-19. Due to the decrease of the Omicron variant, there are a lot of easing of restrictions in Virginia. According to the CDC, the Hampton Roads area has low enough transmission rates of the virus to institute mask-optional policies. Mask optional allows the individual to wear a mask based on their discretion of personal safety. Due to a decrease in infection rates among staff, the mask-optional policy will be discussed at the next Executive Team Meeting to determine the best direction for NRHA employees.

St. Paul's Transformation/Choice Neighborhood Implementation Grant

Steve Morales provided an overview on St. Paul's Transformation/Choice Neighborhood Implementation Grant. The City of Norfolk is starting Phase I of infrastructure work. They are in the process of completing a pump station at the corner of Wood and Fenchurch. Soon the City of Norfolk will begin roadwork among Fenchurch and Charlotte to create a new entry way into downtown Norfolk. The first two onsite housing projects are set to begin construction in April 2022. The Phase II of demolition will soon begin as there are only 16 families remaining that need to be relocated. As buildings are vacated, abatement work is started to prepare them for demolition. Phase II is expected to start demolition in early to mid-April. This demolition project consists of 36 buildings, totaling 285 units. The 120-day notices for Phase III relocation have recently been sent to residents. Collectively, demolition, new housing construction and infrastructure will be going on at the same time this Spring.

Kim Thomas provided a statistical update on the Tidewater Gardens Dashboard as of January 31, 2022. Kim Thomas explained NRHA is at a 73% vacancy rate with 453 families having exited Tidewater Gardens, leaving 165 units occupied. A total of 500 residents were surveyed and 54% want to return to the newly built communities. Kim Thomas explained that 55% have chosen HCV as their mechanism for moving and 81% want to permanently reside in Norfolk. Regarding areas of opportunity as defined by HUD, 31% of residents have moved into these areas representing less than 62% minority concentration and less than 40% poverty. Kim Thomas highlighted that NRHA is very soon to reach the 1-million-dollar mark in grant money given to residents to assist with relocation needs such as utility deposits, fees for self-moves, etc.

Community Engagement Updates

Kim Thomas stated that on March 10, 2022 NRHA will host the public hearing for the proposed draft annual plan. Each housing authority must commit to this to introduce any new changes to the policies and procedures. The Resident Advisory Board (RAB) has been assembled and has been meeting every two weeks for the past month to listen to various presentations from NRHA staff about proposed changes. Some of the proposed changes consist of including self-help kiosks in various areas, safety and security initiatives, implications of the St. Paul's process, etc. The Public hearing on March 10, 2022 gives the public a chance to comment on the proposed plan. Once all comments are taken under consideration by the Board of Commissioners and the RAB, a plan will be adopted and sent to HUD for approval in April 2022. Once approved by HUD, the plan will go into effect on July 1, 2022 and will remain effective until June 30, 2023.

During the week of February 27, 2022, the Rec League Foundation hosted a basketball tournament at the Young Terrace Rec Center and was a tremendous success. The participation rate by residents was very high and consisted of ages 13-18. Sponsorships and partnerships will continue to take place hold events like this in our communities.

The City of Norfolk is considering re-instituting the Norfolk Night Hawks, a basketball initiative geared for ages 18-25. One of the desired locations is the Young Terrace Rec Center. If approves, Norfolk Parks and Rec will facilitate these events. Most of the funding is coming from the City of Norfolk and most of their sponsors. It is a 16-week event and will end in August 2022.

Significant Events

Karen Rose reported seven (7) significant events varying from shootings into occupied dwellings to injuries from shootings from November 17, 2021 to January 19, 2022. Karen Rose provided a document with the details of those events. There were two (2) events in Grandy Village which Karen Rose highlighted. The first event was a shooting into an occupied dwelling with no injuries and the second was a shooting with no victims or injuries. There were 3 significant gun recoveries on the 600 block of Wiley Drive in Grandy Village. Two out of the three recoveries revealed large amounts of marijuana packaged for distribution. The Community Resource Officers have been heavily involved in the gun recoveries and will continue to do a great job.

Karen Rose gave a brief summary of the Handle with Care program. The program is a state-run program that gives access to information from the Police Department focusing on child trauma to those certified with the Division of Criminal Justice Services. The Norfolk Police Department (NPD) will take the lead in initiating the program and the Norfolk Public Schools (NPS) will be a part of the program. Karen Rose along with the Security Director of NPS will take the training through the Department of Criminal Justice Services so they can receive and share information.

Karen Rose acknowledged Maurice Boone for his hard work and attention to detail. He is assigned to Grandy Village.

Karen Rose commented on The Norfolk Family Justice Center, a program through the Commonwealth Attorney's Office. Karen Rose will be partnering with them to utilize their supportive services in addition to the ones that are already in place.

Property Management Update

Donna Mills provided an update on two lease changes required by state code revisions. A letter was sent out the week of February 27, 2022 and will go into effect April 1, 2022. The first has to do with notices of entering a resident's unit for anything other than emergencies. The previous lease stated a 48-hour notice to the resident. The new lease change requires a 72-hour notice before entering a resident's unit to perform non-emergency work. The second item is related to how late fee charges are assessed. Since March 2020, no residents have been assessed late fees for delinquent rent or excess utilities charges due to the COVID-19 pandemic. Previously a flat fee of \$25.00 was incurred for late charges, however the state is now requiring the late fee to be ten (10) percent of either the total balance of charges or of the current monthly rent amount. The ten percent will apply to whichever amount is the highest. This will have a negative impact on residents if they are paying a higher amount of rent. NRHA has set a maximum of \$25.00 for the late fee so no one has an excess amount of late fees. NRHA will begin posting late fees for rent and excess utility charges on April 1, 2022.

Donna Mills provided an update on the rent delinquency report as of February 22, 2022. There has been a decrease in numbers of delinquent families due to monies received from the City of Norfolk from their Norfolk Eviction Diversion Support program in the amount of \$294,000.00 dollars. The money was applied to 167 families that had balances. Currently, 687 residents are delinquent, totaling \$718,423.00 dollars. Out of the 687 families, 281 have applied for some type of rental relief assistance and NRHA is waiting to receive the funding from these programs.

Attachments and Handouts

- Agenda with St. Pauls Guiding Principles
- Grandy Village Gazette February 2022
- Tidewater Gardens Dashboard and Vacancy Map January 31, 2022
- Significant Event 11/9/2022 – 2/25/2022
- Handle with Care
- NFJC Rack Card

GRANDY VILLAGE GAZETTE



February 2022

"9-1-1 What's your emergency?"

Call 9-1-1 when you need immediate help from the police, the fire department or an ambulance.

Here's what happens when you call 9-1-1

The dispatcher will ask you:

- What is the address of the emergency?
- Do you need the police, fire or ambulance?
- What's happening right now?
- Is anyone hurt?

As you are answering these first questions, the dispatcher is already sending the information to the first responders while they are enroute.

The dispatcher will also want to know

- Your name and phone number in case you get cut off
- If weapons were involved and what kind
- Who the responsible party is where they are
- If they've left, how long ago did they leave and in what direction
- A description of vehicles, clothing, height, male or female and other distinguishing characteristics
- You may also be asked about the clothing you and other bystanders are wearing so police will know you are the victim and not the responsible party

Help the first responders get to you fast

While talking with the dispatcher:

- Speak clearly
- Listen to instructions
- Answer all questions patiently and completely
- DO NOT hang up until instructed to do so by the dispatcher

Above all – STAY CALM

In the middle of an emergency, while you're terrified and adrenaline is pumping, you must do your very best to remain calm. When seconds count, you don't want to waste time while the dispatcher tries to calm you down.

When you are safe, call your Community Resource Officer

When it's safe to do so, please call your CRO to let them know what happened.

Save these important numbers in your cell phone

- CRO Officer Evancho (757) 636-1488
- Security Programs Manager Karen Rose (757) 214-5956
- Security Programs Coordinator Maurice Boone (757) 613-7195



What's Happening

February 28

Board of Commissioners Housing & Safety Committee Meeting

See page 2 for more information

It's Tax Time

See page 2 for more information

March 10

NRHA Annual Plan Public Hearing

See page 3 for more information

Free At-Home COVID-19 Tests

See page 4 for more information

How Much Do You Know About Martin Luther King Jr.

See page 5 for more information

Confidential Tip Line 757-624-8604

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

In case of emergency, dial 911.



More Info on What's Happening

February 14th
Happy Valentine's Day!

February 21st
President's Day
The office will be closed.

In celebration of Black History Month

Black History Month commemorates and reflects on remarkable African American trailblazers who have left enduring legacies by igniting a desire for hope and change. These leaders have shared thought-provoking ideas that have forever impacted us and continue to encourage us.

“Darkness cannot drive out darkness; only light can do that. Hate cannot drive out hate; only love can do that.”

Martin Luther King Jr.

For more information on upcoming events visit your property management office, or follow NRHA on Facebook.

NRHA Board of Commissioners Housing and Safety Committee Meeting for Grandy Village

Monday, February 28th
6 - 7:30 p.m

**This is an important opportunity to you
to voice your opinions and concerns.**

During this meeting, the Board and NRHA staff will provide updates on issues specific to Grandy Village and will encourage residents to ask questions and provide their input.

You can participate in the meeting virtually or in an audio mode. Visit www.nrha.us and click on the Events icon for more information and to register.



Did you know . . .

You can pay extra towards your rent by using funds from your tax return?

- Paying extra means a decrease in late notices
- Paying extra means you are less likely to receive a summons to appear in court
- By paying extra, you're making sure your account remains in good standing

If you have questions or would like more information, call the Grandy Village Rental Office at (757) 314-2662.



NRHA

ANNUAL PLAN PUBLIC HEARING

THURSDAY, MARCH 10, 2022

9 am Commissioners Meeting | 11 am Public Hearing

Face masks are still mandatory for all visitors and staff, regardless of vaccination status, during in-person meetings. Members of the public are encouraged to join virtually or call in with the info below.



Scan Me!

Register at: <https://bit.ly/NRHA-03-10-22>

Webinar ID: 763-977-363

Dial-in: +1 914-614-3426

Access Code: 851-636-001



FY2023 draft plan for public review: www.nrha.us



To leave a question or comment on the Annual Plan Public Comment Hotline call: 757-314-1320



To request additional information email Kimberly Thomas at: kthomas@nrha.us

For reasonable accommodation requests contact 504/ADA coordinator Kimberly Thomas at (757) 623-1111 or TDD (800) 545-1833 seven working days prior to meeting date.





Free At-Home COVID-19 Test Kits

The Federal Government is providing free at-home COVID-19 rapid test kits. Here's what you need to know.

The COVID-19 test kits:

- Can be taken anywhere
- Give results within 30 minutes - no lab drop-off required
- Work whether or not you have COVID-19 symptoms
- Work whether or not you are up to date on your COVID-19 vaccines
- Come with clear instructions on how to use them

What you need to know when ordering:

- The test kits are completely free
- There's a limit of one order per residential address
- One order includes 4 individual rapid antigen COVID-19 tests
- When you place an order, you provide your name and address only. You will not be asked for ID, a credit card or health insurance information.
- You kits will ship in 7-12 days

Order your tests kits online at: special.usps.com/testkits

If you need help ordering your test kits:

- Call the USPS Help Desk at (800) 275-8777 for questions about eligibility, the online ordering form, shipping or delivery
- Call (800) 232-0233 or TTY (888) 720-7489, if you have difficulty accessing the internet or need support placing an order

How Much Do You Know About Dr. Martin Luther King Jr. ?

1. Dr. King was born in Atlanta Georgia on what day?
 - A. Jan.1
 - B. Jan. 15
 - C. Jan. 19
 2. At what age did Dr. King enroll in Morehouse college his undergraduate Alma Mater?
 - A. 18
 - B. 17
 - C. 15
 3. In May of 1960 Dr. King was on trial for what trumped-up charge?
 - A. Tax Fraud
 - B. Running a red light
 - C. Assault on a police officer
 4. Student sit-ins to demand equal treatment by merchants began in what southern city in January of 1960?
 - A. Greensboro, North Carolina
 - B. Greensboro, South Carolina
 - C. Hampton, Virginia
 5. Dr. King's central Civil Rights philosophy was non-violence, which he adopted from Mahatma Gandhi, who was native of what country?
 - A. India
 - B. South Africa
 - C. USA
 6. In 1958 while at a book signing Dr. King was stabbed in the chest in this city
 - A. Boston, Mass.
 - B. Harlem, New York
 7. The March on Washington was held August 28, 1963 . During that event Dr. King deliver his most quoted "I Have A Dream" speech?
 - A. True
 - B. Fales
 8. Dr. King was shot to death on the balcony of the Lorraine Hotel in Memphis, Tenn. On April 4, 1968?
 - A. True
 - B. False
 9. On March 7, 1965 Dr. King and other civil rights leaders attempted to lead a march for voting rights from Selma, Alabama to the state capital at Montgomery. But participants were turned around when state troopers began beating them. This day is now called "Bloody Sunday."
 - A. True
 - B. False
 10. In 1957 Dr. King and a group of other ministers founded this Civil Rights group that still exists.
 - A. NAACP
 - B. SNCC (student non-violent coordinating committee)
 - C. SCLC (Southern Christian Leadership Conference)
 11. After several efforts to have it passed. The United States Congress finally approved the Voting Rights Act of 1965.
 - A. True
 - B. False
- Answers: B; C; A; A; A; B; A; A; A; C; A**





Contact Us

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swhittco@nrha.us
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Grandy Village
Rental Office
(757) 314-2662

Raytron White
TMC President
(757) 627-2613

CRO Officer Evancho
(757) 636-1488

Karen Rose
Security Programs Manager
krose@nrha.us
(757) 214-5956

Maurice Boone
Security Programs Coordinator
(757) 613-7195

Submit a Work Order
During Office Hours
(757) 624-8608

After-Hours
Emergency Maintenance
757-623-5266

Important Information

Your Rent Payment Obligation

The Eviction Moratorium did not offer rent forgiveness. During the moratorium, rent payments continued to be due on the first of each month. Now, with the end of the moratorium, NRHA residents must pay all past-due and current-month rent. Late payment and utility fees (if applicable) have also been reinstated.

If you will have trouble paying past-due rent in a lump sum, contact your Property Manager immediately to work out a repayment plan that is affordable for you. If you have experienced a job loss or loss of income, notify your Property Manager immediately so the necessary adjustment can be made to your rent.

If you do not pay all the rent you owe and have not contacted your Property Manager to create a payment plan, NRHA will begin eviction proceedings that will result in the termination of your assistance.

Maintenance Issues

For the health of your family and to prevent damage to your property, report maintenance issues right away.

During regular office hours: Call your rental office to submit a work order.

For after-hours emergency maintenance: Call (757) 623-5266 for maintenance needs that happen after 4:30 p.m., on weekends and holidays. After hour emergencies include:

- Fire
- Flooding
- Major leaks of any kind – ceiling, radiator, etc.
- Damage to NRHA property
- Inoperable smoke detector
- Medical emergency or death
- Inoperable door locks
- Power outages
- Gas leak or natural gas odor
- Broken window – based on security breach, temperature factor and safety hazard
- No window locks - based on security breach and safety hazard
- Overflowing or stopped up toilet
- Refrigerator or stove not working
- Hot water heater leaking or ruptured
- No heat – if the temperature is below 55° from October 15 - May 15
- Lead-based paint hazards
- Unhealthy or inadequate water supply
- Mold
- Blocked doors
- No cooling – if outside temperature is above 75° from May 15 - October 15

False Emergency Requests: If maintenance staff respond to an after-hours call that is not a legitimate emergency, a fine may be charged to your account for a nuisance call.



Significant Events 01192022-02252022

#	Date	Community	Location	Type of event	Victim PH	Suspect PH	Arrest Info	Status Update History
1	1/27/2022	Diggstown	1700 blk. Vernon Drive	shooting	N	unk	N	Victim sustained non-life-threatening injury
2	2/5/2022	Young Terrace	400 Blk. Nicholson St.	stabbing	N	unk	N	Victim uncooperative, banned from NRHA property
3	2/6/2022	Grandy Village	2900 blk. Kimball Terrace	shooting into occupied dwelling	Y	unk	N	No injuries
4	2/9/2022	Calvert Square	800 blk. E. Va. Beach Blvd.	robbery to individual	N	unk	unk	Victim uncooperative, not banned
5	2/10/2022	Tidewater Gardens	500 blk. Ruffner St.	squatter; assault on police officer	n/a	N	Y	Trespasser in a vacant unit; suspect assaulted the officers while being taken in custody. Suspect is not a resident and is not banned.
6	2/10/2022	Young Terrace	Olney Rd.	shooting- general	N	unk	N	Staff reported hearing gunshots. Police & Security Programs response. No shooting victims and no additional information. Area cleared for resuming staff operations.
7	2/12/2022	Grandy Village	3300 blk. Kimball Terrace	shooting - general	n/a	unk	N	Call for service of shooting in the area. No victim found. No further information.



HANDLE WITH CARE

Program to Support Children Exposed to Trauma

HandleWithCareVA.org

VIRGINIA QUICK START GUIDE

The **Handle With Care** program enables law enforcement to notify schools if they encounter a child at a traumatic scene or incident. Schools and mental healthcare leaders can then provide trauma-sensitive support to the child immediately upon their return to school.

The Problem: Childhood Trauma

1. **Childhood trauma, or Adverse Childhood Experiences (ACEs), occurs when kids experience stressful events (such as witnessing domestic violence).**
2. 60% of U.S. children have been exposed to violence, crime, or abuse.
3. These children still have to go to class, often carrying a burden of stress/trauma that can interfere with their behavior and academic performance in schools. Unfortunately, schools are often not aware there has been an incident which involved the child.





Norfolk Family Justice Center

Safety Focused. Victim Centered. Advocating for all.

The Norfolk Family Justice Center is a multi-agency, safe place that provides victims of crime a convenient location to access services and support.

MAIN OFFICE

757.330.0376

YWCA CRISIS HOTLINE

757.251.0144

500 E. Plume Street, Ste 600
Norfolk, VA 23510

WWW.NORFOLKFJC.ORG



SERVICES AVAILABLE

24/7 Crisis Hotline

24/7 Forensic Exams

Law Enforcement Reporting

Victim Advocacy

Prosecutors

Civil Legal Assistance

Video Magistrate

Protective Order Assistance

Emergency Shelter

Counseling

Support Groups

Case Management

Housing Assistance

Virginia Victim Fund Assistance

DHS Benefits Assistance

Victim/Child Needs Assessment

Camp Hope Referrals

Other Service Referrals

ON-SITE PARTNERS

YWCA South Hampton Roads

Norfolk Dep. of Human Services

Norfolk Police Department

Chesapeake Forensic Specialists

Norfolk Commonwealth's Attorney



Tidewater Gardens Relocation Dashboard - 1/31/2022

Resident Relocation Choices by Phase

Phases	Total Units	TPV Choice	LIPH/PBV Choice	Total Current Relocation Choices	Change from Prior Report
Phase 1	187	132	48	180	0
Phase 2	262	165	68	233	+2
Phase 3	116	85	10	95	+4
Phase 4	53	33	9	42	+1
Grand Total	618	415	135	550	+7

* Phase 1 = 180 + 3 prior move-outs + 2 deceased + 2 evictions = 187 total units

Residents Desire to Return to St. Paul's Area

Phases	Total Units	Total Choices	Total Residents Desire to Return	Percentage Residents Desire to Return	Change from Prior Report
Phase 1	187	180	82	45.56%	0
Phase 2	262	233	139	59.66%	+2
Phase 3	116	95	49	51.58%	+4
Phase 4	53	42	28	66.67%	+1
Grand Total	618	550	298	54.18%	+7

Vacancy Statistics by Phase

Phases	Total Units	Total Vacant Units	Total Occupied Units	Percentage	Vacant Units	Change from Prior Report
Phase 1	187	174	13	93.05%		0
Phase 2	262	198	64	75.57%		+10
Phase 3	116	48	68	41.38%		+2
Phase 4	53	33	20	62.26%		0
Grand Total	618	453	165	73.30%		+12

People First Empowered by Urban Strategies, Inc. Case Management

Household Served by Phase	Change Prior Report	Service and Assessments	Total	Change from Prior Report
Phase 1	184	0	Service linkages January 2022	59
Phase 2	229	-3	Total number of household assessments completed	546
Phase 3	106	-3	Collaborative housing stability interventions	62
Phase 4	54	-1		
Grand Total	573	-7		

Reason for Vacancy

Reason for Vacancy	Total Count	Percentage by Move Out Reason
Moved to Housing Choice Voucher	247	55%
Unit Transfer	70	15%
Rented Elsewhere	52	11%
Moved to Project Based Housing	49	11%
Purchased Home	3	1%
Eviction	19	4%
Termination	1	0%
Deceased	10	2%
Moved Without Notice	2	0%
Grand Total	453	100%

CNI Areas of Opportunity

Reason for Vacancy	Total	Count
Housing Choice Voucher	247	87
Rented Elsewhere	52	16
Project Based Voucher	49	5
Family Splits	24	6
Purchased Home	3	2
Second Moves	13	4
Total	388	120

Youth Relocation

Total Youth Relocation	702
Youth Relocated to HCV	427
Youth Relocated to LIPH/Project Based	275

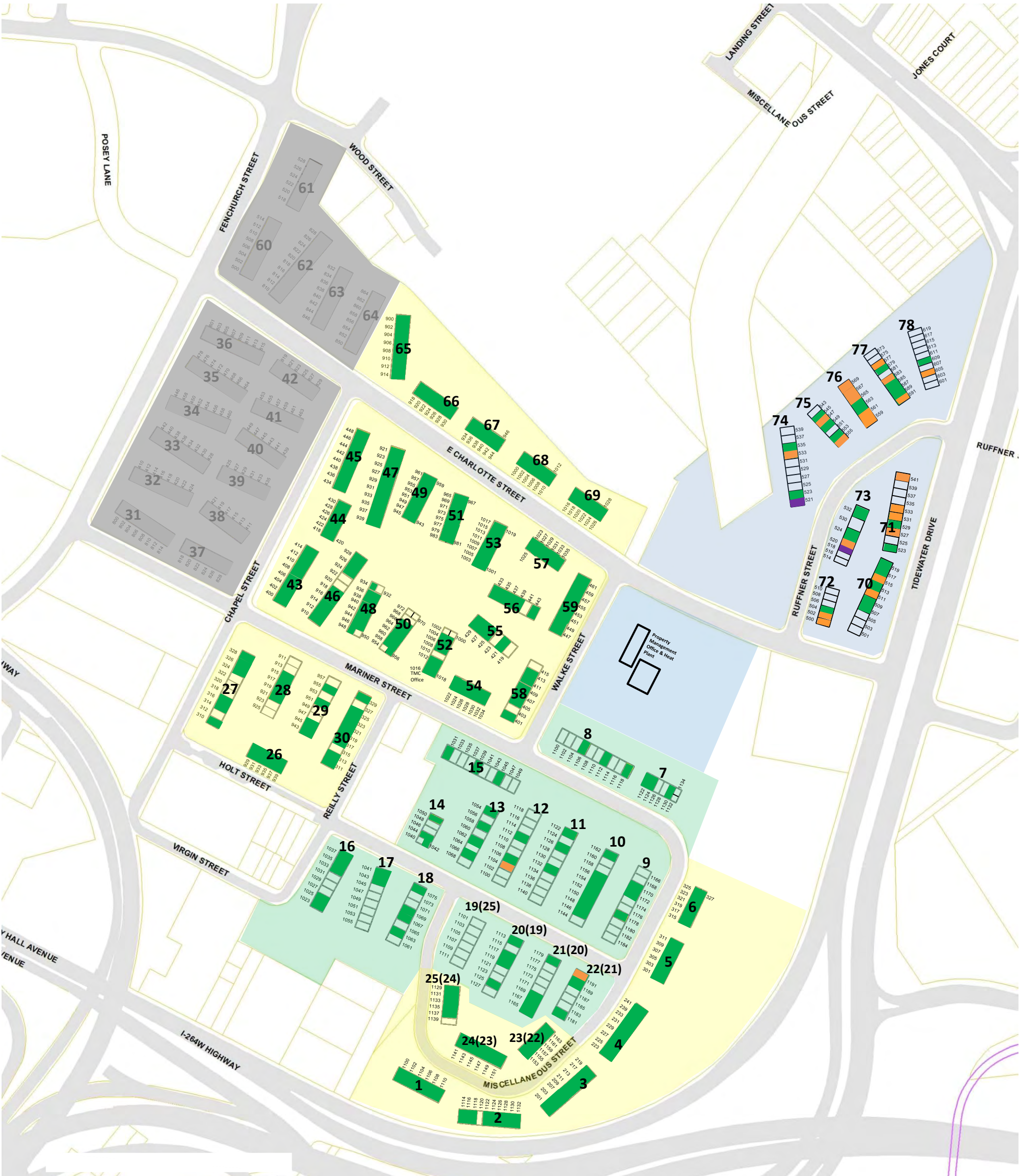
Relocation by City

Relocation City	Count of City	Percentage by Relocation City
Norfolk, Virginia	367	81%
Chesapeake, Virginia	14	3%
Hampton, Virginia	1	0%
Newport News, Virginia	1	0%
Portsmouth, Virginia	7	2%
Suffolk, Virginia	1	0%
Virginia Beach, Virginia	19	4%
Arlington, Virginia	1	0%
Columbia, Maryland	1	0%
Fort Still, Oklahoma	1	0%
Greensboro, North Carolina	1	0%
Grovetown, Georgia	1	0%
Peach Tree Corners, Georgia	1	0%
Pensacola, Florida	1	0%
Eviction/Termination	20	4%
Deceased	10	2%
No Forwarding Address	6	1%
Grand Total	453	100%

* < 62% mi concentration and <40% poverty 31%
 <40% poverty 328 85%
 <20% poverty 149 38%

Vacancy Tracking Map

For Tidewater Gardens



Legend

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



January 31, 2022 Status Update

Demolition Sequence	Total Units	Vacant Units	Demolished Units	Occupied Units
Demo Seq 1	124	0	124	0
Demo Seq 2	285	254		31
Demo Seq 3	133	51		82
Demo Seq 4	76	23		53
	618	328	124	166



BOC Budget and Finance Committee Meeting

Monday, March 7, 2022 – 2:00 p.m.

GoToMeeting

Agenda

- I. CVT Update
 - i. Construction Update
 - 1. Historic Designation Status
 - 2. Recap Remaining Needs
- II. 910 Ballentine
 - i. Review sq. ft., parking, etc
 - ii. Basic renovation needs
 - iii. Timeline
- III. Property Management
 - i. Leasing Update
 - ii. Debt Collection
- IV. FY2021 Audit Update
- V. Sample Liquidity Report

Next Meeting: April 11, 2021

Location - Go to meeting

Norfolk Redevelopemnt and Housing Authority

Statement of Program/Project Liquidity

Date

30-Jun-21

Project:	(All)
Program Area	Low Income Public Housing
Reserve Category:	(All)

Balance Sheet Class	Category	
Current Asset	Cash and Cash Equivalents	10,352,328
	Restricted Cash	1,244,125
	Accounts Receivable	500,682
Current Asset Total		12,097,135
Current Liability	Accounts Payable	(1,643,772)
	Other Payable	-
Current Liability Total		(1,643,772)
Total Project Liquidity		10,453,362
	Cash Restricted Within Project	1,037,638
Discretionary Reserves Available for Use Inside Program Area		9,415,724

PROPERTY CONDITION ASSESSMENT REPORT



555 EAST MAIN STREET NORFOLK

for the

Norfolk Redevelopment and Housing Authority
910 Ballentine Boulevard, Norfolk Virginia



June 19, 2017

Prepared By:
RRMM ARCHITECTS
ARCHITECTURE PLANNING INTERIORS
1317 Executive Boulevard, Suite 200
Chesapeake, Virginia, 23320





Legend

Location Map
Downtown Norfolk Commercial
Historic District
Norfolk VA

1. Lat: 36.847572
Lon: -76.290533

2. Lat: 36.847572
Lon: -76.286694

3. Lat: 36.843022
Lon: -76.286694

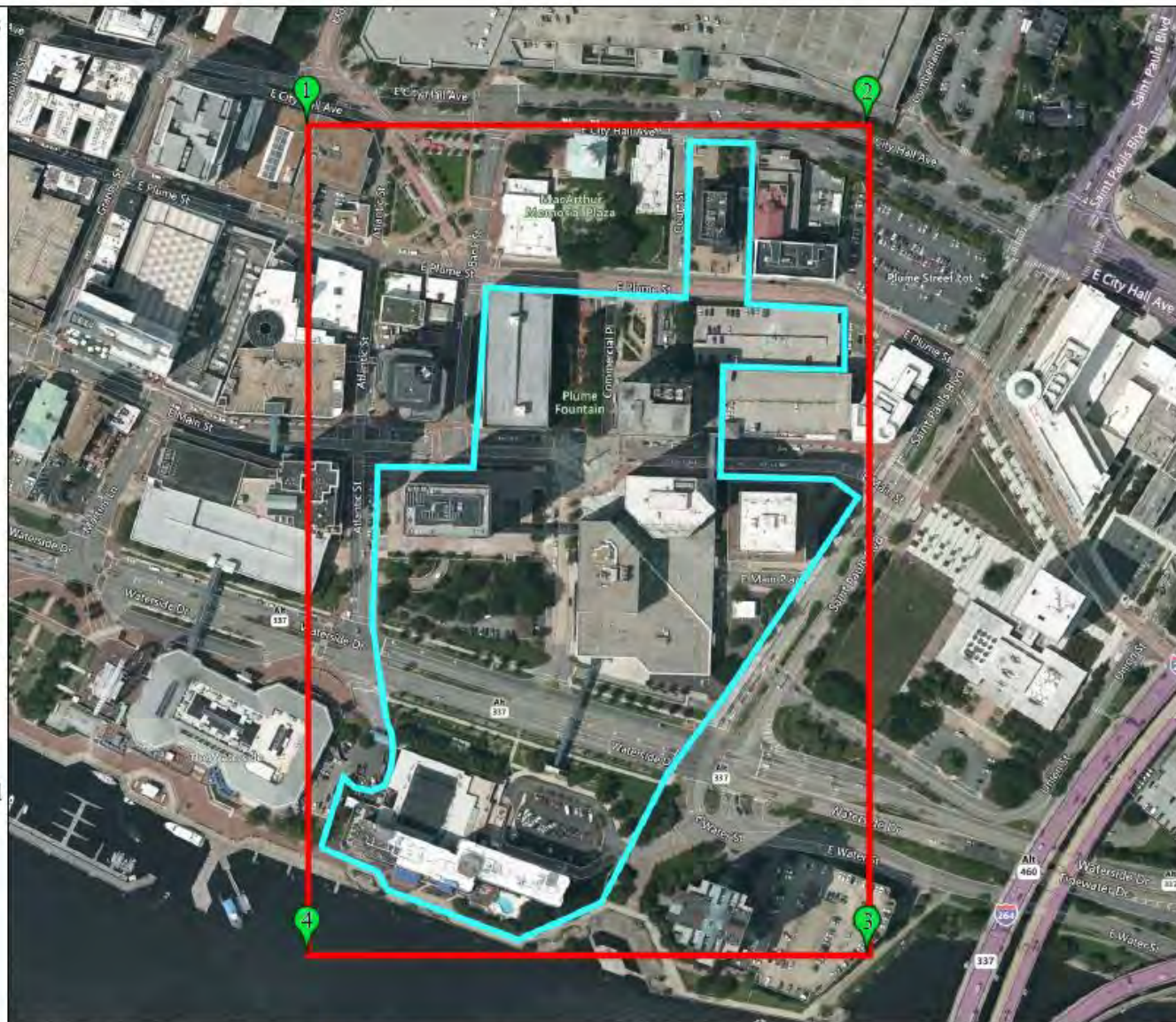
4. Lat: 36.843025
Lon: -76.290533

— Downtown Norfolk Commercial
Historic District Boundary



Feet

0 100 200 300 400
1:4,514 / 1"=376 Feet



Title: Downtown Norfolk Commercial Historic District Location Map

Date: 10/7/2021

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

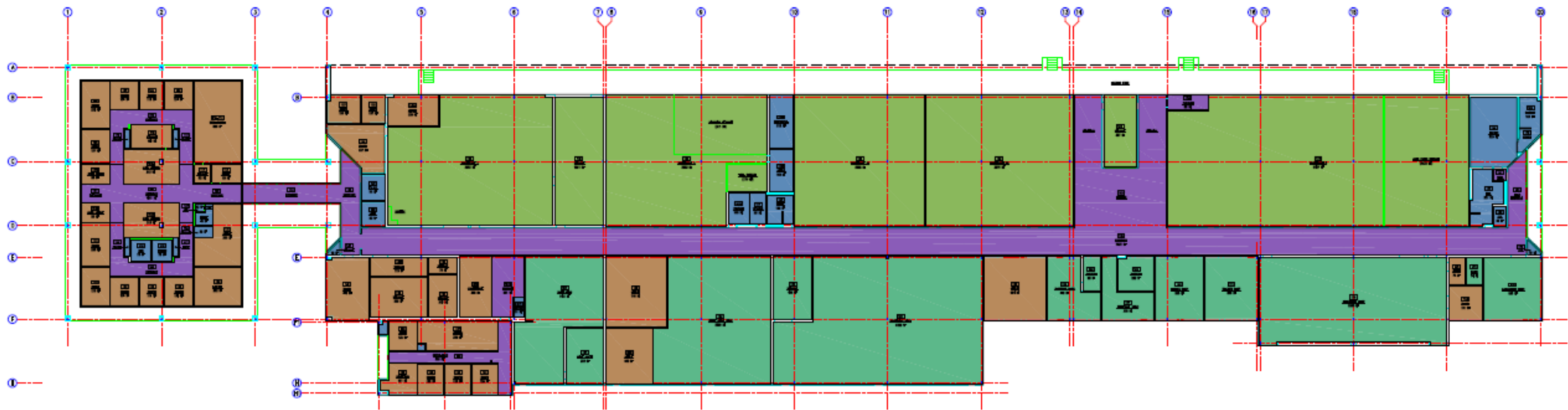


AERIAL PERSPECTIVE
NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY HEADQUARTERS PROJECT
24 JANUARY 2011



BUILDING PERSPECTIVE
NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY HEADQUARTERS PROJECT
24 JANUARY 2011

910 BALLENTINE BOULEVARD





Commissioners' Update NRHA Board of Commissioners

Subject: Families First Update

Executive Contact: Kimberly Thomas, Chief Community
Engagement Officer

Date: March 10, 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

Unity Day Celebration



On February 20th The Reck League Foundation hosted the first Unity Day Celebration basketball game at the Young Terrace recreational center. The purpose of this event was to reactive community engagement in the Young Terrace community as well as bridge the gap between youth in Young Terrace and Calvert Square; areas of known contention. This highly anticipated game matched up youth from both communities was a display of talent, respect and community pride.

The event was sponsored by NRHA, the City of Norfolk, Norfolk Police Department as well as numerous other community stakeholders and grass roots organizations. The event was given favorable coverage by local media as an example of community collaboration and positive, impactful youth programming and engagement.

NRHA Announces Youth Scholarship Opportunities

The NRHA Youth Services department has distributed (via USPS and community outreach efforts) its annual direct mailer to current NRHA high school seniors informing them of local, regional and state-wide scholarship opportunities.



These opportunities include:

- NRHA Scholarship (\$1,000; deadline April 1, 2022)
- EL Hamm Scholarship (Up to \$20,000 at ODU only; deadline March 31, 2022)
- Janice House Achievement Award (\$1,000; deadline April 30, 2022)
- Virginia Association of Housing and Community Development Officials (VAHCDO) Scholarship (\$500 renewable per semester; deadline April 1, 2022)
- HAI Group Resident Scholarship Program (\$6,000; deadline April 29, 2022)
- Lois Young Special Achievement Award (\$1,000; deadline April 30, 2022)

The mailer also includes tips on applying for these opportunities. Youth services staff will be available to provide assistance to residents with the application process, if needed.

Resident Council Elections

In accordance with the Code for Federal Regulations (24 CFR 964) NHRA will be working with NRHA communities to hold resident council elections in May 2022.

A duly elected resident council is an organization made up of people living in a public housing development (or combination of developments) that has written procedures and by-laws that call for the election of residents to a governing board by residents living in the development(s) they will represent.

There must be at least five elected resident council board members, chosen democratically at least every three years. To be eligible to vote, a resident must be on the lease and be at least eighteen years old or the head of a household. New terms for elected officers will begin on July 1, 2022.

All Board members are expected to:

- Work to improve the quality of life and resident satisfaction for their community.

- Attend all membership meetings.
- Attend all Board meetings.
- Further the mission of the resident council and accomplish organizational business between meetings.
- Take advantage of training opportunities to better carry-out their responsibilities and serve their community.
- Assist the Resident Council and the Board in following the bylaws

NRHA will seek assistance from local community stake holders and government entities to assist in the election process to guaranteed transparency and fairness.

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



Commissioners' Update

NRHA Board of Commissioners

Subject: Communications Report – February 2022

Executive Contact: Jennifer Moore

Date: March 10, 2022

STATUS

The attached Communications Report provides a summary of the work conducted by the Communications Department in February 2022.

FUTURE ACTION

The Communications Report is provided to the Board of Commissioners each month.

Communications Report

February 2022

Strategic Campaign Development

1) Security Programs: “See It. Report It.” Campaign

Purpose: Position NRHA to be proactive in addressing violent crime in our communities.

- a. Continue development of the strategic security plan to:
 - 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

2) HCV: Landlord Recruitment Campaign

Purpose: Increase the number of active landlords

- a. Conducted the planning, marketing and writing of collateral in support of the Landlord Learning Series, a series of monthly 1 ½ hour virtual sessions
- b. Continued taking the lead on the creation of an HCV video targeting landlord recruitment
- c. Developed marketing collateral
- d. Arranged February 9 interview of Iyana Pointer on WTKR News3’s “Coast Live” show

3) “NRHA Alert” (formerly CodeRED) Campaign

Employee-related purpose: Provide both real-time emergency alerts as well as information of interest to all employees

- a. Changed name from CodeRED to NRHA Alert to support the use of texting for other than emergency alerts.
- b. Began development of a campaign to educate and engage employees in the expanded use of the SMS
- c. Continued efforts to enroll staff who have not yet signed up.

Resident-related purpose: Inform and engage residents with breaking/urgent or important news

- a. Began creating an internal infrastructure to support expansion of the SMS service to all NRHA communities.
- b. Began development of a handbook covering policies and procedures for use by Communications and other authorized CodeRED users
- c. Began development of a roll out plan to identify how the program will be communicated to residents and the marketing collateral to be developed

Other Projects

- 1) Wrote articles for March community newsletters and provided Publisher support to editors
- 2) Continued website support for department needs

SPA / CNI

The SPA Communications team accomplished the following:

- 1) Preparing the new Tidewater Gardens website for launch
- 2) Worked with Brinshore and their marketing firm Yellow Duck to assist with the naming process for newly revitalized communities and associated developments
- 3) Working with the communications workgroup to plan the upcoming ground-breaking event for blocks 18 & 19
- 4) Planning media roundtable to provide our media partners with project updates

Collateral

- Landlord Learning Series collateral: blog post, calendar descriptions posted on website, printed collateral to promote the series

News Releases

2/3/22 - NRHA Teams With Rent Ready Norfolk to Offer Resources for Landlords

TIDEWATER GOALIE



March 2022

Responding to Maintenance Concerns

We've heard from many NRHA residents that maintenance requests are not being handled timely or to a satisfactory level.

We've heard that some residents have experienced delayed responses and, in some cases, repairs left incomplete. In a few instances, a handful of maintenance requests were never responded to.

NRHA acknowledges that this situation is unacceptable.

Moving forward, here's what you can expect when you submit a maintenance request:

- Routine maintenance requests will be completed in 3 days
- Emergency maintenance requests will be completed in 24 hours
- The repairs will be completed to your satisfaction

If these standards aren't met, here's what we ask you to do.

Contact your Property Manager first. Since Property

Managers are on site and in direct contact with maintenance staff, they are in the best position to move quickly to resolve the problem.

Contact your Asset Zone Manager if the Property Manager is not able to resolve the issue. Please don't call the Asset Zone Manager first as the Asset Zone Manager will have to reach out to the Property Manager and maintenance staff and this will delay a satisfactory outcome.

Please see the last page of this newsletter for more information on submitting routine and emergency maintenance requests.

Karen Campos
Property Manager
(757) 314-2055

kcampos@nrha.us

Brenda Fleming
Asset Zone Manager
(757) 314-1653

bffleming@nrha.us



What's Happening

Apply Now
Stem Scholarship
Program

See page 4 for more information

Now Accepting
Applications
Norfolk Emerging
Leaders Program

See page 10 for more information

Apply Now
DriveNow CDL Driver
Training Program

See page 12 for more information

Relocation Tips
See page 7 for more information

Confidential Tip Line
757-624-8604

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

In case of emergency, dial 911.

See it. Report it.

The best possible security is our concern for each other. If you see or hear something that's not right or if there's a troubling rumor going around, please report it.

Here's what to look for:

- Drug or gang activity
- Domestic violence
- Suspicious activity that may affect the safety and peaceful enjoyment of the community
- Program fraud such as a person living in a unit who is not on the lease

If you hear or see something suspicious, please call one of the following to report it:

- Property Management Office at [phone number]
- Sentry Security Guard at [phone number]
- Karen Rose, NRHA's Security Programs Manager, at (757) 314-1699
- The Confidential Tip Hotline at (757) 624-8604

No tip is too small.

It's your tip that might help prevent the tragedy of another senseless injury or death.

The Confidential Tip Hotline is not an emergency service. In case of an emergency, immediately call 911 for help.

The Health Benefits of Laughter

We all know it feels good to laugh. Surprisingly, laughter also improves our health. Here are some of the benefits of laughter:

1. Laughter boosts the immune system.
2. Increases endorphin levels — endorphin is our body's natural pain killer and laughing increases our levels of endorphins.
3. Lowers blood pressure and cholesterol. Seniors are at a higher risk of high blood pressure and high cholesterol.
4. Laughter increases oxygenation of the blood and helps with circulation, which can have positive effects on seniors with heart disease and high cholesterol.
5. Reduces stress, anxiety, and depression — laughing increases the levels of dopamine and other stress-busting chemicals in our body, which can naturally decrease stress, anxiety and depression.
6. A workout for the diaphragm and abdominal muscles — exercising these muscles is especially important for seniors with asthma or bronchitis.



Meet Sentry Force

A private guard service here to help keep your community safe

Feel free to stop and chat with the guards as they patrol your community on foot and by car. The better they know our residents and understand the community's specific issues, the better they can serve you.

See it. Report it.

The best possible security is our concern for each other. If you see or hear something that's not right or if there's a troubling rumor going around, please call the Confidential Tip Line.

Here's what to look for:

- Drug or gang activity
- Domestic violence
- Suspicious activity that may affect the safety and peaceful enjoyment of the community

- Program fraud such as a person living in a unit who is not on the lease

No tip is too small. It's your tip that might help prevent the tragedy of another senseless injury or death.

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**UNITED WAY OF SOUTH HAMPTON ROADS
AFRICAN AMERICAN LEADERSHIP SOCIETY**

STEM SCHOLARSHIP PROGRAM

The United Way of South Hampton Roads aims to increase opportunities for African American students and reduce racial and gender gaps that currently exist in the fields of science, technology, engineering and math (STEM).

The African American Leadership Society of the United Way of South Hampton Roads will award one-time scholarships to African American students pursuing STEM degrees in 2022. Each recipient will receive up to \$10,000 to use toward their education. Females will account for 50% of scholarship recipients and 25% will be awarded to first generation college students.

LAST CALL!

Deadline to apply for a scholarship is

March 8

SCHOLARSHIP ELIGIBILITY CRITERIA

To qualify, applicants must:

- Be African American
- Be a citizen, legal permanent resident or national of the U.S.
- Be a current resident of Hampton Roads
- Have a cumulative GPA of 3.0 or higher
- Have pursued a rigorous course of study in high school math and science courses, including precalculus
- Have demonstrated unmet financial need as measured by the student's college or university
- Show readiness and commitment to pursuing a STEM-related degree
- Plan to be enrolled or currently enrolled in an accredited U.S. college or University during the 2022 academic school year as either a full or part time, degree seeking student
- Complete the application and accompanying essays by the deadline

Note: African American veterans with honorable discharge pursuing a STEM related college degree for the first time are also eligible

APPLICATION SCHEDULE FOR FALL 2022 ENROLLMENT

January 10: Portal opens for application submissions

March 8: Deadline to submit application

March 10-17: Panel review of applications

March 22-29: Virtual interviews with select applicants

March 31: Awards announced



For questions or assistance, please email mdavis@unitedwayshr.org

TO APPLY, VISIT **UNITEDWAYSHR.ORG/STEM**



LANDLORD LEARNING SERIES

Session Topic: Tax Strategies Every Landlord Should Know to Increase Cashflow

Date: Tuesday, February 22, 2022 | **Time:** 11 am - 12:30 pm

Register: <https://bit.ly/LandlordLearning-TaxStrategies>



Dawn A. Scott
Housing Program Administrator,
Virginia Department of Housing
and Community Development



Matthias J. Needam
Director, CSG Strategic Tax
Consultants

This presentation covers a variety of tax strategies for landlords, property owners and property managers. Attendees will learn what the benefits of a cost segregation study are, how to defer and reduce gains by utilizing qualified opportunity zones and how to leverage tax credits for energy efficient buildings. In addition, there will be an overview of grants available to Virginia landlords in certain enterprise zones. Myths associated with accelerated depreciation will also be debunked.

HOSTED BY:



A free online educational
series open to landlords
and property managers

**STAY TUNED
FOR MORE
WEBINARS**



www.nrha.us

Register





For More Information:

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

For Immediate Release

NRHA Teams With Rent Ready Norfolk to Offer Resources for Landlords

Norfolk, VA (Feb. 3, 2022) – Norfolk Redevelopment and Housing Authority (NRHA) and Rent Ready Norfolk are kicking off their 2022 Landlord Learning Series on Feb. 22. Every fourth Tuesday of the month through July at 11 a.m., free hour-and-a-half webinars will be held covering topics of importance to Norfolk, Virginia landlords.

“With a third of American households renting, being a landlord can be lucrative and a way to make passive income collecting rent,” said Iyana Pointer, the liaison for the NRHA Housing Choice Voucher Program. “But it has its challenges and initially can be stressful and require a lot of work if you don’t have help.”

Pointer recommends all those leasing in the City of Norfolk consider leasing through the Housing Choice Voucher program. This program is a subsidized program that helps landlords fill their rental properties with reliable tenants and guaranteed steady rental income while aiding low-income individuals, families, individuals with disabilities and seniors in finding decent, affordable housing in the private market. Currently, there are 170 HCV program voucher holders awaiting housing and 4,343 are on the HCV waitlist.

While the series will highlight the benefits of leasing through NRHA’s Housing Choice Voucher program—a subsidized program that helps landlords fill their rental properties with reliable tenants and guaranteed steady rental income while aiding low-income individuals, families, individuals with disabilities and seniors in finding decent, affordable housing in the private market—the Landlord Learning Series is not open just to HCV landlords.

The virtual series is for current and prospective landlords and property managers. Each month, local experts will present on common problems landlords face and many other topics of interest. The February session, titled “Tax Strategies Every Landlord Should Know to Increase Cashflow,” welcomes Matthias J. Needam, Director, CSG Strategic Tax Consultants, and Dawn A. Scott, Housing Program Administrator, Virginia Department of Housing and Community Development, as presenters.

Those interested in the series can go to <https://nrha.us/newsandevents/landlord-learning-series-free-webinars/> to register for the February session, see the full series calendar, and register for any other sessions.

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



Commissioners' Update NRHA Board of Commissioners

Subject: NRHA Media Coverage – February 2022

Executive Contact: Jennifer Moore

Date: March 10, 2022

STATUS

The NRHA Media Coverage Report provides information on all mentions of NRHA in the news during February 2022.

FUTURE ACTION

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

NRHA Media Coverage - February 2022

Date	Headline	Publication	Reach	Sentiment
2/25/2022	Hogan Lovells Helps Secure Virginia Housing Deal	Law360.com	N/A	N/A
2/22/2022	Norfolk sets up financial incentives to get landlords to take Section 8 vouchers	WHRO-FM	46,177	Neutral
2/21/2022	Transformational year': Local foodbank provides 16 million meals to families in need during pandemic	WTKR-TV	697,361	N/A
2/18/2022	Calendar for the week of Feb. 21"	Daily Press	385,280	Neutral
2/18/2022	Calendar for the week of Feb. 21	The Virginian-Pilot	888,943	Neutral
2/17/2022	"It's poetic that I'm back here." Conductor ready for full-circle moment in performance with Virginia Symphony Orchestra	WTKR-TV	697,361	N/A
2/11/2022	Calendar for the week of Feb. 14"	Daily Press	385,280	Neutral
2/11/2022	Calendar for the week of Feb. 14	The Virginian-Pilot	888,943	Neutral
2/9/2022	Timely advice for landlords on Coast Live	WTKR-TV	697,361	Neutral
2/4/2022	Norfolk leaders propose expansion for St. Paul's revitalization project	13 News Now	517,979	N/A
2/4/2022	Navy's Top Admiral In Norfolk + 2022 Landlord Learning Series	Patch.com - Herndon, VA	67,113	Neutral
2/3/2022	Norfolk Redevelopment Housing Authority, Rent Ready Norfolk hosting free webinars for landlords	WTKR-TV	635,421	Neutral
2/3/2022	Norfolk Woman Pleads Guilty + I-64 Motorcycle Crash	Patch.com - Herndon, VA	67,113	Neutral
2/3/2022	NRHA Teams With Rent Ready Norfolk to Offer Resources for Landlords	City of Norfolk, Virginia	129,014	Neutral



Commissioners' Update NRHA Board of Commissioners

Subject: General Assembly Update

Executive Contact: Jennifer Moore

Date: February 10, 2022

BACKGROUND

The General Assembly convened on January 12 and will adjourn on March 12.

STATUS

Tyler Craddock, Legislative Strategies Group, has provided the following "quick snapshot of our bills and the ones we opposed. In short, our bills are in a good posture, and the ones we oppose are dead."

Bill No	Catch line	Last action
HB214	Redevelopment and housing authorities; naming convention.	02/01/22 S Referred to Committee on General Laws and Technology (PASSED HOUSE)
HB400	Real property; affordable housing.	02/10/22 S Referred to Committee on General Laws and Technology (PASSED HOUSE)
HB402	Landlords, participation; tax credit.	02/02/22 S Referred to Committee on Finance and Appropriations (PASSED HOUSE)
HB1216	Housing authorities law; powers of legal entity, use of funds and tax credits.	02/10/22 H Subcommittee recommends passing by indefinitely (5-Y 3-N) (THE BILL IS DEAD)
HB1227	Housing authorities; appointment of commissioners, exception.	02/03/22 H Subcommittee failed to recommend reporting (3-Y 5-N) (THE BILL IS DEAD)
HB1286	Housing Authorities Law; notice of intent to dispose of housing projects.	02/10/22 H Reported from General Laws with amendment(s) (19-Y 3-N) (ON HOUSE FLOOR NEXT WEEK)



Commissioners' Update NRHA Board of Commissioners

Subject: Tidewater Gardens Relocation Efforts

Executive Contact: Donna Mills, Chief Housing Officer

Date: March 10, 2022

BACKGROUND

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

STATUS

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

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

FUTURE ACTION

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