



AGENDA
NRHA Commissioners' Meeting
Thursday, April 14, 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**
March 10, 2022 Board of Commissioners' Minutes
- II. **PUBLIC COMMENTS**
- III. **REMARKS** **Pg. 10**
Executive Director's Comments
Commissioners' Comments
- III. **DEVELOPMENT** **Pg. 11**
 - 1) 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) 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
 - 3) Resolution to permit NRHA to submit a section 18 Disposition request to HUD-SAC
Presented by: Steve Morales
Neighborhood Development Director
- IV. **HOUSING OPERATIONS**
- V. **COMMUNITY ENGAGEMENT** **Pg. 47**
 - 1) Resolution Approving Norfolk Redevelopment and Housing Authority Fiscal Year (FY) 2023 Annual and Five-Year Plan for Public Assisted Housing and Authorizing Submission to the US Department of HUD
Presented by: Kim Thomas
Chief Community Engagement Officer

VI. FINANCE AND ADMINISTRATIVE ACTIVITIES Pg. 49

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

VII. NEW BUSINESS

VIII. COMMITTEE MEETING NOTES Pg. 54

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

IX. CLOSED SESSION Pg. 80

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

X. COMMITTEE UPDATES Pg. 81

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

FUTURE MEETINGS

BOC HCV Committee Meeting

Tuesday, April 19, 2022 at 11:00 a.m.
555 East Main Street

BOC Housing and Safety Committee Meeting

Monday, April 25, 2022 at 6:00 p.m.
Young Terrace Recreation Center – 804 Whitaker Lane

BOC Finance and Budget Committee Meeting

Monday, May 9, 2022 at 2:30 p.m.
555 East Main Street

BOC Meeting

Thursday, May 12, 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, March 10, 2022.

The meeting was called to order at 9:01 a.m. by Chairman Donald Musacchio. Those Commissioners present and absent were as follows:

Present: Mr. Alphonso Albert *[arrived at 9:24 a.m.]*
 Mr. Richard Gresham
 Mr. Donald Musacchio

Absent: Ms. Rose Arrington
 Mr. Kenneth R. Benassi
 Ms. Suzanne Puryear

Also present were Ronald Jackson, Secretary, Delphine Carnes, Attorney, and several members of the public.

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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 noted that there were too few Commissioners participating to constitute a quorum and therefore no votes can be taken at today’s meeting. He then gave instructions for members of the public wishing to participate in the meeting remotely and noted that this information is also posted on the NRHA website. Chairman Musacchio then read a number of conduct guidelines that are to be followed during the public comment portion of the Board meeting to ensure that public business is conducted in an orderly and efficient fashion.

Chairman Musacchio asked Mr. Jackson to introduce the family of Ms. Pauline Russell, an NRHA resident who recently passed away. Donna Mills, Chief Housing Officer, and Asset Zone Manager Brenda Fleming accompanied the family members into the meeting. Mr. Jackson presented Ms. Russell’s family with a plaque recognizing all of Ms. Russell’s contributions to her community. He then read aloud the inscription on the plaque. Mr. Jackson and Chairman Musacchio greeted the family members individually and noted that Ms. Russell will be remembered for her big heart and active role in the community. Ms. Fleming mentioned that she is praying for the family and assured them that NRHA will carry on the programs and work that Ms. Russell initiated. Ms. Russell’s daughter indicated that her mother did a lot of work for seniors

in Grandy Village and elsewhere and she would love to see this work continued. Mr. Jackson commented that he did not have the opportunity to meet Ms. Russell, but is very aware of the positive impact she had. He added that NRHA's success depends upon dedicated individuals like Ms. Russell. Chairman Musacchio expressed his thanks and stated that Ms. Russell's legacy is truly inspiring.

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I. Public Comments (Agenda Item II on the previously circulated agenda)

Chairman Musacchio opened the public comment session and reminded those speaking to follow the guidelines that were announced at the outset of the meeting.

The first speaker, Vincent Hodges, addressed the Commissioners and thanked them for their recognition of Ms. Russell. Mr. Hodges stated that he wants to talk about cooperation and transparency. He noted that he sent a proposal to Ms. Mills that he would like the Board to consider. Mr. Hodges reminded the Board members that he is a social worker and community advocate, who cares about the concerns and needs of black people. He stated that he wants to cooperate with the Board and staff in good faith to reach out to the community and to improve the quality of life for NRHA's residents.

Monet Johnson then spoke about recent Freedom of Information ("FOIA") requests that had been submitted to NRHA by attorney Sarah Black on behalf of New Virginia Majority. Ms. Johnson, a member of New Virginia Majority, stated that NRHA had responded to the FOIA request by informing Ms. Black that searching and identifying the requested items would cost approximately \$2,000. Ms. Johnson objected to the fact that it is cost prohibitive for residents to obtain the information they need to stay informed and asked the Board to address her concern.

Chairman Musacchio reviewed the process for providing online comments. As there were no comments posted online and no other speakers present in person, the public comments portion of the meeting was closed.

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II. Approval of Minutes of Board of Commissioners' Meeting (Agenda Item I on the previously circulated agenda)

Chairman Musacchio noted that approval of the minutes of the February 10, 2022 Board of Commissioners' meeting will be considered at next month's meeting since there is an insufficient number of Commissioners present today to constitute a quorum.

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III. Remarks

Executive Director's and Commissioners' Comments

Mr. Jackson reported that NRHA has relaxed its COVID rules in light of the new CDC guidance. He noted that masks are now optional in NRHA facilities, but he added that NRHA staff will continue to wear masks when dealing with members of the public or entering residents' units. Mr. Jackson emphasized that NRHA will not deny service to any member of the public or resident based on their refusal or failure to wear a mask.

Mr. Jackson then announced that there are numerous staff positions that need to be filled. He explained that NRHA, like many other employers, is considering a variety of incentives to attract qualified staff and retain current employees.

Mr. Jackson observed that the Authority prioritized work orders and maintenance issues last month. He reported that NRHA has handled all emergency repairs as well as many routine maintenance issues. Mr. Jackson indicated that NRHA has three contractors on board now and a fourth contractor will soon be joining the team to assist. He thanked Kathy Mosley and Robin Whitley for their assistance with this effort.

With respect to the strategic plan, Mr. Jackson commented that NRHA is more than halfway through the data gathering phase. He noted that, because of limited resources, the Authority cannot address every issue and therefore must identify five top priorities to be handled initially. *[Mr. Albert arrived at 9:24 a.m.]*

Mr. Jackson spoke about scheduling a Board Retreat, noting that it will probably be held over two days and last approximately six hours each day. He mentioned that Joni Anderson will work on a more detailed schedule, but the proposed dates are May 18, 19 or 20.

Mr. Jackson announced that several members of NRHA's executive staff, including Jennifer White Moore and Lysandra Shaw, will be leaving the agency. He recognized Ms. Moore, NRHA's Communications and Government Relations Director, for her work in multiple areas, including communications, messaging on COVID protocols, Board meeting logistics, and helping maintain staff morale during the pandemic. Mr. Jackson then acknowledged Ms. Shaw, Neighborhood Project Director. He thanked her for coming into the middle of several projects, including Grandy Village and Diggs Town, and working hard to see them through completion. He expressed his gratitude on behalf of NRHA for both Ms. Shaw's and Ms. Moore's many contributions to NRHA.

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IV. Development

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

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 Apartments

Ms. Carnes provided some background information on the two bond transactions for which NRHA plans to serve as conduit issuer. She reminded the Board that these two projects were first presented at the December 2021 meeting and involve financing where NRHA is serving as conduit issuer. She then turned the floor over to Mike Graff, bond counsel, and his client, Steven Kahn with developer Standard Communities, who were participating remotely. Mr. Graff and Mr. Kahn provided some more information on the details of the two projects to be financed by the bonds.

Mr. Hodges, who spoke earlier, commented that he wants to add language to the resolutions to address food desert and medical desert needs. Ms. Carnes responded that NRHA acknowledges these concerns and the needs of the community, but this funding is strictly limited to housing renovation. Mr. Kahn confirmed that this is the case. Mr. Hodges stated that he understands, but feels NRHA should secure future funding ethically and keep community needs in mind as a condition for NRHA approval of any transaction. No other members of the public participating in person or online had any comments.

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V. Community Engagement

1) Annual Five-Year Plan Public Hearing Overview

Chairman Musacchio directed the Commissioners to the report regarding the FY2023 Annual and Five-Year Plan Process at page 32 of the previously circulated Board Packet. Kimberly Thomas, Chief Community Engagement Officer, gave a PowerPoint presentation that provided an overview of the process. She first reviewed the Background slide, noting that comments received from the public will be included with the Annual Plan when it is submitted to the U.S. Department of Housing and Urban Development (“HUD”). Ms. Thomas spoke about the Resident Advisory Board (“RAB”) and commented that every Tenant Management Council president automatically serves on the RAB. She added that there are also opportunities for other interested residents to join the RAB.

Ms. Thomas announced that NRHA will continue to receive public comment on the Annual Plan through March 18. She then reviewed the slide regarding how public comments are received and indicated that personal comments related to an issue in a specific unit will be directly addressed by appropriate staff members. Ms. Thomas discussed the Schedule Overview slide and mentioned that NRHA provides recordings of RAB meetings for those unable to attend. She added that the final draft of the Annual Plan will be available for review online starting on April 7. Ms. Thomas next commented on the Call Outs slide, which characterizes the Annual Plan as a “look forward” document that addresses projects and initiatives that NRHA aspires to undertake. She confirmed that the Annual Plan will include Admission and Continued Policy (“ACOP”) updates, an overview of economic inclusion and Section 3 activities, and anything that impacts Low-Income Public Housing (“LIPH”) and Section 8 programs.

Ms. Thomas explained that, for today’s order of events, the Board will hear comments, but will not respond unless the Commissioners feel that the comments are false, misleading or harmful. She reiterated that this forum is not for airing personal complaints, but rather for making comments directly related to the Annual Plan. Mr. Albert asked Ms. Thomas if she still serves on the City team that is studying economic inclusion. Ms. Thomas responded that she is still actively involved. She explained that there are two groups, one related to the Choice Neighborhoods Initiative (“CNI”) activities and one looking at City practices as a whole, rather than focusing on one specific area. Ms. Thomas added that NRHA has hired a new manager to replace Linda Davenport, who formerly was involved in this initiative.

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VI. Housing Operations

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

The resolution related to increased funding for security in the Young Terrace community was not considered because a quorum of Commissioners was not present and therefore no vote could be taken.

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VII. Finance and Administrative Activities

1) Previous month’s activities

Chairman Musacchio announced that the reports of last month’s financial and administrative activities are included in the Board Packet. Mr. Gresham asked about the bids for

unit turnover, noting that there is a significant range in proposed costs among the various bids. Mr. Jackson responded that NRHA is comfortable with the bids and has an established process to ensure that costs are reasonable.

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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, starting at page 51. There were no questions or comments from the Commissioners.

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

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X. Closed Session

No closed session was held.

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XI. Updates

Chairman Musacchio announced that the following Notes and Updates are included in the Board Packet, starting at page 90. There were no comments or questions from the Commissioners regarding these reports.

- 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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Ms. Thomas told the Commissioners that the photos displayed on the screen in the conference room were taken at the Unity Day Celebration Game, which was hosted by Rec League, a nonprofit organization started by a former resident of Young Terrace. She explained that Rec League has a facility where basketball games are held; the organization's activities focus on residents of Young Terrace and Calvert Square and are designed to encourage respect and sportsmanship in order to decrease negativity and violence. Ms. Thomas reported that it was a wonderful event, and especially nice for everyone to be able to participate in person for the first time in two years. Mr. Jackson agreed and stressed the importance of providing recreational opportunities and reaching out to young people through organized sports. He noted that he was involved in these types of activities when he was young and they help him stay out of mischief. Mr. Jackson assured the Board that NRHA remains committed to supporting these activities. Mr. Gresham agreed and commented that these programs are critical to the community. He observed that bricks and mortar facilities are important, but it is even more important to provide programming and activities to promote self-esteem and eliminate despair. Mr. Jackson added that these activities revolve around sport but also present unique opportunities to teach essential life skills and work with youth on career goals.

Mr. Jackson again mentioned that the Board Retreat is tentatively scheduled for May 18-20 and that Ms. Anderson will be providing additional information shortly. Chairman Musacchio announced that the April Board meeting will be held on April 14, rather than April 10 as stated in the previously circulated agenda.

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There being no further business, the regular meeting was adjourned at 10:00 a.m. At 11:00 a.m., following the regular meeting, the Board convened a public hearing on the Annual Plan, the proceedings of which were recorded by a court reporter. The public hearing ended at 11:13 a.m.

Secretary

Chair



Executive Director Remarks NRHA Board of Commissioners

Subject: Executive Director's Comments and Updates

Executive Contact: Ron Jackson, Executive Director

Date: April 14, 2022

UPDATES

- ❖ COVID 19 and Agency Operations
- ❖ Staff Shortages & Staff Retainage
 - 18 Active requisitions to fill open positions; down from 23 in March
 - 3 openings have candidate selections
 - Success in the hiring of administrative and social support positions
 - Difficulty in the hiring of maintenance/inspection positions
 - Other PHAs have similar experiences with hiring
 - Current Impacts on Service Delivery
 - Continuing to prioritizing work orders to qualifying emergency maintenance items
 - Strategies to Address Shortages and Retain Staff
 - Looking at monetary and non-monetary incentives
- ❖ Strategic Planning Process
 - Status
 - May Board Retreat- Thursday May 19th and Friday May 20th. Location TBD
- ❖ Upcoming Schedule of Events
 - Tuesday April 19, 2 P.M. - Tidewater Gardens Groundbreaking Ceremony
521 Wood St.
 - VAHCDO Scholarship and Fundraiser
Wednesday April 21, 4:30- 8:00 P.M.
Top Golf of Virginia Beach
 - VAHCDO Annual Conference
Thursday April 21, 9 A.M.- 4:45 P.M.
Friday April 22, 9 A.M. – 12 P.M.
Sheraton Norfolk, Waterside Hotel 777 Waterside Dr



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: April 14, 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: April 14, 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: April 14, 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: April 14, 2022



Resolution Item

NRHA Board of Commissioners

Subject: Broad Creek Disposition

Executive Contact: Michael Clark

Date: April 14, 2022

BACKGROUND

Broad Creek was originally developed as part of a Hope VI project in the 2000s. There were six separate phases and ownership entities (Bowling Green II, III and IV; Marshall Manor II, III, and IV) that have now reached the end of their 15 Year Tax Credit Compliance periods. The Broad Creek developments need renovation and have outstanding financial issues that can now be resolved. The Broad Creek project will involve a section 18 Disposition submittal to HUD to facilitate a low-income housing tax credit (LIHTC) renovation and conversion to project-based section 8 rental assistance. This approach was determined the most viable after looking at RAD rents vs. PBV rents, the need to significantly limit the amount of NRHA capital funds to be used in the project and need to address past financial issues. Long term affordability as well as need for the project to perform positively financially is also a critical need. The number of assisted and affordable units will not change, though the assisted units will move from the Public Housing program to the project-based voucher (PBV) Section 8 program. Such a move permits the renovation of the project using LIHTC and private debt to fund the renovation and will ensure long term sustainability through renovation and the section 8 level rents.

The land will be disposed through a lease to allow the developer to move forward in three separate phases with the renovation of the Broad Creek developments that include Marshall Manor II, III & IV and Bowling Green II, III & IV.

Disposition requires a Section 18 application to HUD and a NRHA Board resolution. NRHA staff will assemble the section 18 disposition application to submit to HUD. NRHA has received a formal support letter from the City of Norfolk. A draft relocation plan is also attached. The relocation plan outlines the temporary relocation process that will allow renovation and then re-occupancy. It is anticipated residents will remain on-site at one of the Broad Creek phases, or at adjacent sites. TCB and NRHA will continue to meet with residents and the City throughout the project.

At this time, NRHA staff is now requesting the Board to approve the attached resolution that will authorize the Executive Director to submit the Section 18 disposition application to HUD.

Attachments

- City Support Letter
- Draft Relocation Plan
- Resolution

**RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE
U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE DISPOSITION OF THE
BROAD CREEK COMMUNITY TO SUPPORT THE CONVERSION AND RENOVATION OF THE
LOW INCOME PUBLIC HOUSING UNITS IN BROAD CREEK**

WHEREAS, the Norfolk Redevelopment and Housing Authority (“NRHA” or the “Authority”) Five Year Plan for fiscal years 2021 through 2025 (the “Five Year Plan”) identifies the goal to transform all NRHA public housing properties into sustainable mixed-income communities over the next two decades enhancing neighborhood physical and social environments and providing a one-for-one replacement of all demolished housing units with either new or refurbished assisted housing units or rental assistance for available private apartments; and

WHEREAS, NRHA has stated its intention to convert the Broad Creek developments Marshall Manor and Bowling Green (MM II, III & IV & BG II, III & IV) (collectively, “Broad Creek”) to project-based Section 8 housing through a Section 18 disposition process to facilitate a successful re-capitalization of the Project through the low-income housing tax credits (“LIHTC”) financing program (the “Project”); and

WHEREAS, the Board of Commissioners of the Authority, at its June 10, 2021 meeting, approved the Five Year Plan, which identifies NRHA’s intention to pursue a Section 18 disposition action for Broad Creek; and

WHEREAS, NRHA and The Community Builders (“TCB”) are coordinating to affect the disposition, conversion, and renovation of Broad Creek and will submit LIHTC applications to fund the renovation of Broad Creek; and

WHEREAS, the Authority completed an environmental review in accordance with HUD’s Part 58 regulations on March 18, 2022, with a finding that the Project is categorically excluded subject to Section 58.5; and

WHEREAS, the Authority and TCB have held meetings with Broad Creek residents and the Resident Advisory Board to receive input and feedback relating to the disposition, Project Based Voucher (“PBV”) conversion and renovation; and

WHEREAS, the Authority and TCB notified the residents of Broad Creek on March 31, 2021 in accordance with state law of the intent to submit a Section 18 disposition application to HUD; and

WHEREAS, the Board of Commissioners of the Authority supports the disposition of Broad Creek to facilitate its renovation and long-term viability.

NOW, THEREFORE, BE IT RESOLVED that:

1. The Executive Director or his designee is hereby authorized to prepare, execute and submit any and all applications, certifications, agreements and other documents to the U. S. Department of Housing and Urban Development (“HUD”) to obtain approval for the disposition of the Broad Creek Marshall Manor phases II, III, IV and Bowling Green phases II, III and IV and to take such other actions and to sign such other documents as he may deem necessary or desirable to carry out the intent of this Resolution.
2. All actions previously taken by the Authority and the Executive Director in connection with the transactions contemplated by this Resolution are hereby ratified and approved.

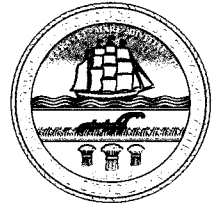
3. This Resolution shall be in effect from and after the date of its adoption.

Dated: _____

Secretary, Norfolk Redevelopment and
Housing Authority

THE CITY OF
NORFOLK

OFFICE OF THE CITY MANAGER



March 2, 2022

Mr. Ronald Jackson
Executive Director
Norfolk Redevelopment and Housing Authority
555 East Main Street
P.O. Box 96
Norfolk, VA 23510

Dear Mr. Jackson:

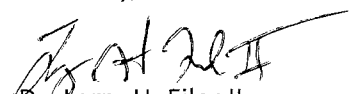
The City of Norfolk supports the Norfolk Redevelopment and Housing Authority's (NRHA) Section 18 disposition application to the special applications center of HUD for the Broad Creek Renaissance public housing units. This will ensure that the original Broad Creek Renaissance HOPE VI development will remain a flagship model of successful mixed-income development in the NRHA portfolio and in the City of Norfolk for the foreseeable future.

The approval by HUD will allow NRHA and The Community Builders (TCB), the not-for-profit co-Owner, to substantially renovate and recapitalize the Broad Creek Renaissance rental homes. NRHA will facilitate the transition of all of the existing Section 9 Public Housing (ACC) rental units to Section 8 Project Based rental units. TCB will ensure the efficient recapitalization using 4% Low Income Housing Tax Credits from Virginia Housing to leverage new lending and equity investments. These will be used to improve kitchens, bathrooms, flooring, and roofing, among other important improvements to the apartment homes.

This will allow for the more efficient and effective operation of the Broad Creek Renaissance community. This will further ensure that the community will remain affordable to residents of all incomes for the long term. The disposition of the ACC units in the Broad Creek Renaissance property will permit the redevelopment to proceed in accordance with the NRHA Annual Plan that was adopted on July 1, 2021.

The City of Norfolk supports the disposition and recapitalization strategy proposed by NRHA and The Community Builders. Approval of this application will assist the City of Norfolk and NRHA in achieving our goal of the preservation of affordable housing and long-term sustainability for the Broad Creek community.

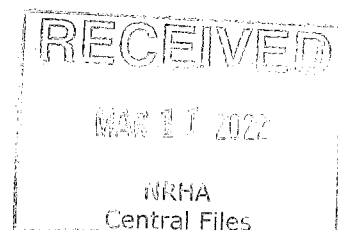
Sincerely,


Dr. Larry H. Filer II
City Manager

Scanned

MAR 11 2022

**NRHA
Central Files**



**Broad Creek Renaissance
(Broad Creek Revitalization I)**

Temporary Relocation Plan

March 18th, 2022

**Prepared for:
The Community Builders, Inc.**

**Prepared By:
Housing Opportunities Unlimited (HOU)**

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- VIII. RELOCATION RECORD KEEPING AND NOTICES**

ATTACHMENTS

- Attachment A: Resident Relocation Needs Assessment**
- Attachment B: 120-Day Notice to Vacate**
- Attachment C: 30-Day Notice to Vacate**

TEMPORARY RELOCATION PLAN

I. INTRODUCTION AND PROJECT BACKGROUND

The Community Builders (TCB) is a leading non-profit developer that focuses on preservation and improvement of neighborhoods and properties with the intent to make a positive impact on tenants, communities and the environment through thoughtful engagement and integrated development. Their current affordable housing portfolio navigates through the northeast, Midwest and mid-Atlantic regions of the U.S, where the primary objective is to maximize the value of the rehabilitation for their properties, while creating a more resourceful environment for their residents.

Broad Creek Renaissance is currently a Low-Income Housing Tax Credit Limited Partnership that is owned by TCB, and the land is owned by the Norfolk Redevelopment and Housing Authority (NRHA). As the largest housing authority in the state of Virginia, NRHA's mission is to provide quality housing opportunities that foster sustainable mixed-income communities. Both TCB and NRHA have a recognizable history of success in their rehabilitation efforts. TCB's portfolio to date is well over 13,000 affordable units and NRHA, which was founded in 1940, currently oversees redevelopment and rehabilitation programs under contract to the City of Norfolk in more than 18 neighborhoods.

The TCB/NRHA team has engaged Housing Opportunities Unlimited (HOU) to assist in the planning of relocation services for Broad Creek Renaissance Phase I. HOU is a privately held company that offers relocation services and resident services to clients focused on affordable and mixed income housing communities. HOU specializes in providing direct assistance to residents impacted by renovation and unit rehabilitation projects in affordable and mixed income housing communities. HOU also provides direct resident services and consulting around both relocation and resident services.

HOU will work with TCB and NRHA to provide relocation planning services to the residents of Broad Creek Renaissance Phase I. HOU will also work with onsite Property Management Team, Community Life staff, and other NRHA Staff Members to ensure that the relocation is carried out to meet all relocation requirements.

The Relocation Team will work together to plan, prepare, and carry out the temporary relocation activities of the project. The TCB Community Life team will provide hands-on assistance to Broad Creek Renaissance Phase I residents to ensure the temporary relocation moves are completed in a timely manner and are carried out with the least possible impact on residents.

Persons who may be contacted regarding this relocation plan include the following:

The Community Builders, Inc. (TCB)
Juan Powell
Regional Vice President of Real Estate Development
juan.powell@tcbinc.org

Norfolk Redevelopment and Housing Authority (NRHA)
Steve Morales
Project Director
smorales@nrha.us
757.624.8646

Relocation Agent
Housing Opportunities Unlimited
Christopher Jones, Chief Executive Officer
Housing Opportunities Unlimited
(804) 426-0024

This Plan sets forth policies and procedures necessary to conform to statutes and regulations in accordance with Section 18 of the United States Housing Act of 1937 (42 U.S.C. 1437p), 24 CFR part 970 as amended and implementing regulations at PIH Notice 2021-07, as may be amended from time to time and all applicable state and local regulations.

The underlying objective of this plan is to ensure persons affected by this project are treated fairly, consistently, and equitably, so that they will not suffer disproportionate hardships as a direct result of activities designed for the benefit of the residents. The goal of the Relocation Plan is to anticipate the temporary relocation needs of the residents to accommodate all this work, and to ensure that the work is performed with as little impact as possible on the residents. TCB/NRHA has provided all information necessary for the preparation of this plan.

II. DEFINITIONS

1. ***Affected Residents*** – All households in the units will be required to undergo an occupied rehabilitation and temporarily relocate.
2. ***Area Median Income*** - The midpoint of a region's income distribution – half of families in a region earn more than the median and half earn less than the median. For housing policy, income thresholds are set relative to the area median income—such as 50% of the area median income—identify households eligible to live in income-restricted housing units and the affordability of housing units to low-income households.
3. ***Coronavirus Disease 2019 (COVID-19)*** - A respiratory illness that is caused by the new coronavirus, SARS-CoV-2; the disease is easily spread from person to person.
4. ***Decent, Safe and Sanitary*** - A replacement dwelling that is (a) structurally sound, weather tight and in good repair, (b) contains safe electrical wiring and a safe heating system, (c) is adequate in size to meet the space needs of the displaced person, (d) contains safe unobstructed egress that is free from barriers in cases where there is mobility impairment and (e) complies with lead-based paint requirements.
5. ***Elderly Person*** – Person 62 years of age or older.

6. **Host Unit** – An on-site vacant apartment or if unavailable a unit in another NRHA or a privately-owned property that will house residents who must relocate temporarily.
7. **Housing Opportunities Unlimited (HOU)** - Professional relocation consultant procured by TCB that has experience and expertise in facilitating large-scale rehabilitation and relocation projects.
8. **HUD** – The United States Department of Housing and Urban Development.
9. **HVAC** - Heating, ventilation, and air conditioning.
10. **LED** - Light-emitting diode.
11. **Low-Income Housing Tax Credit (LIHTC)** - Created by the Tax Reform Act of 1986, the LIHTC program gives State and local LIHTC-allocating agencies the equivalent of approximately \$8 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households.
12. **NRHA** – Norfolk Redevelopment and Housing Authority.
13. **PBV**- Project-based vouchers (PBVs) are a component of a public housing agency's (PHA's) Housing Choice Voucher (HCV) program.
14. **Person with a Disability** - Person who has a physical or mental impairment that substantially limits one or more major life activities.
15. **Rehabilitation** – The act or process of expanding, remodeling, altering or renovating apartments and common areas within a development.
16. **Relocation Coordinator** – a representative of the Owner's relocation agent, whose specific task is to relocate each resident as a result of the rehabilitation of the Broad Creek Renaissance project as well as monitor and coordinate all relocation activity and implement the relocation plan to ensure compliance with applicable relocation regulations, guidelines and laws.
17. **Relocation** - A move from one unit to another either within the same property or to another NRHA property or to a privately-owned property to accommodate the rehabilitation project.
18. **Suitable Temporary Replacement Housing** – An on-site vacant apartment or an off-site NRHA vacant apartment that will be used for the temporary housing for households that must relocate.
19. **Temporary Move** - When residents must relocate for less than one year.
20. **VH** – Virginia Housing (formerly known as Virginia Housing Development Authority)

III. PROJECT SUMMARY AND PHASING BREAKDOWN

The Broad Creek Renaissance is an innovative mixed-income project comprised of the renovation of the 300 existing units in Marshall Manor II, III, and IV: and Bowling Green II, III, and IV.

TCB and NRHA will submit financing applications to HUD to enable the conversion from Section 9 Public Housing Operating Subsidy to Section 8 Project Based Vouchers through the Section 18 Disposition process, and to Virginia Housing (VH) for 4% Low Income Housing Tax Credits to acquire funding for the proposed renovations.

The scope of unit work for Broad Creek Revitalization I consists of the below. Additions to the scope may happen as the project progresses.

- New Kitchens (appliances, counters, cabinets)
- New Bathrooms (accessories, toilets)
- Repair windows, roofing, and exterior decks, as needed
- Hot Water Heaters, HVAC Systems
- LED fixtures, Energy Efficiency Upgrades

IV. RELOCATION PLANNING & IMPLEMENTATION

There are currently 88 units in Phase I of the Broad Creek Renaissance rehabilitation project. As of February 2022, 100% of the units in Phase I are occupied.

Due to the renovation scope of work of the existing units, residents will need to be temporarily moved to vacant, move-in ready units on-site to allow for the renovation of their unit. The renovation work will occur in phases to be determined as the construction schedule is generated. Currently, relocation is set to commence in Q1 of 2023. Temporary moves of each unit will correspond with the construction phases. Not all residents will be temporarily moved at the same time.

We anticipate Phase I to be completed within 12 months, yielding each household to be out of their units for approximately 3-4 weeks. The order of unit sequence has yet to be determined.

During the construction period, any resident of Broad Creek Renaissance Apartments who requires a reasonable accommodation will be moved to an accommodating unit onsite. If no such unit exists onsite – and only if no such units exist onsite - residents requiring reasonable accommodations will be temporarily moved to an accommodating unit in another NRHA building or a privately-owned property.

During the Relocation Phase, Community Life and HOU will work cohesively to execute the daily relocations tasks listed below for PCR Phase I:

TCB Community Life and HOU will execute the following tasks during Phase I:

Assessment and Relocation Counseling

- Work in conjunction with the Broad Creek Renaissance team to customize a household Relocation Survey to fit the needs of the residents for the affected residents based on the applicable project.
- Meet one-on-one with all households being impacted by the rehabilitation effort in their homes to identify their relocation needs. Among information collected in assessment will include household composition, approved reasonable accommodations, pets, current in-home services, planned vacations/hospitalizations, households requiring day space accommodations, housekeeping issues/hoarding concerns, pest issues, inventory of furniture, relocation preference, etc.
- Where English is not the resident's first language, HOU will use a bilingual relocation staff person or translator as needed to conduct the interview in the resident's preferred language.
- Based upon the assessment data, determine any household needs and preferences for temporary relocation.
- Compile and summarize data from resident surveys and share with the Broad Creek Renaissance team in order to inform the relocation plan.
- Explain relocation rights, resources, and eligible moving costs to residents.

Relocation Phase Services (Temporary Relocation)

- Prepare and distribute written notices, including 120-Day Notice to Vacate and a 30-Day Notice to Vacate.
- Prepare and use relocation forms and claim forms.
- Work closely with the Broad Creek Renaissance, construction, and property management team to coordinate and ensure all requirements are met prior to the start of construction work for each unit.
- Conduct advance planning with every household and provide additional support to special needs households (including elderly, disabled, and households with household maintenance issues).
- Establish procedures for minimizing resident property damage and serving as initial point of contact regarding resident claims of damage/loss.
- Notify residents of their move date and provide ongoing contact and support to ensure that they are prepared to move to their new temporary unit assignment.
- Provide assistance with arranging for moves, including packing/unpacking assistance for households desiring such assistance.
- Facilitate utility disconnection and reconnection.
- Schedule, coordinate and supervise moves residents undergoing temporary relocation.
- Coordinate relocation activities with Residents, Owner's Contractor, and Property Management according to the construction schedule.
- Arrange for transportation for households during temporary relocation.
- Secure and coordinate on site apartments for the residents. Should a special circumstance arise where the temporary on-site apartments not meet the needs of a resident, we will arrange for off-site housing or hotels for such temporary relocation.

- Follow up with residents after their relocation to address any questions, issues or grievances.
- Monitor vendor (i.e., movers, cleaners, packing supply company, etc.) contract compliance, if needed.
- Process vendor invoices and payments, if requested.
- Develop regular reporting systems and special reports, as requested.
- Conduct file audits, supervision, oversight and quality control.
- Attend informational meetings with residents and other stakeholders.

All residents who occupying a unit within Broad Creek Renaissance Phase I on the issue date of the 120-Day Notice to Vacate will be considered affected and eligible to receive the following relocation benefits:

1. Advisory Services
 - a. Necessary counseling
 - b. Mobility counseling
2. Moving & Related Expenses
 - a. Actual and reasonable relocation expenses

Residents evicted for cause or who move for reasons not resulting from the renovation will not be eligible for the assistance.

V. RESIDENT RELOCATION NEEDS ASSESSMENT

The Relocation Team will conduct a comprehensive relocation needs assessment with every household with planned renovations to be able to best address any concerns or issues regarding the households' temporary relocation.

During the renovations, for the households in the units that need to be temporarily relocated, the Relocation Team will determine the level of assistance they will require in packing up their unit to be ready to move all of their belongings to another vacant unit. The Relocation Needs Assessment will include the following steps:

- Meet one-on-one with each individual household to identify their relocation needs. Among information collected in assessment will include household composition, approved reasonable accommodations, pets, current in-home services, planned vacations/hospitalizations, households requiring day space accommodations, etc.
- Complete the assessment, preferably with a bilingual Relocation Team member when English is not the resident's first language. Where a bilingual Relocation Team member is not available translation services will be used.

- Based upon assessment data, determine any additional household requirements for temporary relocation due to lack of mobility, medical issues/health concerns and reasonable accommodations for occupied-rehab units.
- Evaluate resident furniture and belongings, making special note of large furnishings, housekeeping issues, clutter, pest issues and hoarding disorders.
- Assess each household individually to identify any and all obstacles that may affect relocation.

VI. RESIDENT NOTIFICATIONS

Throughout the pre-construction and construction periods, the property management and relocation team will communicate with residents to keep them informed of progress and to answer questions about the rehabilitation plan and the implementation of this Temporary Relocation Plan. A copy of this plan will be available, as requested at:

Community Manager
Broad Creek Renaissance
1420 Merrimac Ave.,
Norfolk, VA 23504
Phone: 757.628.8270

Clear and concise communication will be critical to the successful and smooth temporary relocation of residents during the renovations. Relocation Staff will be responsible for on-going notification and support to residents regarding their renovations. Along with ongoing contact and support to households, residents of Broad Creek Renaissance will receive the following notices from Relocation Staff:

- **120-Day Notice** – notice provided at least 120 days in advance of resident's move within the same building or complex of buildings or resident relocation. (**Refer to Attachment B: 120-Day Notice**).

VII. COVID-19 PROTOCOLS

HOU has developed a comprehensive plan to relocate residents that has been reviewed and approved by Colden Corporation. Colden is a team of Certified Industrial Hygienists, Certified Safety Professionals, Certified Professional Environmental Auditors, and doctoral-trained environmental and occupational health scientists highly trained in the latest techniques, procedures, and laws to help ensure a safe and healthy workplace. Due to current concerns regarding COVID-19 the following protocols will be taken to minimize risk and exposure at the Broad Creek Renaissance during the renovations:

1. Relocation units and rental furniture, if used, will be cleaned, and disinfected between phases of household relocation. This will be done by a third-party cleaning company that will comply with CDC cleaning/disinfection guidelines. The areas to clean will include

- but not be limited to bathrooms, kitchens, shared electronic equipment (remote controls, TV) and especially focusing on frequently touched surfaces like doorknobs and counters.
2. Renovated apartments will be cleaned and disinfected after construction has completed work in the unit and before the household returns.
 3. Contractors, cleaners, movers, Relocation staff, and all on-site property management and ownership staff will wear Personal Protective Equipment (PPE) at all times while at the site.
 4. Self-certification forms may be required and used by contractors and other vendors on-site.

As the CDC, state and local officials release additional guidance, the team will monitor and adjust this plan accordingly. Residents will be provided with information about these protocols prior to their relocation.

VIII. RELOCATION RECORDKEEPING AND NOTICES

A Relocation site occupancy record and tenant relocation database will be created and maintained during the course of the project that will include details about all affected households at the time of the first required resident meeting.

All personal data of affected households (e.g., occupant lists, tenant surveys) must be kept confidential by all holders of the data.

Relocation staff will maintain the following records in each resident file for this relocation project:

1. A household listing that records all households residing in the Development on the effective date for relocation benefits
2. 120-Day Notice to Vacate
3. 30-Day Notice to Vacate
4. Evidence of payment of moving expenses

ATTACHMENT A: RESIDENT RELOCATION NEEDS ASSESSMENT

Broad Creek Renaissance Resident Relocation Needs Assessment

Date: ____/____/____

Time: _____ AM/PM

Interviewer(s): _____

Interview Method:

Resident HoH Name: _____

Address (Inc. unit number): _____

The information in this survey will be used to identify your re-housing requirements and preferences. It will also be used to understand the needs of the Broad Creek Renaissance community. All information provided in response to this survey is voluntary. By providing information on this form, you hereby consent to the information being shared with TCB/NRHA/HOU.

Your responses will be used to coordinate relocation services with TCB/NRHA. Do you authorize Housing Opportunities Unlimited to exchange information with TCB/NRHA? This authorization will remain in effect until canceled by you (head of household or lessee) in writing.

☐ Yes (Verbal Confirmation): _____

☐ No

Current bedroom size: __Studio__ 1Bed__ 2Bed__ 3bed__ 4bed__ 5bed

Phone #: _____ Cell #: _____

Best time to be reached: _____ AM PM

Email Address: _____

1. Is the primary contact head/co-head of the household? YES _____ NO _____

Primary Contact:

Name _____

Relationship _____

Address _____

Emergency Contact:

Name _____

Relationship _____

Address _____

2. Family Composition:

Relationship	Name	DOB	Gender
HoH			

3. Total # people in household: _____ Total number of registered cars: _____

a. Do you have school-age children? (*list school and grade*)

- ✓ _____
- ✓ _____
- ✓ _____
- ✓ _____

b. Do any children in your household participate in after-school programming?

NO _____ YES _____ If yes, please list the name of the child and program.

- ✓ _____
- ✓ _____
- ✓ _____
- ✓ _____

c. Do you have any children 0-5 years, who you are caring for at home?

NO _____ YES _____ If yes, please list the name of the child and age.

- ✓ _____
- ✓ _____
- ✓ _____
- ✓ _____

4. Are you a third shift worker? YES ___ NO ___

5. Do you anticipate any changes to your household composition (e.g., birth, marriage, household member moving out) over the next 12 months?

YES (please specify) _____ NO _____

6. What is your primary mode of transportation (check all that apply)?

- ☐ Car
- ☐ Public transportation (bus, train, subway)
- ☐ Walk/bicycle
- ☐ Other _____

7. Is there a family member/friend you would like present for the move?

NO _____ YES _____ Relationship to Resident: _____

a. May we contact her/him directly? YES _____ NO _____

b. If yes, what is the way to contact her/him? _____

8. **Primary Language:** English _____ Spanish _____ Polish _____ Other _____

9. **Do you require documents to be translated into a language other than English?**

Yes _____ No _____

If yes, Which language do you prefer? _____

10. **Are you or any household member(s) disabled?** YES _____ NO _____

If so, please indicate disabled household member/s _____

11. **Do you require a unit, which will need special features to accommodate the disability of any household member (i.e., unable to climb stairs, needs assistance rails [grab bars] in bathroom, requires wheelchair accessibility, needs special equipment for vision and/or hearing impairment(s), has a live-in aide, etc.). If yes, please describe special unit needs:**

- a. No modifications to the unit
- b. Wheelchair-Accessible Unit
- c. A Sensory-Impaired-Accessible Unit
- d. First floor/elevator building
- e. Other Physical Adaptations (please explain)

12. **Do you have any reasonable accommodations currently on file with property management?**

YES _____ NO _____

If yes, please describe: _____

(please provide any documentation to HOU team)

13. **Do you or any household members currently have outside service providers that come into your home (i.e. elder services, homemaking services, personal care services, Meals on Wheels, etc.)?**

YES _____ NO _____

If yes, please provide agency name/s, days of the week and contact information:

- ✓ _____
- ✓ _____
- ✓ _____
- ✓ _____

14. Do you have any specialized equipment or materials that must be moved to your permanent unit? (e.g., e piano, extra freezer, large furniture, hospital bed, plants, exotic fish tanks, ceiling fans, window air conditioners).

✓ _____
✓ _____
✓ _____
✓ _____

15. Do you have a washer or dryer in your unit? YES _____ NO _____

a. Do you own any of your appliances?

Yes (please specify): _____

No _____

16. Do you have a pet(s) residing in your unit? YES _____ NO _____

a. Is your pet registered with Management?

YES _____ If Yes, What kind: _____ NO _____

17. Do you have any concerns about pest control in your unit?

None Roaches Mice Bedbugs Other: _____

When is the last time you saw the above pests? _____

18. Do you plan on discarding any items before the move? YES _____ NO _____

If yes, describe: _____

19. Will you need packing assistance? YES _____ NO _____

20. What utilities are in your name?

Phone Provider: _____ Account # _____

Internet Provider: _____ Account # _____

Cable Provider: _____ Account # _____

Electric Provider: _____ Account # _____

Other Utility (gas, oil): _____ Account # _____

21. Is there any other information you would like to share with us that could be helpful during your relocation and re-occupancy process?

DRAFT

ATTACHMENT B: 120-DAY NOTICE TO VACATE
(Translations for Persons with Limited English Proficiency provided)

DATE

«Fname»«Lname»

«Address»

«City»

RE: 120-Day Temporary Move Notice

Dear Broad Creek Renaissance Resident:

This notice is to update you regarding upcoming relocation activity occurring at Broad Creek Renaissance in accordance with Section 18 of the United States Housing Act of 1937 (42 U.S.C. 1437p), 24 CFR part 970 and The Virginia Housing and Development Authority. You are receiving this 120-Day Temporary Move Notice to accommodate our projected construction work to rehabilitate all living spaces at the property you currently occupy.

In the next 120 days, TCB/NRHA and HOU will work to prepare you for your move to your Broad Creek Renaissance temporary housing unit. In addition to receiving this 120-Day Temporary Move Notice, you will receive a 30-Day Move Notice. The 30-Day Move Notice will include the move date and location of your unit. HOU is ready to help you with this moving process. In doing so, they will provide moving and advisory services and moving supplies in preparation for your move.

THIS NOTICE DOES NOT MEAN THAT YOU NEED TO LEAVE THE PROPERTY AT THIS TIME. THIS IS NOT A NOTICE OF ELIGIBILITY FOR RELOCATION ASSISTANCE.

Remember that you have rights as a tenant (leaseholder). You have rights under federal law. The moving process will be explained to you prior to your move.

You should continue to pay your rent and meet any other requirements specified in your lease. If you fail to do so, TCB may have cause for your eviction. If you choose to move, or if you are evicted you may become ineligible to receive relocation assistance. It is very important for you to contact us before making any moving plans.

If you have questions about this letter or the process, please call Chris Jones @ (617) 657-1792. You can also contact the Broad Creek Renaissance Community Manager, Sparkle J. Harris, Direct: 757.628.8270). We look forward to seeing you at future Broad Creek Renaissance resident meetings.

Sincerely,

TCB Authorized Agent

Received by Broad Creek Renaissance resident: _____

Date: _____

DRAFT

ATTACHMENT C: 30-DAY NOTICE TO VACATE
(Translations for Persons with Limited English Proficiency provided)

Broad Creek Renaissance
30-Day Notice to Vacate

Date:

Dear (resident name & address),

Renovations in your apartment are set to begin in a few weeks. This letter serves as your 30-Day On-Site Move Notice. You will need to temporarily move to another apartment at _____ for approximately 3 weeks.

Please note:

- We will provide more information about your exact move date and temporary apartment location based on the construction schedule at least two weeks before your projected move date.
- Professional movers will move the furniture and belongings you need for your 3 week stay to your temporary apartment. During the move you will be asked to leave your apartment in order to maintain 6 feet of social distancing. You will be able to go to a set up day space or a place that you arrange such as a friend or family members' home.
- HOU will provide guidance on what to move, pack and a Temporary Transfer Agreement for your signature at least two weeks prior to your temporary move. These documents will be left at your door to avoid contact.
- You will need to prepare your apartment for construction prior to your temporary move. Please pack all items that need to be stored/relocated. Please throw away unwanted items prior to your move if feasible.
- HOU will provide packing supplies (boxes, wrapping paper, tape) to you and do visual checkups 14 days, 7 days, and 48 hours prior to the moving date to make sure everything you want to move is in boxes and ready for the movers.
- A security guard will be monitoring your building during in-unit construction work.
- Once construction in your apartment is completed, all the areas worked in will be cleaned and disinfected according to CDC protocols and current state COVID-19 guidelines.

- For the safety of our residents, all construction workers are signing a self-certification health form daily, conforming face masks and gloves, and getting daily temperature checks confirming they are in good health prior to starting any work.
- Cable and high-speed internet will already be set up in your temporary apartment. You will continue to have access to your mailbox so please do not change your address.

We want you to have a successful and stress-free move! We are here to provide help and guidance throughout this process. Please contact **(RC name) at (phone)** to give her/him a signed copy of this letter confirming you received it. If you have any questions or concerns or feel free to stop by his/her office at **(address)**

Sincerely,
(TBD)
Relocation Coordinator, Housing Opportunities Unlimited (HOU)

Resident Signature

Date

In an effort to keep our residents and employees safe and healthy, we are taking all distancing and cleaning precautions required to prevent the spread of the Coronavirus. Therefore, your move date may be subject to change and we will notify you immediately. Thank you!



Resolution Item

NRHA Board of Commissioners

Subject: Resolution Approving Norfolk Redevelopment and Housing Authority's Fiscal Year (FY) 2023 Annual and Five-Year Plan for Public and Assisted Housing and Authorizing Submission to the US Department of HUD

Executive Contact: Kimberly Thomas, Chief Community Engagement Office

Date: April 14, 2022

BACKGROUND

The Quality Housing Work Responsibility Act (QHWRA) of 1998 requires housing authorities to complete a five-year plan and an annual plan (PHA Plans). Norfolk Redevelopment and Housing Authority submitted a plan for fiscal year 2023 (July 1, 2022 – June 30, 2023) and the Five-Year Plan (January 1, 2021-December 31, 2025) unless otherwise designated by the Department of Housing and Urban Development (HUD).

As part of this submission process, a 45-day public comment period and public hearing was required. NRHA held a public comment period from February 1, 2022 through March 18, 2022 on the current proposed plan for FY 2023 covering the period from July 1, 2022 through June 30, 2023. During this time, public comments were received through direct email, a dedicated public comment hotline and during a virtual public hearing. The virtual public hearing held in conjunction with the NRHA Board of Commissioners meeting on Thursday, March 10, 2022.

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

Recommendation: Approve resolution.

**RESOLUTION APPROVING NORFOLK REDEVELOPMENT AND
HOUSING AUTHORITY'S FISCAL YEAR 2023 ANNUAL PLAN FOR
PUBLIC AND ASSISTED HOUSING AND AUTHORIZING
SUBMISSION TO THE U.S. DEPARTMENT OF HUD**

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

WHEREAS, the PHA Plan has been prepared with input from the Authority's public and assisted housing residents, has been made available for public inspection and has been the subject of a public hearing held March 10, 2021 at which public comment was invited; and;

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

NOW, THEREFORE, BE IT RESOLVED that:

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



COMMISSIONERS' MONTHLY CONTRACT REPORT –
Meeting Date: April 14, 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.

March 31, 2022

New contracts issued between \$30,000 and \$99,999:	<i>Contract Ceiling</i>	A	B	C
1. None				

New contracts issued for \$100,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. F1040 – K-Kontractors, Inc. (TWG IDIQ Demolition)	\$150,000.00	C	MW	IF
2. F1041 – P&M Construction Services (TWG IDIQ Demo)	\$150,000.00	C	M	IF
3. F1042 – PowerMovement Gen. Contr. (TWG IDIQ Demo)	\$150,000.00	C	M	IF
4. F1052 – Wilkins & Associates (Pleasant Ave Redev)	\$177,762.00	C		FF
5. F1053 – Anike Group (TWG Demo Phases 2a,2b,2c, &4a)	\$1,597,367.90	C	M	FF

New task orders issued for \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. F1013 – Task Order 0009 - Carr Contracting (ARS Renovation - 601 Majestic Ave)	\$56,255.00	C	M	FF
2. F1049 – Task Order 0008 – Howerin Construction Corporation (ARS Renovation – 5125 Princess Anne Rd)	\$65,198.00	C		FF

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

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

Options exercised for \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. 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 MARCH 30, 2022**

F1051 – Wilkins and Associates – Pleasant Avenue Redevelopment - \$177,762.00

This project involves new sewer and water infrastructure and related site work to prepare this site for future construction of five single-family homes. The infrastructure was originally designed between August of 2019 and September of 2020. In March of 2021, proposals were solicited from five contractors based on an engineer's estimate of less than \$70,000. The one responsive proposal received was for \$297,000, which was far above the project budget.

Based on discussions with the engineer, the layout of the infrastructure was modified to avoid expensive excavation in one of the streets, and the revised design was re-submitted to the city for approval. The engineer produced a revised estimate of just under \$140,000. In October of 2021 proposals for the revised project were again solicited from five contractors and responsive proposals were received from two, for \$338,784 and \$353,038. Again, both costs were far beyond the project estimate and budget.

Concurrent with the site preparation planning, NRHA had released a Request for Proposals including the five lots on this site in July of 2020, and made lot awards in September of 2020. It was anticipated that the site work would be bid, awarded and completed during the time the homebuilders were developing their house plans, so that they could start construction as soon as they could submit for their building permits. Unfortunately, due to the unexpected delays in the site work, the builders have been unable to proceed with their work and are concerned about missing favorable market conditions.

At this point in time, NRHA has received a proposal for \$177,762 from an additional infrastructure contractor recommended by one of the builders. This is much closer to the engineer's estimate and what we believe to be the fair market value for this work. In light of the two previous attempts to solicit bids from a total of ten contractors, we believe it is highly unlikely a better price will be achieved, and are deeply concerned about further delays to this project. It is our recommendation to make an award to the current contractor.

F1053 – Anike Group – Tidewater Gardens Demolition Phases 2a,2b,2c & 4a - \$1,597,367.90

An Invitation for Bids was posted on the NRHA website on 1/31/2022 and the eVA website on 2/1/2022. Bids were accepted at the Design and Construction Department, 910 Ballentine Blvd until 11:00 am Tuesday March 8, 2022 at which time and place all bids were publicly opened and read aloud. Eight bids were received in response to the IFB:

Anike Group.....	\$1,597,367.90
CM Munden Services.....	\$2,432,175.80
East Coast Abatement.....	\$2,842,656.00
Macsons, Inc.....	\$2,793,072.00
Neuber Environmental Services, Inc.....	\$2,076,597.92
RJ Smith Construction, Inc.....	\$1,870,788.00
Sabre Demolition Corporation.....	\$2,694,000.00

An award was made to Anike Group in the amount of \$1,597,367.90

PR1800-801-22 - Tidewater Gardens Various Demolition IDIQ

Request for quotes were received in the Design and Construction Department on November 4, 2021.

Not to exceed (NTE) contracts were awarded to:

F1040 - K-Kontractors (Macsons – SubContractor).....	\$150,000.00 NTE
F1041 - P&M Construction Services (Macsons - Subcontractor).....	\$150,000.00 NTE
F1042 - PowerMovement General Contractors.....	\$150,000.00 NTE

***IDIQ** – Indefinite Delivery/Indefinite Quantity. Indefinite services for a fixed period of time.



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

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

RFP = Request for Proposal (Price + Factored Criteria)

IFB = Invitation for Bid (Price Only Criteria)

RFQ = Request for Qualifications



COMMISSIONERS' CASH ADVANCES STATUS REPORT

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

		March 31, 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	\$ -	41,334	-	41,334	a	Apr-22	Reimbursement Request - City Contract
2	City General Fund & Capital Improvement	-	394,150	-	394,150	b	Apr-22	Reimbursement Request - City Contract
3	Coronavirus Relief Funds	-	119,529	-	119,529	c	Apr-22	Reimbursement Request - City Contract
Housing Division Initiatives								
4	VA Dept of Rail & Public Transportation	-		0	10,879		Jun-22	Earnings from Other Programs Budgeted
5	Out of School Youth	-		-	-			
Other								
6	Executive Director Contingency Fund	-		331,664	331,664		Jun-22	Earnings from Other Programs Budgeted
7	Core Business Services	-		534,024	534,024		Jun-22	Earnings from Other Programs Budgeted
8	Communications & Govt. Relations	-		251,381	251,381		Jun-22	Earnings from Other Programs Budgeted
9	CNI	-	635,400	-	635,400		Apr-22	HUD approved Blocks, reimbursement April
10	Earnings from other programs			-1,117,070	-1,117,070			Merrimack & Oakmont
Total Outstanding Advances		\$ -	1,190,413	-	1,201,292	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**



BOC Housing Choice Voucher Committee Meeting
555 E. Main Street – 16th Floor Board Room
Tuesday, March 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
Nicole Brown, USI |
| V. | Policy Review – Voucher Extensions | Pamela Jones-Watford |

Next Meeting: Tuesday, April 19, 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: March 15, 2022
Subject: Monthly Meeting Minutes	Executive Contact: Donna Mills

Committee Agenda and Attendees

Attendees: Suzanne Puryear, Rose Arrington, Donna Mills, Sybil Bullock, Pamela Jones-Watford, Scott Pontz, Steve Morales, Iyana Pointer and Nicole Brown 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 February 28, 2022. 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 the Agreement to Enter into a Housing Assistance Payments Contract (AHAP's) for blocks 19 and 20 have been completed. The HCV department is also performing pre-inspections for approved units. The pre-inspections assist in decreasing the wait time for participants to move in new units and hasten the move in process. Mrs. Jones-Watford announced the Landlord Learning Series which will be held on March 22nd at 11:00 a.m. – session topic: Legislative Updates That Impact Landlords.

Landlord Outreach Updates:

Iyana Pointer provided committee members with landlord outreach updates along with a statistical sheet outlining landlord outreach data. Iyana Pointer explained the pre-inspections process is very helpful. Pre-inspections help decrease the move-in timeline. It allows the landlords extra time to fix any deficiencies ahead of time. Many landlords appreciate the process 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. The Landlord Advisory Board will be advertised in April 2022, so meetings can begin by July 2022. Applications for the advisory board will be sent by mail and email. Iyana is creating a mass email communication list for landlords through Constant Contact. The landlords can subscribe and unsubscribe from this service as well. Iyana is continuing efforts to increase landlord recruitment by check-ins, cold calling, neighborhood canvassing and following the marketing plan created with the Communications Department. The February 2022 Landlord Learning Series about tax Credits and tax breaks for landlords that rent to families in high poverty areas had 44 participants. Four (4) landlords called after the Landlord Learning Series expressing interest in participating in the HCV landlord program.

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 researched monthly to make sure that funds are available to support the program. The per unit HAP payments are starting to decrease toward pre-pandemic prices which will decrease costs for the Authority to lease up units.

Tidewater Gardens Relocation Update:

Steve Morales and Nicole Brown provided committee members with an update on Tidewater Gardens Relocation efforts. Steve Morales provided an update regarding Phase I demolition efforts in Tidewater Gardens. The AHAP payments have been completed for blocks nineteen (19) and twenty (20), which are essential in order for construction to begin in April 2022. Blocks nine (9) and seventeen (17) have submitted additional tax credits due to construction costs increases. The increase in construction costs at this time is a concern that is impacting construction. The major construction cost increase is the rise in gas prices. Phase I has reached a major milestone where all tasks are being completed simultaneously for project completion. April 19, 2022 has been designated as the ground breaking for blocks nineteen (19) and twenty (20).

Nicole Brown 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 February 28, 2022. Nicole Brown 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 February 28, 2022. She discussed 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. The Market Heights waitlist was opened for Tidewater Gardens residents only. Their first lease-up will start in May 2022.

Policy Review:

Pamela Jones-Watford discussed an update to the policy review for granting voucher extensions. The policy will be updated in how the families are informed of their voucher expiring. The families will be notified by mail on the 30th day of issuance, as a reminder that their voucher will expire in 30 days. If they need additional time the participant must mail in the accompanied extension form before the expiration date of their original voucher. The voucher will be extended in 30- and 60-day increments. No more than two 120-day extensions will be offered if needed. The individual will have a total of 330 days. This allows the participant almost one year to search for a unit. Each request will be reviewed on a case by case basis. This policy revision is planned to be in the Administrative plan being July 1, 2022 if approved.

Attachments and Handouts

- Agenda with St. Paul's Guiding Principles
- Housing Choice Voucher Program Current Statistics February 28, 2022
- HCV Landlord February 2022 Recruitment Efforts
- Tidewater Gardens Choice Neighborhoods Initiative update
- USI Dashboard for February 2022
- Tidewater Gardens Dashboard for February 2022

- Tidewater Gardens Vacancy Map February 2022
- HCV Voucher Extension Policy - Draft



HOUSING CHOICE VOUCHER PROGRAM COMMITTEE MEETING

March 15, 2022

Current Statistics as of February 28, 2022

Overview	Current Month	Previous Month report	Change
Total Vouchers	3,936	3,941	-5
Tenant Based Vouchers	3,065	3,064	+1
Project Based Vouchers (PBV)	262	266	-4
RAD PBV	609	611	-2
Outgoing Payable Portables	50	51	-1
Vouchers Issued in February	22	25	-3
New Vouchers Searching	156	159	-3
End of participations for February	14	18	-4

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

Vouchers Totals	Allocation	Current Month Leased	Previous Month Leased	Change
VASH vouchers	168	147	151	-4
NED vouchers	225	190	192	-2
Homeownership voucher(s)	Open	10	10	-0-
SRO (Gosnold Mod Rehab)	60	58	58	-0-
Main Stream	40	15	15	-0-
Tidewater Gardens TPV	Open	227	219	+8
FYI TPV	10	5	5	-0-
Scattered Sites	15	5	5	-0-
Emergency Housing Vouchers	63	2	2	-0-

Project Based Vouchers (RAD NRHA Owned)

NRHA Owned RAD Property	Total Units	Current Month Leased	Previous Month Leased	Change
Grandy Village 092	16	16	16	-0-
Grandy Village 032	275	258	262	-4
North Wellington	25	25	24	+1
Franklin Arms	100	98	97	+1
Diggs Town	222	212	212	-0-

Project Based Vouchers (Non-RAD)

Project Based Voucher	Total Units	Current Month Leased	Previous Month Leased	Change
Crescent Square (Virginia Beach)	10	10	10	-0-
Heron's Landing (Chesapeake)	6	5	5	-0-
South Bay (Portsmouth)	6	6	6	-0-
Cottage Bridge (Norfolk) NRHA Owned	47	42	44	-2
Banks of Berkley (Norfolk)	5	5	5	-0-
Church Street Station (Norfolk)	70	65	65	-0-
St. Paul's Apartments (Norfolk)	13	13	13	-0-
Grandy VI (Norfolk) NRHA Owned	70	68	69	-1
The Retreat at Harbor Pointe (Norfolk)	50	48	49	-1

Project Based Voucher Future Obligations (Non-RAD)

Complex Name	Location	Number of PBV's Obligated
Ashton Apartments, L. P. (Cigar Factory)	Norfolk	7 AHAP executed
Riverside Station Apartments (CNI)	Norfolk	23 AHAP executed
Block 19 Apartments (CNI)	Norfolk	22 AHAP executed
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 AHAP executed
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 AHAP executed
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)	1,290
Grandy Revitalization (Phase V 092) (CLOSED)	265
Grandy Village (Phase VI093) (CLOSED)	392

Wait List

HCV Wait List (CLOSED)	3,903
Banks of Berkley Wait List (CLOSED)	342
Church St Station Wait List (CLOSED)	140 (homeless) 299 (not homeless)
Crescent Square Wait List (CLOSED)	402
Gosnold SRO Wait List (CLOSED)	383
Hérons Landing Wait List (CLOSED)	318
South Bay Wait List (CLOSED)	333
Cottage Bridge Wait List (CLOSED)	1,279
St. Paul's (CLOSED)	1,476
The Retreat at Harbor Pointe (CLOSED)	1,948
The Ashton	1,434
Market Heights Apartments	1,259
Holley Point Apartments	510

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 March 22nd @ 11:00 am until 12:30 pm. Session Topic: Legislative Updates That Impact Landlords.
- New Landlords leased to program participants: 6
- 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

HCV 50058 Certification for February 2022

Tenant Based Vouchers

Count of Certification Type	
Certification Type	Total
Annual HQS Inspection Only	218
Annual Reexamination	312
Annual Reexamination Searching	7
End Participation	5
Expiration of Voucher	5
FSS/WtW Addendum Only	3
Interim Reexamination	171
Issuance of Voucher	40
New Admission	37
Portability Move-in	4
Portability Move-out	1
Void	7
Grand Total	810

Annual Reexamination	312
Annual Reexamination Searching	7
Interim Reexamination	171
Total	490

NRHA Managed Voucher Properties

Count of Certification Type	
Certification Type	Total
Annual Reexamination	41
Interim Reexamination	21
New Admission	3
Void	2
End Participation	2
FSS/WtW Addendum Only	1
Grand Total	70

Annual Reexamination	41
Interim Reexamination	21
Total	62



NRHA BOC HCV COMMITTEE REPORT
LANDLORD RECRUITMENT EFFORTS – FEBRUARY 2022

TASKED PERFORMED	#
EMAILED HCV PACKET TO OWNER	7
EXECUTED PHONE CALLS	48
PROPERTY LISTING ADD-ONS	24
STANDING PARTNER LISTING ADD-ONS	3
PROPERTY LISTING REMOVALS	7
NEW ADMISSION SURVEY MAILED	25

RECRUITMENT EFFORTS

1. NEIGHBORHOOD CANVASING IN CNI-ELIGIBLE CENSUS TRACT NEIGHBORHOODS (LAKEWOOD/RIVERPOINT)
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. LANDLORD EMAIL LIST BUILDING (CURRENT AND PROSPECTIVE LANDLORD) INFORMING ABOUT HCV PROGRAM AND TRENDING TOPICS USING COSTANT CONNECT
5. LANDLORD LEARNING SERIES HELD ON FEBRUARY 22, 2022 – 44 ATTENDEES
6. HCV MARKETING PLAN RECRUITMENT PROJECTS:
 - AN HCV INFORMATIVE VIDEO – VIDEO FILMED ON JANUARY 6TH
 - LANDLORD ADVISORY GROUP – ADVERTISING BEGINS IN APRIL
 - LANDLORD REFERRAL PROGRAM
 - CURRENT LANDLORD SURVEY
 - LANDLORD LIST BUILDING



Tidewater Gardens Relocation Dashboard - 2/28/2022

Resident Relocation Choices by Phase

Phases	Total Units	TPV Choice	LIPH/PBV Choice	Total Current Relocation Choices	Change from Prior Report
Phase 1	187	129	52	181	+1
Phase 2	262	165	68	233	0
Phase 3	116	84	12	96	+1
Phase 4	53	34	9	43	+1
Grand Total	618	412	141	553	+3

* 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	181	83	45.86%	+1
Phase 2	262	233	139	59.66%	0
Phase 3	116	96	50	52.08%	+1
Phase 4	53	43	28	65.12%	0
Grand Total	618	553	300	54.25%	+2

Vacancy Statistics by Phase

Phases	Total Units	Total Vacant Units	Total Occupied Units	Percentage Vacant Units	Change from Prior Report
Phase 1	187	175	12	93.58%	+1
Phase 2	262	222	40	84.73%	+24
Phase 3	116	49	67	42.24%	+1
Phase 4	53	34	19	64.15%	+1
Grand Total	618	480	138	77.67%	+27

People First Empowered by Urban Strategies, Inc. Case Management

People First Empowered by Urban Strategies, Inc. Case Management					
Household Served by Phase	Change Prior Report		Service and Assessments	Total	Change from Prior Report
Phase 1	192	+8	Service linkages February 2022	92	
Phase 2	233	+4	Total number of household assessments completed	556	+10
Phase 3	112	+6	Collaborative housing stability interventions	62	0
Phase 4	53	-1			
Grand Total	590	+17			

Reason for Vacancy

Reason for Vacancy	Total Count Vacancy Reason	Percentage by Move Out Reason
Moved to Housing Choice Voucher	256	53%
Unit Transfer	83	17%
Rented Elsewhere	55	11%
Moved to Project Based Housing	51	11%
Purchased Home	3	1%
Eviction	19	4%
Termination	1	0%
Deceased	10	2%
Moved Without Notice	2	0%
Grand Total	480	100%

CNI Areas of Opportunity

Reason for Vacancy	Total	Count
Housing Choice Voucher	256	87
Rented Elsewhere	55	17
Project Based Voucher	51	5
Family Splits	24	6
Purchased Home	3	2
Second Moves	16	5
Total	405	122

Areas of Opportunity - includes 405 units noted above

* < 62% mi concentration and <40% poverty	30%
<40% poverty	343 85%
<20% poverty	157 39%

Youth Relocation

Total Youth Relocation	726
Youth Relocated to HCV	443
Youth Relocated to LIPH/Project Based	283

Relocation by City

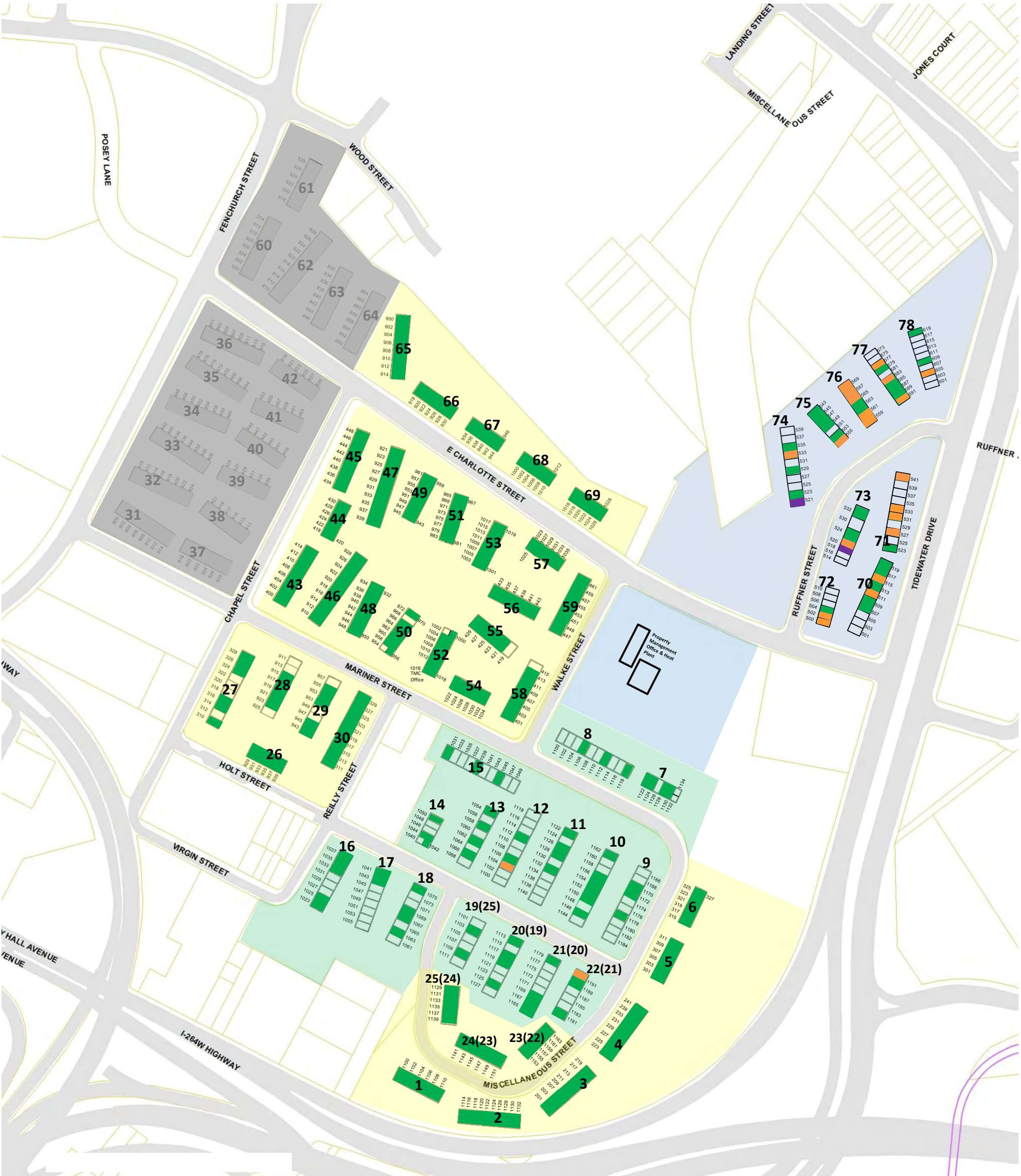
Relocation City	Count of City	Percentage by Relocation City
Norfolk, Virginia	391	81%
Chesapeake, Virginia	16	3%
Hampton, Virginia	1	0%
Newport News, Virginia	1	0%
Portsmouth, Virginia	8	2%
Suffolk, Virginia	1	0%
Virginia Beach, Virginia	19	4%
Arlington, Virginia	1	0%
Columbia, Maryland	1	0%
Fort Still, 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	480	100%

Areas of Opportunity - 480 total including transfers to other NRHA properties

* < 62% mi concentration and <40% poverty	25%
<40% poverty	343 71%
<20% poverty	157 33%

Vacancy Tracking Map

For Tidewater Gardens



Legend

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

February 28, 2022 Status Update				
Demolition Sequence	Total Units	Vacant Units	Demolished Units	Occupied Units
Demo Seq 1	124	0	124	0
Demo Seq 2	285	270		15
Demo Seq 3	133	55		78
Demo Seq 4	76	26		50
	618	351	124	143



Signed up for Services so Far:

1558 People (includes children)

590 Households

Phase 1- 192 Households

Phase 2- 233 Households

Phase 3- 112 Households

Phase 4- 53 Households

HH Change Prior Report: 17

Service Linkages in **February 2022:**

92 Total (See Breakdown Below)

NRHA/People First-USI Collaborative Housing

Total number of household assessments completed: ***556 – unduplicated number**
Change Prior Report +10

**(Assessment details on Page 2)*

Regular Activities & Updates: Salient Client Needs and Service Linkages

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

- **Adult education: 2 (2%)**
- **Asset Building: 1 (1%)**
- **Basic and Emergency Services: 19 (21%)**
- **Early Childhood Services: 2 (2%)**
- **Health and Family Services: 13 (14%)**
- **Youth Services: 55 (60%)**

Adult Assessment - Responses as of 2/28/22 (End Date)

Participants with Adult Assessment	557		
Participants with Adult Assessment, 18+	556		
Younger than 65 with Adult Assessment	498		
18-64, No SSI/SSDI with Adult Assessment	393		
Households with Adult Assessment	552	Percentage	Denominator
Has disability 18-64 (demographic)	82	16.5%	498
Receives SSI or SSDI; 18-64	105	21.1%	498
Limited English language proficiency	1	0.2%	557
Receive food stamps or WIC (households)	376	68.1%	552
Employment, no SSI/SSDI, 18 to 64	268	68.2%	393
Employed, <18	0	n/a	
Employed, SSI/SSDI or 65+	19	n/a	163
Working for the past 6 months, no SSI/SSDI, 18 to 64	227	57.8%	268
Working more than 32 hrs/week, no SSI/SSDI, 18 to 64	176	65.7%	268
Has no HS degree, ages 25+	193	36.3%	532
Enrolled in higher education, 18 to 64	12	2.4%	498
Enrolled in vocational school, 18 to 64			498
Enrolled in job training or workforce development, 18 to 64	1	0.2%	498
Has health insurance	502	90.1%	557
Has primary care doctor	455	81.7%	557
Has seen a doctor within the past 12 months	458	82.2%	557
Has Medicare or Medicaid	451	81.0%	557
Has a chronic health condition	234	42.0%	557
Connected to appropriate service to manage chronic condition	212	90.6%	234
Has asthma	48	8.6%	557
Reporting stress or psychological distress	183	32.9%	557
Has bank account	321	57.6%	557
Applied for EITC	243	43.6%	557
Feels safe in home	427	76.7%	557
Feels safe in neighborhood	367	65.9%	557
Reporting good physical health		274	
Unable to work due to health restriction, <65 (SSA certified)		105	

HOUSING CHOICE VOUCHER EXTENSION POLICY – DRAFT 3/2022

During the briefing session, each household will be issued a voucher, which represents a contractual agreement between the NRHA and the Family, specifying the rights and responsibilities of each party. It does not constitute admission to the program, which occurs when the lease and contract become effective.

Expirations

The voucher is valid for a period of at least sixty-calendar-days from the date of issuance. The family must submit a Request for Approval of the Tenancy and Lease within the sixty-day period unless an extension in writing has been granted by the NRHA.

HUD VASH voucher holders initial search term must be at least 120 days. Any extensions, suspension, and progress reports will remain as per other voucher holders but will apply after the 120-day initial search term.

If the voucher has expired, and has not been extended by the NRHA or expires after an extension, the family will be denied assistance. The family will not be entitled to a review or hearing. If the family is currently assisted, they may remain as a participant in their unit if there is an assisted lease/contract in effect.

All voucher holders will receive a letter at the 30th day of issuance reminding them that their voucher will expire in 30 days. The letter will tell them that should they needed additional time, that they are to request an extension prior to the expiration of their voucher. The extension request form will be included in the letter.

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.

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).

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.



BOC Public Housing and Safety Committee Meeting
555 E. Main Street – 16th Board room
Monday, March 28, 2022 - 9:30 a.m.

Agenda

- I. COVID-19 Updates – Ronald Jackson
- II. St. Paul’s Transformation/Choice Neighborhood Implementation Grant – Steve Morales and Kim Thomas
- III. Community Engagement and Client Services Updates – Kim Thomas
- IV. Significant Events – Karen Rose
- V. Property Management Updates – Donna Mills
- VI. Young Terrace meeting

Next Meeting: 4/25/2022 –6:00 p.m.
Location: Young Terrace Recreation Center

St. Paul's Guiding Principles:

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

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

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



Committee Notes

NRHA Board of Commissioners

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

Committee Agenda and Attendees

Attendees: Alphonso Albert, Ron Jackson, Mike Clare, Donna Mills, Kim Thomas, Steve Morales and Karen Rose.

Agenda:

- I. COVID-19 Briefing – Ron Jackson
- II. St. Paul's Transformation/ CNI Update- Steve Morales/Kim Thomas
- III. Community Engagement Updates – Kim Thomas
- IV. Significant Events – Karen Rose
- V. Property Management Updates – Donna Mills

Policy Discussion

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 has been open to NRHA employees.

St. Paul's Transformation/Choice Neighborhood Implementation Grant

Steve Morales provided an overview on St. Paul's Transformation/Choice Neighborhood Implementation Grant. 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 7 families remaining in Phase II that need to be relocated. A contract has been awarded for the Phase II demolition and is set to start in early to mid-April. The ground breaking for blocks 19 (nineteen) and 20 (twenty) is set for April 19, 2022. The City of Norfolk has started Phase I of infrastructure work, the pump station has been completed at the corner of Wood and Fenchurch. The realignment of Church Street has begun which will re-align Church Street from Wood Street to St. Mary's Church, and also there will be a new traffic light and crossing from Freemason Street leading into the development.

Donna Mills highlighted that Market Heights will be accepting applicants for 41 PBV units offering first preference to Tidewater Gardens Residents.

Ron Jackson highlighted that the new Regional Administrator from HUD will be in the area the week of the groundbreaking to view PHA's in the area as well.

Kim Thomas provided a statistical update on the Tidewater Gardens Dashboard as of February 28, 2022. Kim Thomas explained there are 480 residents that have moved from Tidewater Gardens and 138 units are still occupied in Tidewater Gardens. A total of 500 residents were

surveyed and 54% want to return to the newly built communities. Kim Thomas explained that 53% have chosen HCV as their mechanism for moving and 80% 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.

Community Engagement Updates

Kim Thomas stated that on Thursday, April 14, 2022 and Friday, April 15, 2022 there will be a Grand re-opening of the Calvert Square Envision Center. This is in effort to reintroduce and promote the services offered in community centers that were hindered due to the pandemic. The Community Relations manager has been doing an outstanding job in promoting services. The basketball courts will be reopened in Calvert Square to offer activities for children due to the lack of city programs as a result of the pandemic. There will be a private movie screening of King Richard for the younger children. The teen room is in the process of being redecorated for use. The teen room is where the children play games virtually or by game console. Input is being received from the community as to what they would like to use the room for. On April 15, 2022 starting at noon, there will be a community cookout in Calvert Square where residents will be able to tour the EnVision Center to see the changes that have been made. There will be a May Day event hosted in Tidewater Gardens to celebrate the community itself. More information regarding the event will be forthcoming.

Significant Events

Karen Rose reported five (5) significant events. There was one in Young Terrace on the 500 block of Olney Rd., where a young lady was found deceased in her unit. At this time there have been no updates from the Police regarding the incident. There were two significant events in Calvert Square. One consisted of a shooting into an occupied dwelling with no injuries, the second was a young lady who was shot and sustained non-life-threatening injuries. The young lady was referred to the Justice Center for services. This incident was on the news due to the father holding the child hostage for four (4) to five (5) hours in the unit. In Grandy Village there was a shooting in the 3300 block of Kimball Terrace. A young man was shot and sent to the hospital. The last significant event was in Tidewater Gardens where a shooting in an occupied dwelling spilled over in the Popeyes lot. Karen Rose explained a joint letter from Ron Jackson and NPD Chief Boone has been drafted and will be mailed to NRHA residents. The letter will discuss the joint effort with NRHA and the NPD regarding no tolerance for crime with an insert about NRHA's initiative to decrease crime.

Property Management Update

Donna Mills was unable to provide an update on the tenant accounts receivable report at this time due the report not being provided as of yet. The money received from the City of Norfolk has made an impact in the amount of money owed to NRHA. On Friday, April 1, 2022 NRHA will begin the reassessment of late fees and excess utility charges, which have been suspended since COVID-19 began. In February 2022, a letter was sent out explaining to residents that outstanding debts must be addressed. On Friday, April 1, 2022 Property Managers and Maintenance Supervisors attended an all-day leadership training hosted by the Asset Zone Managers and HR Director, Richard Archer. The training focused on reinforcing NRHA initiatives, goals and objectives that need to be displayed in the communities. There is still a shortage on administrative and maintenance positions in the property management division. Human Resources is currently working on a plan to address staffing issues.

The Emphasys software vendor will be onsite the week of April 4, 2022 to preform an optimization of the HCV program to ensure that NRHA is using the program to the fullest. There are still a lot of manual processes that NRHA performs and it is the hope that after the optimization review the vendor will show staff how to better use the software to reduce the manual processes in order to increase efficiency. The optimization process will start with The

HCV department and then the LIPH programs.

The HCV waitlist will open from April 12, 2022 through April 14, 2022. There is a need to open the waitlist again due to a reduction on the number of applicants from efforts underway for lease up as well as the recent annual update process. These actions have led to reduction of applicants on the wait list from 11,000 to 4,000.

The next committee meeting will be held in Young Terrace at the Recreation Center on April 25, 2022 beginning at 6:00 p.m. This meeting will only be opened to the residents in Young Terrace and will be promoted in the community newsletter.

Attachments and Handouts

- Agenda with St. Pauls Guiding Principles
- CNI Board Update March 2022
- Tidewater Gardens Dashboard and Map – February 2022
- Significant Events 3/24/2022
- Calvert Square EnVision Center Grand Re-Opening flyer

Significant Events 02252022 - 03242022

#	Date	Community	Location	Type of event	Victim PH	Suspect PH	Arrest Info	Status Update History
1	3/14/2022	Young Terrace	500 blk. Olney Rd.	homicide	Y	unk	N	Female victim found deceased in her unit. Investigation ongoing.
2	3/18/2022	Calvert Square	900 blk.E.VB Blvd.	shooting into occupied dwelling	Y	unk	N	No injuries.
3	3/19/2022	Grandy Village	3300 blk Kimball Terrace	shooting	N	unk	N	Victim presented at Sentara Leigh Hospital with a non-life-threateniing gunshot wound and reports he was shot in Grandy Village. No additional info available.
4	3/21/2022	Tidewater Gardens	1100 blk. Holt St.	shooting into occupied vehicle	N	N	N	Both victim & suspect are known to each other. Report taken by NPD.
5	3/22/2022	Calvert Square	900 blk. Bagnall Rd.	hostage situation; domestic-related	Y	N	Y	Male taken into custody without incident. No injuries. Referral for services to the Norfolk Justice Center.



Tidewater Gardens Choice Neighborhoods Initiative

This *St. Paul's Area/Tidewater Gardens Choice Neighborhoods Plan* will transform the Tidewater Gardens target area. A summary of physical plan is provided below:

- Relocate 616 Residents (2 units off-line at start of project)
- Demolish 618 structurally obsolete public housing units, heat plant, gas house and property management office
- Dispose of all Tidewater acreage for new infrastructure (R-O-W), new housing and open spaces
- Provide 714 mixed-income apartments in 8 LIHTC phases on-site (260 Replacement, 238 affordable and 216 Market rate units) and 70 replacement units off-site
- Provide 288 new Housing Choice Vouchers for residents that wish private rentals
- Address flooding with a system of parks, open space and streets that both manage stormwater and flooding for its watershed and provide the neighborhood with recreational, cultural and educational amenities; construct a New pump station
- Construct new grid pattern of streets, with direct connections to downtown with new Freemason street crossing into Downtown and re-aligned Church Street

Item	Accomplishment
1	Relocation – 130 households remain on site – 8 households remain in phase 2 demolition area
2	Demolition - 124 units demolished. Phase 2 bid March 8 th 36 buildings total-Abating vacant buildings, physical demolition Phase 2 begin in April to be completed October 2022
3	Disposition - HUD phased disposition approval–transferring ROW to city for Phase I infrastructure improvements and executing leases for former City parking areas for block 19 & 20 developments
4	Infrastructure – City competing wood street improvements for Block 19 & 20 development, and new pump station to serve entire area. Phase I infrastructure (roadways, water/sewer/streetscape) new freemason, realign Church street – began February 2022
5	Housing - Block 19 & 20 HUD and VHDA approvals –April financial close and begin construction (April 19 Ground breaking)
7	HUD approval for 312 Tenant protection vouchers, 304 remain to be requested
8	Riverside Station-Off-site project under construction
9	Blocks 17 – awarded LIHTC/apply for supplemental Submitted March 10 2022 Block 9 submission for 9% credits Submitted March 10 2022

GRAND RE-OPENING

An Event for NRHA Residents



Calvert Square Envision Center
975 Bagnall Rd, Norfolk, VA

WHEN: APRIL 14TH & 15TH

FEATURING: Youth Services programs · Workforce Development programs · Activities for Senior residents · Head Start programs · Recreational programs

ON-SITE PROGRAM REGISTRATION
SUMMER CAMP INFORMATION
ACCESS TO JOB OPPORTUNITIES
AFTER SCHOOL RESOURCES



ALL AGES EVENTS

VOLUNTEERS NEEDED APRIL 14TH @ 10 AM

NRHA is seeking resident volunteers to help paint the basketball court and put the nets back up (supplies and lunch provided)

APRIL 14TH

A Day for Children

11 AM: free movie
KING RICHARD

ages 10 years & up
Lunch will be served

2 PM: Teen Room
Make-over—come help us design YOUR space

APRIL 15TH

Center re-opening events including a building tour, community cookout and more!

(757) 314-1657 for info



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Vacancy Statistics by Phase

Phases	Total Units	Total Vacant Units	Total Occupied Units	Percentage Vacant Units	Change from Prior Report
Phase 1	187	175	12	93.58%	+1
Phase 2	262	222	40	84.73%	+24
Phase 3	116	49	67	42.24%	+1
Phase 4	53	34	19	64.15%	+1
Grand Total	618	480	138	77.67%	+27

People First Empowered by Urban Strategies, Inc. Case Management

People First Empowered by Urban Strategies, Inc. Case Management					
Household Served by Phase		Change Prior Report	Service and Assessments	Total	Change from Prior Report
Phase 1	192	+8	Service linkages February 2022	92	
Phase 2	233	+4	Total number of household assessments completed	556	+10
Phase 3	112	+6	Collaborative housing stability interventions	62	0
Phase 4	53	-1			
Grand Total	590	+17			

Reason for Vacancy

Reason for Vacancy	Total Count Vacancy Reason	Percentage by Move Out Reason
Moved to Housing Choice Voucher	256	53%
Unit Transfer	83	17%
Rented Elsewhere	55	11%
Moved to Project Based Housing	51	11%
Purchased Home	3	1%
Eviction	19	4%
Termination	1	0%
Deceased	10	2%
Moved Without Notice	2	0%
Grand Total	480	100%

CNI Areas of Opportunity

Reason for Vacancy	Total	Count
Housing Choice Voucher	256	87
Rented Elsewhere	55	17
Project Based Voucher	51	5
Family Splits	24	6
Purchased Home	3	2
Second Moves	16	5
Total	405	122

Areas of Opportunity - includes 405 units noted above

* < 62% mi concentration and <40% poverty	30%
<40% poverty	343 85%
<20% poverty	157 39%

Youth Relocation

Total Youth Relocation	726
Youth Relocated to HCV	443
Youth Relocated to LIPH/Project Based	283

Relocation by City

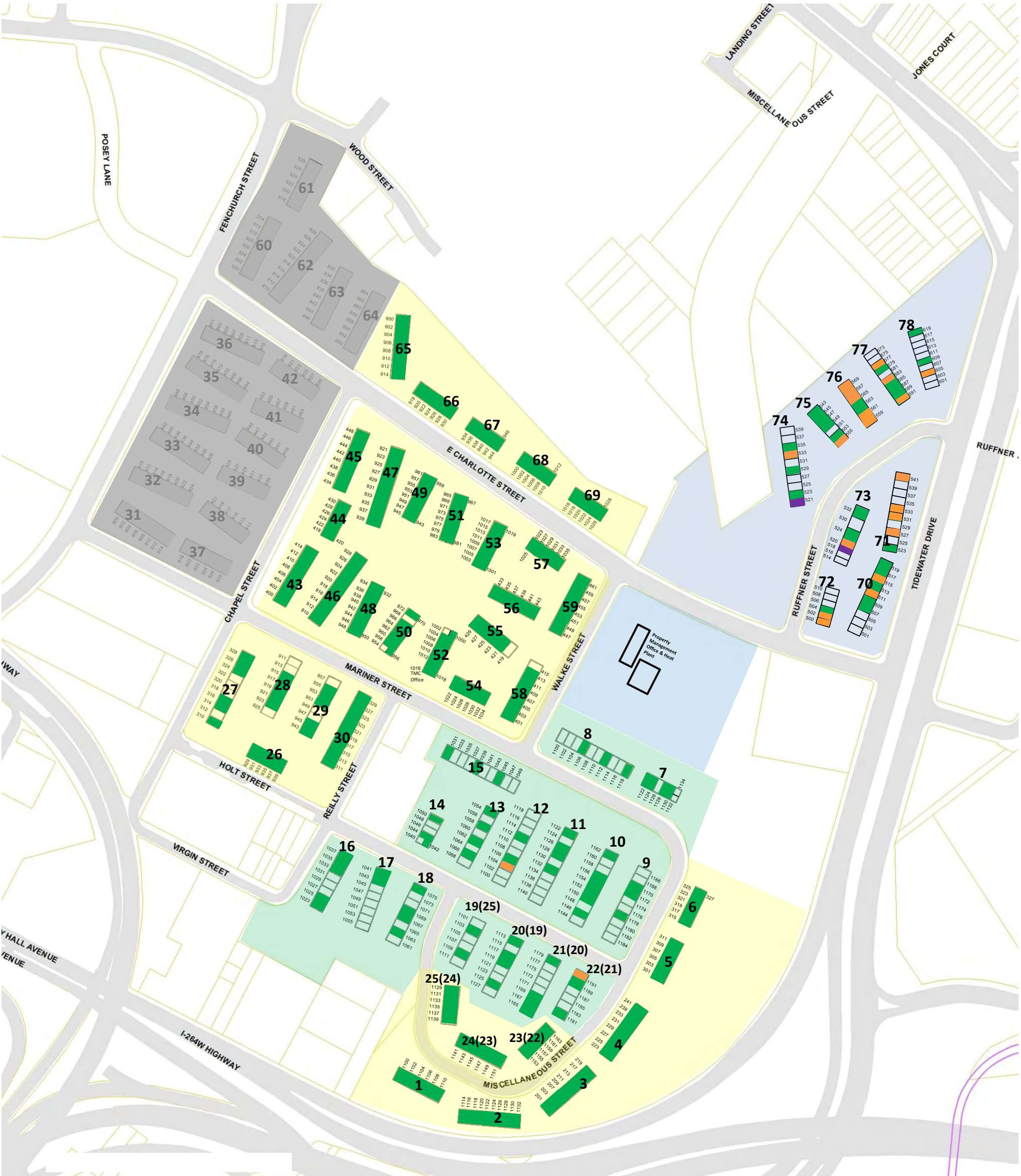
Relocation City	Count of City	Percentage by Relocation City
Norfolk, Virginia	391	81%
Chesapeake, Virginia	16	3%
Hampton, Virginia	1	0%
Newport News, Virginia	1	0%
Portsmouth, Virginia	8	2%
Suffolk, Virginia	1	0%
Virginia Beach, Virginia	19	4%
Arlington, Virginia	1	0%
Columbia, Maryland	1	0%
Fort Still, 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	480	100%

Areas of Opportunity - 480 total including transfers to other NRHA properties

* < 62% mi concentration and <40% poverty	25%
<40% poverty	343 71%
<20% poverty	157 33%

Vacancy Tracking Map

For Tidewater Gardens



Legend

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



February 28, 2022 Status Update				
Demolition Sequence	Total Units	Vacant Units	Demolished Units	Occupied Units
Demo Seq 1	124	0	124	0
Demo Seq 2	285	270		15
Demo Seq 3	133	55		78
Demo Seq 4	76	26		50
	618	351	124	143



Resolution Item

NRHA Board of Commissioners

Subject: Resolution Convening a Closed Session

Executive Contact: Ron Jackson, Executive Director

Date: April 14, 2022

BACKGROUND

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

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



Commissioners' Update NRHA Board of Commissioners

Subject: Families First Update

Executive Contact: Kimberly Thomas, Chief Community
Engagement Officer

Date: April 14, 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

The Community Engagement division is planning a grand re-opening of the Calvert Square Envision Center. This event is solely intended for residents of NRHA. The events will be held on Thursday, April 14th and Friday, April 15th. We will highlight the services and programs offered at the center as well as lend our sweat equity to get the basketball courts back to full use. Please see the attached flyer.

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

GRAND RE-OPENING

An Event for NRHA Residents

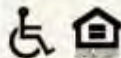


Calvert Square Envision Center
975 Bagnall Rd, Norfolk, VA

WHEN: APRIL 14TH & 15TH

FEATURING: Youth Services programs · Workforce
Development programs · Activities for Senior residents ·
· Head Start programs · Recreational programs

ON-SITE PROGRAM REGISTRATION
SUMMER CAMP INFORMATION
ACCESS TO JOB OPPORTUNITIES
AFTER SCHOOL RESOURCES



ALL AGES EVENTS

VOLUNTEERS NEEDED APRIL 14TH @ 10 AM

NRHA is seeking
resident volunteers
to help paint the
basketball court and
put the nets back up
(supplies and lunch
provided)

APRIL 14TH

A Day for Children

11 AM: free movie

KING RICHARD

ages 10 years & up

Lunch will be served

2 PM: Teen Room

Make-over—come
help us design YOUR
space

APRIL 15TH

Center re-opening
events including a
building tour,
community cookout
and more!

(757) 314-1657 for info

GRAND RE-OPENING

An Event for NRHA Residents

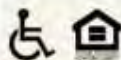


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Commissioners' Update

NRHA Board of Commissioners

Subject: Communications Report – March 2022

Contact: Nealy Gihan

Date: April 14, 2022

STATUS

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

FUTURE ACTION

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

Communications Report

March 2022

Strategic Campaign Development

1) HCV: Landlord Recruitment Campaign

Purpose: Increase the number of active HCV landlords

A. HCV Landlord Recruitment and Public Relations Communications Plan

The road map provided by this communications plan helps define landlords' needs and motivations which in turn drives the creation of focused, consistent and compelling content. The plan identifies the kinds of activities, programming and collateral that will most successfully engage them. With this information, we better leverage staff time and the Authority's monies

B. Landlord Learning Series

Together with the Housing Choice Voucher staff, we created the Landlord Learning Series with content that focuses on the issues that most matter to landlords.

September 28, 2021: Virginia Eviction Protections

Presenter: Martin Wegbreit, Director of Litigation, Central Virginia Legal Aid Society

https://www.youtube.com/watch?v=QdKDWyv_Q8k

February 22: Tax Strategies Every Landlord Should Know to Increase Cashflow

Presenters: Matthias J. Needam, Director, CSG Strategic Tax Consultants; and Dawn A. Scott, Housing Program Administrator, Virginia Department of Housing and Community Development

https://www.youtube.com/watch?v=d65FEfY_dXA

March 22: Legislative Updates That Impact Landlords

Presenter: Christie Marra, attorney with the Virginia Poverty Law Center

<https://www.youtube.com/watch?v=Ac4Ymzyoowo>

April 26: The Hot Trending Fair Housing Topics, Amendments and Updates

Presenter: Mahalia "Mally" Dryden-Mason, Fair Housing Training Specialist with the Virginia Fair Housing Office's Department of Professional & Occupational Regulation

May 24: Top Ten Landlord Mistakes

Presenter: Patti Robertson, landlord and Broker/Owner of PMI Virginia

June 28: HQS Inspections

Presenter: Lorenzo Green, Housing Quality Inspector Supervisor, NRHA

July 26: Building Your Best Lease/Resident Screening

Presenter: Pamela Jones-Watford, Housing Choice Voucher Director, NRHA

Activities

- With the HCV staff, planned the series' content and format
- Helped research and select speakers
- Arranged an interview with Iyana Pointer on Coast Live
- Wrote copy for brochures, flyers, blog and Facebook posts as well as news releases
- Developed the "run of show" and prepped the moderator

- Handled the on-line arrangements for the webinar
- Wrote and set up a post-event survey
- Uploaded completed classes to YouTube

C. HCV Landlord Recruitment Video

We're nearing completion of a video to educate landlords on the HCV process and motivate them to become an HCV landlord

Activities

- Wrote the script
- Created the storyboard
- Worked with HCV staff to find a resident willing to tell their story
- Worked with the resident to prepare her for being interviewed
- Managed the actual video shoot
- With the videographer, assisted in editing the final footage

2) HomeNet 2022 Campaign Projects

A. HomeNet Program Video

Beginning development of a video explaining the HomeNet counseling process and the Home Program. A previous public housing resident will share how her experience with HomeNet led her to becoming a home owner.

Event and Program Support

1) Landlord Learning Series

- Creation of flyers
- Assistance with slides

2) Market Heights Applications

- Wrote and posted a website blog
- Promoted on Facebook
- Wrote a letter to Tidewater Gardens residents
- Created a poster for use in the People First and Property Management offices

3) Scholarship Program

- Researched scholarship opportunities for NRHA youth
- Wrote copy and designed a post card mailer and flyer
- Researched and wrote "Top 10 Tips for Applying for College Scholarships"
- Wrote and posted a website blog post

4) NRHA Website

Provide website support for NRHA departments, programs, services and events which includes regularly writing or editing copy for page content and blog posts. Examples include:

- Emergency voucher blog post
- Market Heights wait list blog/news release
- Scholarships blog post
- Event calendar updates
- BOC meeting info

- Update Community Resource Officer contact information
- Pull website data to provide analytic reports.

5) Social Media

- Constantly refresh content on NRHA's Facebook page by posting new information several times a day
- Develop material for posts by researching community events, resources and topics of relevance to our residents
- Regularly promote NRHA programs, events and resources available to our residents
- Write copy and design compelling graphics for all Facebook posts

6) Community Newsletters

- Wrote six articles
- Responded to requests for help with formatting newsletters in Publisher
- Proofed newsletters

SPA / CNI

1) Tidewater Gardens Transformation website

- Supported the SPA team in the development of the Tidewater Gardens Transformation website
- Continue providing ongoing website support



Legislative Updates That Impact Landlords

*Welcome to NRHA and Rent Ready's
Landlord Learning Series, March 22, 2022*

Thank You!

Christie Marra, Director of Housing Advocacy, Virginia Poverty Law Center
804-782-9430, christie@vplc.org

Iyana Pointer, HCV Landlord Liaison
757-624-8643, ipointer@nrha.us

HOSTED BY:



**STAY TUNED
FOR MORE
WEBINARS**



www.nrha.us

About RRN

Rent Ready Norfolk (RRN) is a comprehensive and holistic program designed to increase the number of viable residential rentals in the City of Norfolk. Features of Rent Ready Norfolk include:

- Landlord & Property Manager Certification
- Quality Assessments
- RentingSmart Academy
- Tenant Education Video Series
- Rental Resource Bank



www.norfolk.gov/rentready

rentready@norfolk.gov

757-664-RENT (7368)

Yolanda Williams, Interim Program Manager

FEBRUARY 22 | 11 AM

Tax Strategies Every Landlord Should Know to Increase Cashflow

Presented by Matthias J. Needam, Director, CSG Strategic Tax Consultants and Dawn A. Scott, Housing Program Administrator, Virginia Department of Housing and Community Development

MARCH 22

Legislative Updates That Impact Landlords

Presented by Christie Marra, Attorney with the Virginia Poverty Law Center

APRIL 26

The Hot Trending Fair Housing Topics, Amendments and Updates

Presented by Mahalia "Mally" Dryden-Mason, Fair Housing Training Specialist Department of Professional & Occupational Regulation/The Virginia Fair Housing Office

MAY 24

Top Ten Landlord Mistakes

Presented by Patti Robertson, Landlord and Broker/Owner of PMI Virginia

JUNE 28

HQS Inspections

Presented by Lorenzo Green, Housing Quality Inspector Supervisor, NRHA

JULY 26

Building Your Best Lease/Resident Screening

Presented by Pamela Jones-Watford, Housing Choice Voucher Director, NRHA

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FOR MORE
WEBINARS**



www.nrha.us

LANDLORD LEARNING SERIES



Legislative Updates That Impact Landlords
Presented by: Christie Marra, Attorney with Virginia
Poverty Law Center

Date: Tuesday, March 22, 2022 | Time: 11 am - 12:30 pm
Register: <https://bit.ly/LandlordLearning-LegislativeUpdates>

This workshop will discuss new state laws in the rental housing and homeownership areas that become effective July 1, 2022. There will be ample time for questions and discussions of how these laws should be implemented, as well as an opportunity to share ideas for future legislation.

HOSTED BY:



A free online educational
series open to landlords
and property managers

**STAY TUNED
FOR MORE
WEBINARS**



www.nrha.us

Register





NRHA accepting applications for Market Heights Project Based Voucher (PBV) / Tax Credit program for Tidewater Gardens residents on March 9, 2022 - April 22, 2022

For a limited time only, Norfolk Redevelopment and Housing Authority (NRHA) is accepting applications for **Market Heights - Project Based Voucher (PBV)/Low-Income Housing Tax Credit Community** for all **current Tidewater Gardens residents** and any **prior Tidewater Gardens residents that relocated out of the community on or after February 28, 2019**. Market Heights is located at **630 Tidewater Drive, Norfolk VA 23504**, right next to Ruffner Academy.

Eligible current and relocated Tidewater Gardens residents can **apply online by computer or smartphone** at **<https://nrha.myhousing.com>**. Duplicate applications will not be accepted.

Applications will be accepted beginning at 9:00 a.m. on Wednesday, March 9, 2022 and the wait list will close at 4:00 p.m. on April 22, 2022

As a reasonable accommodation for persons with disabilities, NRHA can assist in completing an application over the phone. **Please call 757-624-8615/TDD: 800-545-1833 between the hours of 9:00 a.m. – 2:00 p.m. within the above date range for assistance.**

Applications will not be taken on-site and must be submitted online or over the phone for those applicants in need of a reasonable accommodation.

All eligible Tidewater Gardens residents, including current residents and those that relocated after February 28, 2019, are eligible for relocation financial benefits if approved including reimbursement of relocation expenses, rental security deposits and utility deposits, if applicable.

Market Heights Project Based Voucher apartments consist of one, two and three bedrooms with either one or two bathrooms. The apartments are expected to become available beginning in May 2022 and will offer the following amenities:

- Handicap accessible and Universal Design apartments
- Clubhouse/Community Center
- Tot lot/playground
- Refrigerator, stove and dishwasher in every apartment
- Washer/dryer hookups in every unit
- Community laundry facility
- Common area kitchen
- Green space and walking trail
- Exercise and fitness center
- Computer center
- Elevator access
- Landscaped courtyard with benches
- Covered bike storage

(Continued on next page)



- Dog park
- Supportive services will continue to be provided by People First empowered by USI through September 2025 to include relocation assistance, addressing needs and/or barriers that impact housing stability, and providing linkages for needed services related to education, economic mobility, health and wellness.
- Residents are also eligible to participate in NRHA's Family Self-sufficiency program. This program provides residents access to programs, support and services needed to improve financial skills, achieve long-term employment, and meet personal goals related to homeownership and self-sufficiency.



For more information about Market Heights including floor plan, amenities and income restrictions scan the QR code on your smartphone or visit <https://lawsoncompanies.com/apartments/market-heights-apartments-norfolk-va>.

Scan me!

INCOME QUALIFICATIONS

To qualify, your income must be equal to **or below** those in the chart based on number of persons living in the apartment.

Occupants	Annual Income (40% AMI)*	Annual Income (50% AMI)*	Annual Income (60% AMI)*
1	\$23,680	\$29,600	\$35,520
2	\$27,040	\$33,800	\$40,560
3	\$30,440	\$38,050	\$45,660
4	\$33,800	\$42,250	\$50,700
5	\$36,520	\$45,650	\$54,780
6	\$39,240	\$49,050	\$58,860

(Area Median Income)*

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

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

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





Hello
**TIDEWATER
GARDENS
RESIDENTS!**

APPLY TODAY!

NRHA is now accepting applications for the new apartment community, Market Heights, a Project Based Voucher/Low-Income Housing Tax Credit Community located right next to Ruffner Academy.

This housing choice is offered as a preference for all current Tidewater Gardens residents and any prior Tidewater Gardens residents that relocated out of the community on or after February 28, 2019.

The waitlist opens on March 9th and will remain open until April 22, 2022.

Applications are being accepted online and can be submitted via your smartphone, tablet or desktop computer. Reasonable accommodations are available for persons with disabilities.

The Market Heights community consist of one, two- and three-bedrooms apartments with either one or two bathrooms. The apartments are expected to become available beginning in May 2022.

For more information about Market Heights including floor plan, amenities and income restrictions and more please visit www.nrha.us.

**MARKET HEIGHTS
630 TIDEWATER DR
NORFOLK, VA 23504**



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Plan Now for

LIFE AFTER HIGH SCHOOL!

Check out these scholarship opportunities for colleges, vocational, technical and business schools.

NRHA Scholarship (\$1,000 ONE-TIME)

ELIGIBILITY:

- Resident of NRHA public housing or HCV Program
- High school senior graduating by spring 2021
- Minimum 2.3 GPA, no SAT/ACT requirement
- Must attend an accredited university, college, vocational, technical or business school

APPLICATION DEADLINE: APRIL 1, 2022

The Virginia Association of Housing and Community Development Officials (VAHCDO) Scholarship

(\$2000 OVER FOUR YEARS)

ELIGIBILITY:

- Resident of public housing or other assisted housing in the Commonwealth of Virginia for at least six months prior to Feb. 28, 2022
- High school senior graduating by June 30, 2022
- Minimum 2.5 GPA
- Must have notice of acceptance from an accredited university, college, vocational, technical or business school

APPLICATION DEADLINE: APRIL 1, 2022

E.L. Hamm Scholarship

(\$20,000 AT ODU UP TO \$5,000/YR FOR FOUR YEARS)

ELIGIBILITY:

- Resident of NRHA public housing or HCV Program for at least twelve months prior to beginning of senior year of high school
- High school senior graduating by June 2021
- Minimum 2.2 GPA in Core Subjects (does not include electives)
- Minimum SAT score 1000 or ACT score 17
- Must have notice of acceptance to Old Dominion University

APPLICATION DEADLINE: MARCH 31, 2022

HAI Group Resident Scholarship

Program (\$6,000 ONE TIME)

ELIGIBILITY:

- United States citizen/permanent resident
- Resident of public housing or HCV Program that is insured by the HAI Group
- Must be accepted into an accredited or licensed technical school, two or four year college or university, Master's degree or PhD program

APPLICATION DEADLINE: APRIL 29, 2022

Janice House Achievement Award

(\$1,000 ONE-TIME)

ELIGIBILITY:

- African American female students
- High school seniors graduating from Norfolk, Chesapeake, Virginia Beach, Suffolk or Portsmouth public or private school
- Must be accepted into an accredited community college, technical or vocational school or accredited four-year college or university

APPLICATION DEADLINE: APRIL 30, 2022

Lois Young Special Achievement

Award (\$1,000 ONE-TIME)

ELIGIBILITY:

- African American female students
- High school seniors graduating from Norfolk, Chesapeake, Virginia Beach, Suffolk or Portsmouth public or private school
- Must be accepted into an accredited community college, technical or vocational school or accredited TWO OR four-year college or university
- Must have an Individualized Educational Plan or a 504 Plan

APPLICATION DEADLINE: APRIL 30, 2022

For more information on these scholarships, NRHA college preparation programs or if you are going directly into the workforce after high school, contact Julius Norman at 757-314-1695 (work), 757-274-1515 (cell) or email jnorman@nrha.us. See back for the top 10 tips for applying for college scholarships!



TOP 10 TIPS FOR APPLYING FOR COLLEGE SCHOLARSHIPS

1. Use a scholarship matching tool.

You can quickly search through databases of thousands of scholarships online. Through filters and keywords, you can find the ones that fit your qualifications, experiences, background or interests. Focus on the scholarships you're a good match for and rule out the ones where you don't meet all the requirements.

Here's a list of sites you can use for your search:

- U.S. Department of Labor's free scholarship search tool
- Scholly
- Cappex
- Unigo
- Fastweb
- Scholarships.com

2. Meet all application deadlines.

Always aim to complete your applications before the deadline so that you have plenty of time to fix your application should any issues occur. Use a calendar or planner, make a schedule, and stick to it. Application deadlines aren't suggestions; they are final. Even if you miss a deadline by just one day, you may not be considered.

3. Start the process sooner than later.

You can apply for scholarships you qualify for as early as you'd like, and the rule of thumb is always the earlier the better. Be sure to give yourself plenty of time to complete each step. Applications that have been rushed look sloppy, and incomplete applications probably won't be accepted.

4. Don't ignore small awards.

Some students only apply for scholarships with significantly large award amounts. The problem with that methodology is that you are going to have a lot more competition than with lower amounts. Plus, small awards can add up. There is no limit to how many scholarships you can apply for or win, so winning several smaller awards can really add up and help pay for school.

5. Request letters of recommendation early.

Some applications require letters of recommendation. A good letter of recommendation can make all the difference in your application. Choose recommendations from people who can speak to your strengths and ability to overcome your weaknesses (letters from family members are generally a no-no). Give your recommenders no less than two weeks' notice so they have time to write the letter. Be prepared to provide them with additional information about yourself or the scholarship. Make sure to follow-up with your recommender to assure that your letter was submitted.

6. Write a great essay.

Think carefully about the question being asked and use this opportunity to tell the selection committee things about you that might not be shown elsewhere in the application. Get help with editing for grammar and spelling, but do your own writing—the committee wants to hear from you personally.

7. Sing your own praises.

As uncomfortable as this may feel, the application process is once in your life when it's necessary to brag. Tell about the recognition and awards you've received. Emphasize activities that show your talents, especially things that demonstrate your ability to lead, take initiative, persist through adversity and care for your community. Employment and family responsibilities can say a lot in your favor as well.

8. Make an application schedule and stick to it.

Set aside a specific time that you're going to focus on applying. It can be one night a week, an hour each day or whatever works with your schedule. When the designated time rolls around, focus your efforts solely on your applications to ensure that you follow through with the process.

9. Try, try again.

Keep trying even if you don't win a scholarship right away. Save copies of every application that you complete so you don't have to start from scratch every time.

10. Beware of scholarship and financial aid scams

Familiarize yourself with the warning signs for scams. They're easier than you think to spot! Here are some scholarship scam warning signs you should be aware of:

- Fees: True scholarships are there to aid you, not the other way around so never pay to apply for scholarships or financial aid.
- Guarantees You'll Win: Legitimate sponsors will never guarantee that you'll win. If an offer is guaranteed, it's exactly as it seems: too good to be true.
- You're already a winner! You didn't apply, yet you've won. Legitimate scholarship offers are those you need to put effort into winning through the application process – you aren't just awarded money for no reason.
- Personal Information Requests: A legitimate sponsor will never request personal information that you shouldn't be giving out, like your social security number.
- Missing Sponsor Information: When a scholarship sponsor is legitimate, you will always be able to access their contact information in some form.

TIDEWATER GOALIE



April 2022

Sewage Waste Is Disgusting

Ever wonder what happens to all that stuff you flush down the toilet and pour down the kitchen sink?

It creates ugly blockages that result in backed up sewage waste that overflows into yards, streets and sometimes into homes.

The blockages are caused by the fat, oils and cooking grease that are poured down the drain. They solidify and stick to other waste to become giant globs known as fatbergs. Over time, fatbergs get so long and heavy that they create blockages that can fill the whole length of a pipe. And when fatbergs get really bad, they can shatter the pipe.

This is the stuff that's guaranteed to end up as a fatberg:

- Cooking grease, oil, fat, chicken bones and other waste that's poured down the kitchen sink
- Wet wipes and sanitary products that are flushed down the toilet, including the ones that say they're flushable
- Bath toys, washcloths and other stuff that also gets flushed down the toilet

To stop ongoing sewage back-ups, NRHA has hired East Coast Infrastructure contractors to inspect and clean the sewers in all NRHA family communities and midrises during the coming months. When they come to your community, you'll see their equipment and staff as they clear and clean the pipes.



But if the stuff that makes fatbergs continues to go down the drain, you can bet that sewage waste in your yards and homes will be back.

To stop sewage overflows in your community — **please take the extra step to throw your cooking grease, oil, kitchen waste, wet wipes and sanitary products in the trash and not down the drain.**

We appreciate your help!



What's Happening

Air Quality Inspection

See page 2 for more information

Community Clean-up Day

See page 2 for more information

Scholarship Opportunities

See page 3 for more information

Unpaid Rent Can Lead to Eviction

See page 5 for more information

Job Fair

See page 7 for more information

Preschool Enrollment

See page 8 for more information

Worth It Wednesday

See page 12 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.



Commissioners' Update NRHA Board of Commissioners

Subject: NRHA Media Coverage – March 2022

Contact: Nealy Gihan

Date: April 14, 2022

STATUS

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

FUTURE ACTION

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

NRHA Media Coverage - March 2022

Date	Headline	Publication	Reach	Sentiment
3/3/2022	Norfolk-based Stop the Violence Team bringing teens to Harlem Globetrotters	WAVY-TV	1,266,607	Positive
3/8/2022	Construction of St. Paul's housing units on track to start in April	WVEC-TV	448,530	Neutral
3/14/2022	Norfolk Police investigate homicide after woman found dead inside Young Terrace community home	WTKR-TV	697,361	N/A
3/14/2022	Norfolk police investigate killing after woman found dead inside home in Young Terrace	13 News Now	517,979	N/A
3/14/2022	Norfolk police identify woman found dead in Young Terrace home	The Virginian-Pilot	828,430	N/A
3/14/2022	Police ID woman fatally shot in Young Terrace home	WAVY-TV	1,266,607	N/A
3/14/2022	Who's Hiring In Norfolk: This Week's Newest Job Openings	Patch.com - Herndon, VA	33,022	Neutral
3/22/2022	Police respond to domestic incident in Calvert Square area of Norfolk	WAVY-TV	1,266,607	Neutral
3/24/2022	Richmond set to redevelop its public housing neighborhoods, raising old questions	WCVE-TV - VPM News	92,242	Neutral
3/28/2022	The City of Norfolk is Hiring!	City of Norfolk, Virginia	114,390	Neutral



Tidewater Gardens Relocation Dashboard - 3/31/2022

Resident Relocation Choices by Phase

Phases	Total Units	TPV Choice	LIPH/PBV Choice	Total Current Relocation Choices	Change from Prior Report
Phase 1	187	129	52	181	0
Phase 2	262	165	68	233	0
Phase 3	116	86	12	98	+2
Phase 4	53	35	11	46	+3
Grand Total	618	415	143	558	+5

* Phase 1 = 181 + 2 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	181	83	45.86%	0
Phase 2	262	233	139	59.66%	0
Phase 3	116	98	50	51.02%	0
Phase 4	53	46	30	65.22%	+2
Grand Total	618	558	302	54.12%	+2

Vacancy Statistics by Phase

Phases	Total Units	Total Vacant Units	Total Occupied Units	Percentage Vacant Units	Change from Prior Report
Phase 1	187	175	12	93.58%	0
Phase 2	262	230	32	87.79%	+8
Phase 3	116	60	56	51.72%	+11
Phase 4	53	35	18	66.04%	+1
Grand Total	618	500	118	80.91%	+20

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	190	-2	Service linkages March 2022	158
Phase 2	234	+1	Total number of household assessments completed	561
Phase 3	111	-1	Collaborative housing stability interventions	62
Phase 4	51	-2		
Grand Total	586	-4		

Reason for Vacancy

Reason for Vacancy	Total Count Vacancy Reason	Percentage by Move Out Reason
Moved to Housing Choice Voucher	266	53%
Unit Transfer	91	18%
Rented Elsewhere	56	11%
Moved to Project Based Housing	52	10%
Purchased Home	3	1%
Eviction	19	4%
Termination	1	0%
Deceased	10	2%
Moved Without Notice	2	0%
Grand Total	500	100%

CNI Areas of Opportunity

Reason for Vacancy	Total	Count
Housing Choice Voucher	266	90
Rented Elsewhere	56	18
Project Based Voucher	52	5
Family Splits	24	6
Purchased Home	3	2
Second Moves	16	5
Total	417	126

Areas of Opportunity - includes 417 units noted above

* < 62% mi concentration and <40% poverty	30%
<40% poverty	355 85%
<20% poverty	163 39%

Youth Relocation

Total Youth Relocation	758
Youth Relocated to HCV	462
Youth Relocated to LIPH/Project Based	296

Relocation by City

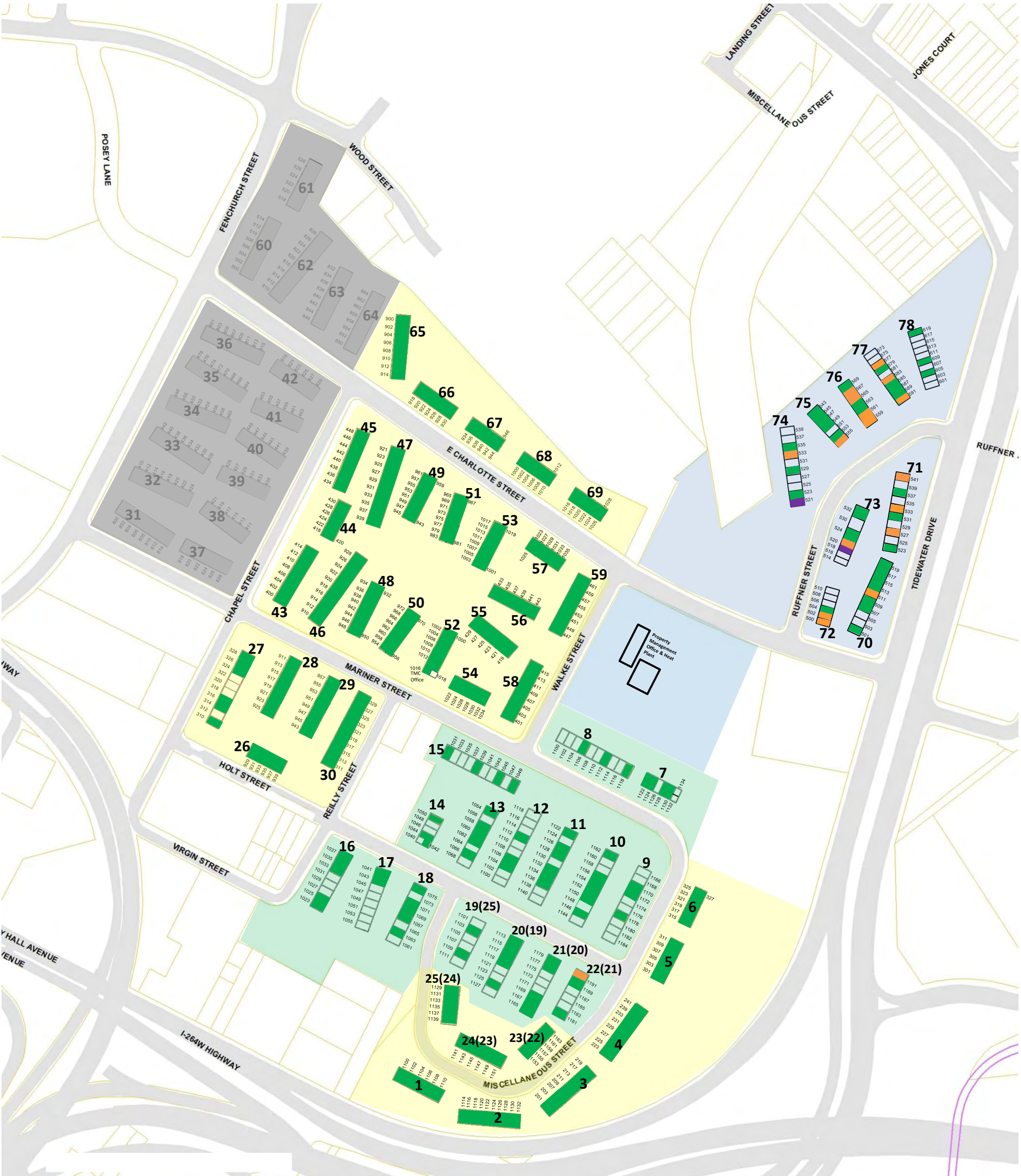
Relocation City	Count of City	Percentage by Relocation City
Norfolk, Virginia	409	82%
Chesapeake, Virginia	16	3%
Hampton, Virginia	1	0%
Newport News, Virginia	1	0%
Portsmouth, Virginia	8	2%
Suffolk, Virginia	1	0%
Virginia Beach, Virginia	21	4%
Arlington, Virginia	1	0%
Columbia, Maryland	1	0%
Fort Still, 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	500	100%

Areas of Opportunity - 500 total including transfers to other NRHA properties

* < 62% mi concentration and <40% poverty	25%
<40% poverty	355 71%
<20% poverty	163 33%

Vacancy Tracking Map

For Tidewater Gardens



Legend

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

March 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	280		5
Demo Seq 3	133	63		70
Demo Seq 4	76	32		44
	618	375	124	119