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Thursday, May 12, 2022 555 East Main Street Norfolk, VA 23501

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Chief Community Engagement Officer

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FUTURE MEETINGS

Board of Commissioners' Retreat
Thursday, May 19 - Friday May 20, 2022 at 9:00 a.m.
The Ray and Joan KROC Center, 1401 Ballentine Blvd.

BOC Housing and Safety Committee Meeting Monday, May 23, 2022 at 11:00 a.m. 555. E. Main St.

BOC Finance and Budget Committee Meeting Monday, June 13, 2022 at 2:30 p.m. 555 East Main Street

Board of Commissioners' Meeting Thursday, June 16, 2022 at 9:00 a.m. 555 E. Main St.



Date Range: 07/01/2021 - 04/30/2022

ACQUISITIONS

Block Parcel	Address	Owner	Date	Amount
501	1-503 Berkley Avenue Extension	Liberty & Berkley LLC.	02/28/2022	\$150,000

TOTAL ACQUISITIONS \$150,000.00

SALES (DISPOSITIONS)

Disposition #	Address	Developer	Usage	Development Value	t Settlement Date	Sales Price			
East Ocean View Re	edevelopment/East Beach		(as per the East Beach LLD)	(as per the East Beach LLDC, sales price reflects 5% of sales price)					
7-145 – 7-158	9505-9537 23 rd Bay Street	East Beach Realty	Co. 10 Cottages/bungalows	TBD	01/04/2022	\$ 37,770.00			
			East Ocean View Red	development/Eas	st Beach Total:				
						\$ 37,770.00			
Land Disp. Parcel #149	207 E. 29 th Street	The Mayfield Co.	Buffer/Landscape next to establishment	\$14,000	10/25/2021	\$14,000.00			
Scattered Site property	2218 Harrell Avenue	NRHA	LM single family 3bd/1 bath, 1169 sqft.		07/01/2021	\$168,200.00			
Scattered Site property	450 Jean Court	NRHA	LM single family 3bd/1.5 bath, 1369 sqf	t.	09/22/2021	\$140,100.00			
Scattered Site property	914 Oaklawn Avenue	NRHA	LM single family 3bd/2 bath, 1313 sqft.		12/15/2021	\$167,600.00			
Scattered Site property	1058 Bland Street	NRHA	LM single family 3bd/1.5 bath, 960 sqft.		12/29/2021	\$144,200.00			
Scattered Site property	3714 Lenoir Circle	NRHA	LM single family 3bd/1.5 bath, 1505 sqf	t.	12/30/2021	\$208,400.00			

TOTAL DISPOSITIONS \$880,270.00

FY2021 Dedications to the City of Norfolk	Usage
Church Street Redevelopment Project 901 Church Street	Development TBD
Downtown West Redevelopment Project 251 Waterside Drive	Right of way improvement
Fairmont Park Redevelopment Project 2601, 2605, 2609 Lafayette Blvd., 3131, 3133 Lens Ave.	New Fire Station
South Brambleton Redevelopment Project 59 Individual parcels on Brown, Clay, Claiborne, Reeves and Willoughby Streets	Future Development



Community Engagement Quarterly Report
FY22 3 rd Quarter: January 2022 to March 2022
Kimberly Thomas – Chief Community Engagement Officer
Aaron Harris – Economic Opportunities Manager
Julius Norman - Youth Services Manager
Gwen Williams- Family Self-Sufficiency Manager
Travis Williams-Community Relations Manager

CLIENT SERVICES PROGRAMS

Workforce Development

The employment trends in our communities seem to follow the national trends with large percentage of people choosing not to return to the traditional workforce. Although our numbers look low, there is a lot of work that goes into helping clients obtain and maintain employment (as demonstrated in the success stories). Increasing annual income by almost \$20k is remarkable. We are identifying effective strategies to reengage with our participants and to find innovative approaches to service delivery.

Family Self-Sufficiency (FSS)

The FSS Team continues to have record enrollments with 20 new enrollments in the 3rd quarter. Our recruitment efforts include referrals from administrative assistants in the communities, new family orientations from occupancy, and mailings to zero income participants. We were thrilled that of our eight new employments, three were full time positions earning over \$25,000.00 per year (Gethsemane Baptist Church \$27,000.00, NRHA \$ 30,014.00, and HRT \$33,696.00). In addition, we were able to assist an adult son of a participant by partnering with Norfolk Works. He has obtained employment with the Shipyard earning \$14.00 per hour. Our team has held speaking engagements with Human Services students at Tidewater Community College as well as the Youth Mentoring Program in Calvert Square. We have also held virtual FSS workshops monthly. Topics for the 3rd quarter have included "Sisters Healing Sisters", "Habitat for Humanity", and "Health, Wellness, and Nutrition". We are pleased to announce that our residents prefer the virtual format and attendance has been averaging 20 participants for each workshop. The team also took some time to just wind down with 'Wellness Wednesday' self-care activity at a local bowling alley.

Youth Services

The Youth Services department has expanded its mental health and self-care focus for all programs. The Youth Mental Health model will promote healthy lifestyle changes and educate residents on the benefits of positive mental health. Quarterly workshops and support groups focus on allowing participants a safe place and platform to vocalize and rationalize any personal issue or traumas with peer-to-peer conversations, covering topics from personal to financial to emotional.

Workforce Development Program (ROSS)	1st Qtr July-Sept	2nd Qtr Oct-Dec	3rd Qtr Jan-Mar	4th Qtr Apr-Jun
New Enrollments	7	3	1	
Total Program Participants (Duplicated)	132	125	130	
Newly Employed Participants (FT and PT Employment)	12	5	3	
Employment Fairs (Organized and Facilitated by				
ROSS)	1	0	0	
Number of Attendees at Employment Fair	32	N/A	N/A	

Family Self Sufficiency Program (FSS)	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
New Enrollments	18	21	20	
Total Program Participants	271	285	288	
Newly Employed Participants (FT and PT				
Employment)	10	6	8	
Number of Program Exits	12	7	5	
Successful Graduates	100%	100%	100%	
Total Escrow Distribution (Successful Graduates and Interim Disbursements)	\$23,292.73	\$19,894.77	\$28,675.29	
HomeNet Referrals	5	3	5	
Youth Programs	1st Qtr July-Sept	2nd Qtr Oct-Dec	3rd Qtr Jan-Mar	4th Qtr Apr-Jun
GED Program Participants	1	0	0	
Youth Executive Council	7	15	15	
Out of School Youth Program	12	13	14	
College Here We Come	19	19	20	
EVMS Youth Program	25	25	25	
Youth Work Experience (Non OSY participants)	8	13	8	
Calls to participants	650	250	490	
Total Number of Youth Program Participants (Duplicated)	71	85	82	

Out of School Youth Program Outcomes				
Number of Participants in work Experience				
(Oct-Dec 2021)	3	3	8	
Total Work Experience Hours Earned				
(Oct-Dec 2021)	185	200	200	
Total Compensation For Work Experience				
(Compensated at \$9.50 per/hr Oct-Dec 2021).)	\$1,757.50	\$1,822.00	\$1,822.00	
Percent Attainment of Degree or Certification at	Ψ1,737.30	Ψ1,022.00	Ψ1,022.00	
Exit				
(Target 70%)	N/A	1	1	
, ,	,	-	-	
Placement in Education or Employment at Exit	670/	670/	670/	
(Target 70 %)	67%	67%	67%	
Measurable Skills Gain at Exit	4.40/	4.40/	200/	
(Target 70%)	44%	44%	38%	
College Here We Come	-		2	
College Tours	1	0	3	
Number of Attendees at College Tours	7	N/A	12	
College Application, FASFA, or Scholarship	F	4	4	
Applications Assistance	5	1	4	
Incentive Programs Recreation Connect - Recreation Cards	3	0	0	
Recreation Connect - Recreation Cards	3	<u> </u>	U	
Cultural Enrichment Field Trips and Activities	0	0	0	
Seasonal Programs				
NRHA Scholarship - Request Received/Awarded	3	0	4	
E.L. Hamm Scholarships -				
Submitted/finalist/awarded	1	1 (pending)	2	
Summer Camp Enrollment	33	0	0	
Summer Nutrition Program - Number of Meals		436 (Holiday		
(Duplicated)	1,263	Box Meals)	0	

Economic Opportunities

The Office of Economic Opportunities seeks to connect Section 3 residents and certified contractors with economic opportunities that build competitive competencies and yield employment, training and contracts. All efforts are guided by the provisions set forth in 24 CFR 75 (Section 3 of the Housing and Urban Development Act of 1968, as amended) and inclusive of all constituents and components of the policy. While employment and training are principal components, Section 3 compliance is incomplete without inclusion of Section 3 certified contractors, resident entrepreneurs and minority and women businesses. Best practices are also shared between regional and national Section 3 professionals.

04 Workshops and Training Opportunities (4 total)

We seek partnerships with organizations that help entrepreneurs realize their potential for success in business ownership. We support emerging and existing resident entrepreneurs with assessing the feasibility of new business ventures, growth potential, plan development and ongoing supportive services and referrals for 15 resident entrepreneurs in our current pipeline.

Business Growth and Development Opportunities (6 total)

We shared business start-up and growth resources with Section 3 contractors, NRHA resident entrepreneurs and potential entrepreneurs.

Numerous contractors and businesses were referred to other agencies for business development training, registration, support and the MWBE certifications.

Compliance Monitoring

Ongoing assessments of Section 3 Work Plans submitted by NRHA developers, contractors and builders to ensure compliance, identify economic opportunities and conduct outreach.



To:

Board of Commissioners

Cc:

Ronald Jackson, Executive Director,

From:

D. Scott Pontz, Chief Financial Officer

Subject:

Financial Reporting for the Month of March 2022

Date:

May 9, 2022

Financial Highlights March 31, 2022

Statements provided for March are:

Housing Choice Voucher Program (Section 8) administration, RAD communities in summary,
Tax Credit Partnerships in summary,
City View Tower,
Merrimack Landing and Oakmont North in summary
Public Housing communities in summary,
Central Office Cost Center Administrative Overhead,
in aggregate - all identified shortfall areas
Specialized Maintenance.

We have the ability to provide these statements for any and all operating instruments of the authority.

Below, and as a central piece of this information you will find a narrative outlining the financial highlights of the agency for the period covered. This is intended as an attempt to

answer your questions in advance and provide you with the background information needed to understand the content of the statements as provided.

Housing Choice Voucher Program Administration (HCVP) For the month ended March 31, 2022

- The HCVP administrative project is showing a net loss of (\$9,614) for the year to date.
- Revenue is now exceeding expectation due to slower than average leasing affecting the revenue earned from HUD. As expected increased leasing is generating additional administration fees and the program is performing better than budget in the second half. With expected leasing increases and control on additional expense this program should no longer experience shortfalls in fiscal 2024 and forward.

Rental Assistance Demonstration (RAD) For the month ended March 31, 2022

- Net Income for the RAD properties at March 31 is \$313,879.
- We can project for the year end that the performance of the revenue side of the
 operations will continue to outperform the budget. As we cannot forecast what, if
 any, extraordinary maintenance items will come up in the last quarter of the year it is
 difficult to predict the eventual outcome. Cash flows earned here are available to the
 Authority as a whole.

Low Income Housing Tax Credits For the month ended March 31, 2022

- All comparisons shown are against the NRHA approved FY 2022 budget. These
 do not represent the individual investor approved budgets.
- Net Income for the LIPH properties at March 31 is \$1,180,969.
- We can project this area to finish the year at approximately the level it shows at present. We cannot say the first nine-month operating result will continue at this pace. We would expect usage of the extraordinary maintenance lines to pick up. Also, while utilities are running well under budget on this sheet it needs to be noted that they are at or even above budget when compared to the investor approved budgets. Staffing at these sites has been an issue with two property manager

vacancies affecting the results. With these positions now filled we expect administrative salary and associated benefits to run much closer to budget for the remainder of the fiscal year.

Business Activities For the month ended March 31, 2022

- City View Tower
 - o The net loss for the property is (\$355,348) through March when adjusted for rental amount from Taylor Walker.
 - o Budgeted parking garage work having has begun.
 - o 38% of rental income reported is coming from NRHA.
 - Property at this point is no longer generating enough rental revenue to cover operating costs.
- Merrimack Landing and Oakmont North
 - o The net income for the properties \$2,872,097 through March
 - This is well ahead of budget projections
 - We expect a flurry of maintenance at the year end and do not expect the operating result for the year to be much better than where it is now.
 - o March net income is very nearly the same as the expected 12 month result of \$2,881,668.

Low Income Housing Program For the month ended March 31, 2022

- The Low-Income Public Housing Program (Federally Aided) is one of our areas of concern with its projected short fall of (\$1,248,316).
- The net income (loss) for the program is (\$501,315) through March.
- Subsidy revenue is subject to appropriations and is short of expectations due to a
 HUD adjustment on Young Terrace. This adjustment was factored on the third
 quarter of the year and thus makes a dramatic shortage at the beginning of our 2022
 fiscal year.
- Maintenance and Utility amounts are below budget year to date and are contributing the lower shortfall amount.
- We expect the year end shortfall to be in the range of \$750,000.

Central Office Cost Center Overhead For the month ended March 31, 2022

- The net loss for the agency Central overhead through March is (\$1,088,026).
- Budgeted net loss at this point is (\$1,534,033)
- The improvement in the result is due to management decisions on staffing levels.
 Vacant positions have been allowed to remain vacant producing savings that will roll forward in time.
- This improved performance will reduce the amount of reserves required for use for FY 2022.

Central Office Cost Center Maintenance For the month ended March 31, 2022

- Net loss for the COCC-Maintenance division is (\$553,090).
- Budgeted net loss for the first nine months of the year is (\$845,552)
- Fee revenues are exceeding budget.
- Savings on staff turnover / vacant positions are attributing to the result.
- We would expect the savings from the first nine months to remain but cannot forecast additional savings as the department continually looks to fill vacant positions.
- This improved result for 2022 cannot be forecast to continue into 2023 as we continue to attempt to fill vacant positions.

HCV Administration For the month ended March 31, 2022

	YTD Actual	YTD Budget	Variance	Annual Budget
Program HCVP				
Project HCV Adminis	tration			
Troject Trev Adminis	ti ation			
Type Subtype Boa	Sum of YTD Actual	Sum of YTD Budget	Sum of YTD Variance	Sum of Annual Budget
Revenue Capital Subs	0	0	0	0
Loss on Sale	0	0	0	0
Managemer	0	0	0	0
Operating S	2,319,133	2,188,876	130,257	2,918,501
Other Rever	375,544	9,363	366,181	12,484
Tenant Rent	0	0	0	0
Tenant Reve	2,799	0	2,799	0
Total Revenue	\$ 2,697,476	\$ 2,198,239	\$ 499,237	\$ 2,930,985
Expense: Admin Salar	781,470	679,691	101,778	906,255
Capital Impi	0	0	0	0
Employee B	369,894	344,813	25,081	459,751
Fee Expense	677,177	686,568	(9,392)	915,424
General Exp	28,182	53,626	(25,444)	71,501
Housing Ass	362,599	0	362,599	0
Maintenanc	0	0	0	0
Maintenanc	196,355	253,456	(57,100)	337,941
Other Admi	311,414	378,458	(67,043)	504,610
Protective S	0	0	0	0
Tenant Serv	0	75	(75)	100
Utility Exper	0	0	0	0
Total Expenses	2,727,091	2,396,687	330,404	3,195,582
Other Or Operating T	0	0	0	0
Operating T	0	0	0	0
Replacemer	0	0	0	0
Net income (loss)	\$ (29,614)	\$ (198,448)	\$ 168,833	\$ (264,597)

RAD - PBV

(Multiple Items)

For the month ended March 31, 2022

RAD - PBV				
(Multiple Items)				
Subtype Board	Sum of YTD Actual	Sum of YTD Budget	Sum of YTD Variance	Sum of Annual Budget
Capital Subsidy	0	0	0	0
Loss on Sale	0	0	0	0
Management Fee Revenue	0	0	0	0
Operating Subsidy	692,019	604,188	87,831	805,584
Other Revenue	2,145	3,669	(1,524)	4,892
Tenant Rent	336,151	351,524	(15,373)	468,699
Tenant Revenue	3,879	3,959	(80)	5,279
nue	\$ 1,034,195	\$ 963,341	\$ 70,854	\$ 1,284,454
Admin Salary	48,805	58,688	(9,882)	78,250
Capital Improvement	0	0	0	0
Employee Benefits	41,165	46,730	(5,566)	· 62,307
Fee Expense	114,424	115,017	(593)	153,356
General Expense	30,395	72,302	(41,907)	96,402
Housing Assistance Payments	0	0	0	0
Maintenance Expense	244,391	440,298	(195,907)	587,064
Maintenance Salary	43,363	43,929	(566)	58,572
Other Administrative Expense	17,136	24,423	(7,287)	32,564
Protective Services	52,388	60,070	(7,682)	80,093
Tenant Services Expense	6,941	12,059	(5,117)	16,078
Utility Expense	121,307	138,911	(17,603)	185,214
nses	720,316	1,012,425	(292,109)	1,349,900
Operating Transfer in	0	(49,085)	49,085	(65,446)
Operating Transfer out	0	0	0	0
Replacement Reserve	9,870	0	9,870	0
er OutFlows	9,870	(49,085)	58,954	(65,446)
e (loss)	\$ 313,879	\$ (49,085)	\$ 362,963	\$ (65,446)
	Capital Subsidy Loss on Sale Management Fee Revenue Operating Subsidy Other Revenue Tenant Rent Tenant Revenue Admin Salary Capital Improvement Employee Benefits Fee Expense General Expense Housing Assistance Payments Maintenance Expense Maintenance Salary Other Administrative Expense Protective Services Tenant Services Expense Utility Expense Inses Operating Transfer in Operating Transfer out Replacement Reserve	Capital Subsidy Loss on Sale Management Fee Revenue Operating Subsidy Other Revenue Tenant Rent Tenant Revenue Admin Salary Capital Improvement Employee Benefits Fee Expense Housing Assistance Payments Maintenance Expense Maintenance Salary Maintenance Salary Other Administrative Expense Tenant Services Expense Utility Expense Toperating Transfer out Replacement Reserve Poter OutFlows Operating Transfer	Capital Subsidy 0 0 Loss on Sale 0 0 Management Fee Revenue 0 0 Operating Subsidy 692,019 604,188 Other Revenue 2,145 3,669 Tenant Rent 336,151 351,524 Tenant Revenue 3,879 3,959 mue \$ 1,034,195 \$ 963,341 Admin Salary 48,805 58,688 Capital Improvement 0 0 Employee Benefits 41,165 46,730 Fee Expense 114,424 115,017 General Expense 30,395 72,302 Housing Assistance Payments 0 0 Maintenance Expense 244,391 440,298 Maintenance Salary 43,363 43,929 Other Administrative Expense 17,136 24,423 Protective Services 52,388 60,070 Tenant Services Expense 6,941 12,059 Utility Expense 121,307 138,911 Inses 720,316 1,012,425 Operating Transfer in 0	Capital Subsidy 0 0 0 Loss on Sale 0 0 0 Management Fee Revenue 0 0 0 Operating Subsidy 692,019 604,188 87,831 Other Revenue 2,145 3,669 (1,524) Tenant Rent 336,151 351,524 (15,373) Tenant Revenue 3,879 3,959 (80) mue \$ 1,034,195 \$ 963,341 \$ 70,854 Admin Salary 48,805 58,688 (9,882) Capital Improvement 0 0 0 Employee Benefits 41,165 46,730 (5,566) Fee Expense 114,424 115,017 (593) General Expense 30,395 72,302 (41,907) Housing Assistance Payments 0 0 0 Maintenance Expense 244,391 440,298 (195,907) Maintenance Salary 43,363 43,929 (566) Other Administrative Expense 17,136 24,423

LIHTC Partnership (Multiple Items)

For the month ended March 31, 2022

		YTD Actual	YTD Budget	Variance	Annual Budget
	LIHTC Partnership (Multiple Items)				
Туре	Subtype Board	Sum of YTD Actual	Sum of YTD Budget	Sum of YTD Variance	Sum of Annual Budget
	Capital Subsidy	0	0	0	0
	Loss on Sale	0	0	0	0
	Management Fee Revenue	0	0	0	0
	Operating Subsidy	3,501,026	3,122,479	378,547	4,163,305
	Other Revenue	57,776	70,580	(12,804)	94,106
	Tenant Rent	1,694,502	1,491,657	202,845	1,988,876
	Tenant Revenue	13,044	17,024	(3,980)	22,698
Total Rever	nue	\$ 5,266,348	\$ 4,701,739	\$ 564,609	\$ 6,268,985
Expense	Admin Salary	169,166	268,361	(99,195)	357,815
	Capital Improvement	9,097	0	9,097	0
	Employee Benefits	377,719	319,047	58,672	425,396
	Fee Expense	325,758	478,259	(152,501)	637,678
	General Expense	716,075	428,772	287,303	571,696
	Housing Assistance Payments	C	0	0	0
	Maintenance Expense	532,453	842,565	(310,112)	1,123,420
	Maintenance Salary	335,294	362,041	(26,747)	482,721
	Other Administrative Expense	133,781	114,565	19,216	152,753
	Protective Services	149,451	230,042	(80,591)	306,723
	Tenant Services Expense	68,831	138,331	(69,499)	184,441
	Utility Expense	1,267,754	1,517,396	(249,642)	2,023,194
Total Exper	nses	4,085,379	4,699,378	(613,999)	6,265,837
•	Operating Transfer out	C	362,427	(362,427)	483,236
	Replacement Reserve	14,100	49,950	(35,850)	66,600
Total Othe	r OutFlows	14,100	2,361	11,739	3,148
Net income	e (loss)	\$ 1,180,969	\$ 2,361	\$ 1,178,608	\$ 3,148

Business Activity City View Tower For the month ended March 31, 2022

		YTD Actual	YTD Budget	Variance	Annual Budget
Program Project	Business Activity City View Tower				
Туре	Subtype Board	Sum of YTD Actual	Sum of YTD Budget	Sum of YTD Variance	Sum of Annual Budget
Revenue	Capital Subsidy	0	, 0	0	0
	Loss on Sale	0	0	0	0
	Management Fee Revenue	0	0	0	0
	Operating Subsidy	0	0	0	0
	Other Revenue	42,306	96,343	(54,037)	128,457
	Tenant Rent	0	0	0	. 0
	Tenant Revenue	1,026,416	1,203,826	(177,410)	1,605,101
Total Revenue		\$ 1,068,721	\$ 1,300,169	\$ (231,447)	
Expenses	Admin Salary	0	0	OR AND DESCRIPTION OF THE PERSON NAMED IN COLUMN 2	0
	Capital Improvement	0	0	0	0
	Employee Benefits	0	0	0	0
	Fee Expense	60,181	19,535	40,646	26,047
	General Expense	640,760	614,574	26,186	819,432
	Housing Assistance Payments	0		0	0
	Maintenance Expense	309,288	621,870	(312,582)	829,160
	Maintenance Salary	0		0	0
	Other Administrative Expense	12,755	6,092	6,663	8,123
	Protective Services	161,882	135,900	25,982	181,200
	Tenant Services Expense	0		(375)	500
	Utility Expense	239,201	276,822	(37,621)	369,096
Total Expenses		1,424,069		(251,100)	
Other OutFlows	Operating Transfer in	0	(375,000	375,000	(500,000)
	Operating Transfer out	0		0	0
	Replacement Reserve	0	0	0	0
Total Other OutFlows		0	(375,000)	375,000	(500,000)
Net income (loss)		\$ (355,348)) \$ -	\$ 19,652	\$ -

Business Activity

Oakmont North - Merrimack Landing For the month ended March 31, 2022

		Y	TD Actual		YTD Budget	Variance		Anı	nual Budget
Program Project	Business Activity (Multiple Items)								
Туре	Subtype Board	Sum	of YTD Actual	Sum	of YTD Budget	Sum of YTD Vari	iance	Sum of	Annual Budget
Revenu	e Capital Subsidy		0		0		0		. 0
	Loss on Sale		0		0		0		0
	Management Fee Revenue		0		0		0		0
	Operating Subsidy		0		0		0		0
	Other Revenue		752,704		0	75	52,704		0
	Tenant Rent		6,899,498		7,610,684	(71	1,186)		10,147,578
	Tenant Revenue		170,583		0	17	70,583		0
Total Rev	enue	\$	7,822,785	\$	7,610,684	\$ 213	2,102	\$	10,147,578
Expens	e: Admin Salary		296,125		611,588	(31	15,464)		815,451
	Capital Improvement		167,425		0	16	57,425		0
	Employee Benefits		165,323		206,035	(4	10,712)		274,713
	Fee Expense		465,428		465,007		421		620,009
	General Expense		1,216,110		1,237,554	(2	21,444)		1,650,072
	Housing Assistance Payments		0		0		0		0
	Maintenance Expense		1,022,191		1,609,103	(58	36,912)		2,145,471
	Maintenance Salary		464,273		250,098	21	14,175		333,464
	Other Administrative Expense		280,430		202,951	7	77,480		270,601
	Protective Services		81,343		80,244		1,099		106,992
	Tenant Services Expense		0		9,951		(9,951)		13,268
	Utility Expense		882,040		776,902	10	05,139		1,035,869
Total Exp	enses		5,040,688		5,449,433	(40)	8,745)		7,265,910
Net incon	no (loss)	\$	2,782,097	Ś	2,161,251	\$ 62	0,846	\$	2,881,668

LIPH

(Multiple Items)

For the month ended March 31, 2022

		YTD Actual	YTD Budget	Variance	Annual Budget
Program Project	LIPH (Multiple Items)				
Туре	Subtype Board	Sum of YTD Actual	Sum of YTD Budget	Sum of YTD Variance	Sum of Annual Budget
Revenu	e Capital Subsidy	0	0	0	0
	Loss on Sale	0	0	0	0
	Management Fee Revenue	0	0	0	0
	Operating Subsidy	9,179,485	10,298,999	(1,119,514)	13,731,998
	Other Revenue	388,780	41,750	347,030	55,667
	Tenant Rent	4,779,579	4,976,225	(196,646)	6,634,967
	Tenant Revenue	66,729	200,616	(133,887)	267,488
Total Rev	enue	\$ 14,414,573	\$ 15,517,590	\$ (1,103,017)	\$ 20,690,120
Expens	e Admin Salary	689,770	843,258	(153,488)	1,124,344
	Capital Improvement	0	0	0	0
	Employee Benefits	802,837	914,935	(112,098)	1,219,913
	Fee Expense	1,904,018	2,011,577	(107,559)	2,682,103
	General Expense	464,781	452,484	12,297	603,312
	Housing Assistance Payments	0	0	0	0
	Maintenance Expense	3,130,006	3,623,924	(493,918)	4,831,899
	Maintenance Salary	1,033,100	1,088,304	(55,204)	1,451,072
	Other Administrative Expense	503,575	367,361	136,214	489,815
	Protective Services	426,107	637,467	(211,360)	849,956
	Tenant Services Expense	209,121	318,645	(109,524)	424,860
	Utility Expense	5,752,573	6,195,872	(443,298)	
Total Exp	enses	14,915,887	16,453,827	(1,537,940)	21,938,436
Other C	Operating Transfer in	0	0	0	0
	Operating Transfer out	0	0	0	0
	Replacement Reserve	0	0	0	0
Total Oth	er OutFlows	0	0	0	0
Net incon	ne (loss)	\$ (501,315)	\$ (936,237)	\$ 434,922	\$ (1,248,316)

COCC

(Multiple Items)
For the month ended March 31, 2022

		Y	D Actual	YTD Budget	Variance	Annual Budget
Program Project	COCC (Multiple Items)					
Туре	Subtype Board	Sum o	f YTD Actual	Sum of YTD Budget	Sum of YTD Variance	Sum of Annual Budget
Revenu	e Capital Subsidy		0	0	0	0
	Loss on Sale		0	233,763	(233,763)	311,684
	Management Fee Revenue		4,444,355	4,162,036	282,319	5,549,381
	Operating Subsidy		0	0	0	C
	Other Revenue		186,217	443,247	(257,030)	590,996
	Tenant Rent		0	0	0	C
	Tenant Revenue		576,899	561,039	15,860	748,052
Total Rev	enue	\$	5,207,472	\$ 5,400,085	\$ (192,613)	\$ 7,200,113
Expense	el Admin Salary		2,496,445	3,249,162	(752,717)	4,332,216
	Capital Improvement		3,200	0	3,200	C
	Employee Benefits		1,106,693	1,260,976	(154,283)	1,681,302
	Fee Expense		520,868	362,686	158,182	483,581
	General Expense		2,584	31,523	(28,939)	42,030
	Housing Assistance Payments		0	0	0	(
	Maintenance Expense		11,463	71,601	(60,138)	95,468
	Maintenance Salary		20,220	21,672	(1,452)	28,896
	Other Administrative Expense		2,134,024	1,936,498	197,526	2,581,998
	Protective Services		0	0	0	C
	Tenant Services Expense		0	0	0	C
	Utility Expense		0	0	0	C
Total Exp	enses		6,295,497	6,934,118	(638,620)	9,245,490
Other C	Operating Transfer in		0	0	0	C
	Operating Transfer out		0	0	0	C
	Replacement Reserve		0	0	0	C
Total Oth	er OutFlows		0	0	0	0
Net incon	ne (loss)	\$	(1,088,026)	\$ (1,534,033)	\$ 446,007	\$ (2,045,377

COCC - Maint (Multiple Items)

For the month ended March 31, 2022

		YTD Actual	YTD Budget	Variance	Annual Budget
Program Project	COCC - Maint (Multiple Items)				
Туре	Subtype Board	Sum of YTD Actual	Sum of YTD Budget	Sum of YTD Variance	Sum of Annual Budget
Revenu	Capital Subsidy	0	0	0	0
	Loss on Sale	0	0	0	0
	Management Fee R	3,397,487	3,149,357	248,130	4,199,142
	Operating Subsidy	0	0	0	0
	Other Revenue	560,353	587,888	(27,535)	783,850
	Tenant Rent	0	0	0	0
	Tenant Revenue	0	0	0	0
Total Reve	enue	\$ 3,957,840	\$ 3,737,244	\$ 220,596	\$ 4,982,992
Expense	Admin Salary	31	0	31	0
	Capital Improveme	29,425	137,250	(107,825)	183,000
	Employee Benefits	630,663	663,460	(32,797)	884,613
	Fee Expense	874,242	700,502	173,741	934,002
	General Expense	77,697	87,632	(9,935)	116,842
	Housing Assistance	0	0	0	0
	Maintenance Exper	1,298,400	1,221,801	76,599	1,629,068
	Maintenance Salar	1,311,070	1,448,308	(137,238)	1,931,077
	Other Administration		311,565	(22,703)	415,420
	Protective Services	0	0	0	0
	Tenant Services Exp	293	12,279	(11,986)	16,372
	Utility Expense	247	0	247	0
Total Expe	enses	4,510,929	4,582,796	(71,866)	6,110,394
Other C	Operating Transfer	0	0	0	0
	Operating Transfer	0	22,500	(22,500)	30,000
	Replacement Reser	0	0	0	0
Total Othe	er OutFlows	0	22,500	(22,500)	30,000
Net incom	ne (loss)	\$ (553,090)	\$ (845,552)	\$ 292,462	\$ (1,127,402)

<u>COMMISSIONERS' MONTHLY CONTRACT REPORT – Meeting Date: May 12, 2022</u>

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.

April 30, 2022

New contracts issued between \$30,000 and \$99,999:	Contract Ceiling	Α	В	С
1. None				
New contracts issued for \$100,000 and over:	Contract Ceiling	Α	В	С
1. None				
New task orders issued for \$30,000 and over:	Contract Ceiling	Α	В	С
1. F1013 – TO 0010 - Carr Contracting (ARS Renovation – 2437 Minnesota Avenue)	\$70,200.00	С	М	FF
2. A0029 - TO 0019 - Riddick, Fiedler & Stern (Midrise Elevator Study)	\$52,900.00	Р		FF
3. F1053 – TO 0020 – Riddick, Fiedler & Stern (Midrise Call to Aid Systems)	\$63,630.00	Р		FF
4. F1029 – East Coast Infrastructure (Sewer Wastewater Inspections and Cleaning Services)	\$55,560.00	0		FF
TO 0001 – Young Terrace	\$35,000.00	0		FF
TO 0002 – Bobbitt Midrise TO 0002 – Bobbitt Midrise	\$35,000.00	0		FF
TO 0003 – Sykes Midrise TO 0004 – Sykes Midrise	\$35,000.00	0		FF
TO 0004 – Franklin Arms Midrise TO 0005 – Partrag Midrise	\$35,000.00	0		FF
 TO 0005 – Partrea Midrise TO 0006 – Hunter Square Midrise F1040 – K-Kontractors (TWG Various Bldg. Demo) 	\$35,000.00	0		FF
TO 0001 – Demo Bldgs. 5T & 6Y	\$102,688.00	С	М	FF
 TO 0001 - Demo Bldgs. 31 & 01 TO 0002 - Demo Bldgs. 4T,5T, & 6Y 6. F1041 - P&M Construction (TWG Various Bldg. Demo) 	\$41,685.00	С	М	FF
To 0001 – Demo Bldgs. 3X & 4X	\$136,572.00	С		FF
 7 F1042 – Power Movement (TWG Various Bldg. Demo) TO 0001 - Demo Bldg. 5, Sidewalk Removal and Mobilization 	\$96,517.00	С		FF
New Interagency Agreements for \$30,000 and over:	Contract Ceiling	Α	В	С
1. None				
Change orders issued for \$30,000 and over:	Contract Ceiling	Α	В	С
1. None				

Options exercised for \$30,000 and over:	Contract Ceiling	Α	В	С
1. C1002 – SPSA (Bulk Waste Disposal)	\$90,000.00	0		FF
2. D1017 - Norfolk Air (HVAC Maintenance)	\$100,000.00	0		FF
3. D1018 - Comfort Systems (HVAC Maintenance)	\$100,000.00	0		FF

A. KEY to contract type:

C – Construction O – Other than Professional Services P – Professional Services G – Goods, Equipment, Materials, etc.

B. KEY to ownership type, new contracts only:

M – Minority-owned 3 – Section 3 W – Woman-owned

C. KEY to Funding:

FF – Fully-Funded IF – Incrementally-Funded

BID ACTIVITY FOR CONTRACTS \$100,000 AND ABOVE FOR THE MONTH ENDING MARCH 30, 2022

None.



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

IVIA Z		
IFB, Fire Detection Services	Jul-22	Property Management
IFB, Nurse Call Service	Jul-22	Property Management
IFB, Smoking Stations NRHA Midrises	May-22	Property Management
IFB, Grounds Maintenance Services for Young Terrace	May-22	Property Management
IFB, Glass Replacement (for Communities, as-needed)	May-22	Property Management
RFP, Laundry Equipment at NRHA Midrise	May-22	Property Management
IFB, Grounds Maintenance Services for Grandy Village, Partrea Midrise, Cottage Bridge and Franklin Arms	May-22	Property Management
IFB, Oakleaf Boiler Replacement	May-22	DCM
RFP, Janitorial Services for Midrise and Commnunities Center	May-22	Property Management
Recently Removed (*this section is added for continuity purposes only)		
RFP, NRHA Banking Services	In Evaluation	Finance
RFP, Temporary Staffing Services	In Evaluation	Human Resource
IFB, Grounds Maintenance Services for Calvert Square	Awarded	Property Management
IFB, Diggs Town Handicap Ramp Replacement	Awarded	DCM
RFQ, Hunter Square Cooling Tower Replacement	In Evaluation	DCM
RFQ, Tidewater Gardens Pile Removal	In Evaluation	DCM

RFP = Request for Proposal (Price + Factored Criteria)
IFB = Invitation for Bid (Price Only Criteria)

RFQ = Request for Qualifications



BOC Housing Choice Voucher Committee Meeting 555 E. Main Street – 16th Floor Board Room Tuesday, April 19, 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

Next Meeting: Tuesday, May 17, 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: April 19, 2022
Subject: Monthly Meeting Minutes	Executive Contact: Donna Mills

Committee Agenda and Attendees

Attendees: Suzanne Puryear, Rose Arrington, Donna Mills, 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 March 31, 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 HCV department is in an aggressive lease up for all voucher programs including Tidewater Garden residents. Over 600 people have been pulled from the waitlist and those who qualify could be issued a voucher the same day.

Landlord Outreach Updates:

Iyana Pointer provided committee members with landlord outreach updates along with a statistical sheet outlining landlord outreach data. Iyana Pointer explained that the preinspections process has been very helpful. Iyana is creating a mass email communication list for landlords through Constant Contact. The Communications department is overseeing that process and the landlords can subscribe and unsubscribe from this service as well. A landlord association page has been created on social media where Iyana is using that to inform and recruit new landlords. The landlord learning series was held on March 22, 2022 and there were 52 attendees. Follow up emails are sent to the attendees with the series PowerPoint. The April series will have Mally Dryden-Mason from Virginia Fair Housing as the guest speaker. That class will be held on April 26, 2022. The HCV marketing video is under review by Iyana Pointer and Pamela Jones Watford. It will be reviewed by the HCV Committee before being released to the public. Four (4) applications have been received for the Landlord Advisory Board. Post cards are being created to send to current landlords to encourage recruitment to new landlords and also serve as a survey.

HCVP Financial Update:

Scott Pontz provided committee members with an update highlighting the availability of funds for the HCV program. Scott explained that the program is reviewed monthly to make sure that funds are available to support the program. The funding is available to support the aggressive lease up through the fall.

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 the housing and demolition efforts. There has been a close on the finances for blocks nineteen (19) and twenty (20). The groundbreaking is scheduled for April 19, 2022 at 2:00 pm. The Design and Construction department has the contract in place for Phase II demolition. The demolition will include 36 buildings, consisting of 285 units which have all been vacated. The demo contractors are currently pulling permits and fencing the site. Demolition should get started within a week. With respect to the Housing Choice Voucher program, currently 312 tenant protection vouchers have been awarded to date and there are still 304 that can be requested. NRHA staff are managing when to request these TPV's based on needs and the new PBV housing that will be built.

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 March 31, 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 March 31, 2022. She discussed resident relocation by choice, residents desire to return to St. Paul's, 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.

There will be a meeting held with Bonita Booker, a HUD field office representative to discuss the forecasting tool for the HCV program. Bonita and the team will review the program numbers and reserve levels

The VACHDO Annual conference will be held beginning April 19, 2022. Pamela Jones Watford and Scott Pontz are on the panel discussing the HCV forecasting tool and landlord engagement efforts.

The HCV waitlist was opened three days and we only received 4,000 applications. If the number of applications is correct the waitlist will need to be re-opened. An update will be provided at the May 2022 meeting.

Kim Thomas is planning an event in Tidewater Gardens for May Day on May 21, 2022. It will be the last NRHA sponsored event on the property before it's demolished. Future updates of the event will be provided as we get closer to the event.

Attachments and Handouts

- Agenda with St. Paul's Guiding Principles
- Housing Choice Voucher Program Current Statistics
- HCV Landlord March 2022 Recruitment Efforts
- CNI Update Report April 2022
- USI Dashboard for March 2022
- Tidewater Gardens Dashboard for March 2022
- Tidewater Gardens Vacancy Map March 2022



HOUSING CHOICE VOUCHER PROGRAM COMMITTEE MEETING April 19, 2022

Current Statistics as of March 31. 2022

Overview	Current	Previous	Change
	Month	Month report	
Total Vouchers	3,942	3,936	+6
Tenant Based Vouchers	3,073	3,065	+8
Project Based Vouchers (PBV)	262	262	-0-
RAD PBV	607	609	-2
Outgoing Payable Portables	46	50	-4
Vouchers Issued in March	43	22	+21
New Vouchers Searching	174	156	+18
End of participations for March	11	14	-3

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

Vouchers Totals	Allocation	Current Month Leased	Previous Month Leased	Change
VASH vouchers	168	143	147	-4
NED vouchers	225	189	190	-1
Homeownership voucher(s)	Open	10	10	-0-
SRO (Gosnold Mod Rehab)	60	58	58	-0-
Main Stream	40	16	15	+1
Tidewater Gardens TPV	Open	234	227	+7
FYI TPV	10	5	5	-0-
Scattered Sites	15	4	5	-1
Emergency Housing Vouchers	63	8	2	+6

Project Based Vouchers (RAD NRHA Owned)

NRHA Owned RAD Property	Total Units	Current Month Leased	Previous Month Leased	Change
Grandy Village 092	16	15	16	-1
Grandy Village 032	275	257	258	-1
North Wellington	25	24	25	-1
Franklin Arms	100	99	98	+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	42	-0-
Banks of Berkley (Norfolk)	5	5	5	-0-
Church Street Station (Norfolk)	70	64	65	-1
St. Paul's Apartments (Norfolk)	13	13	13	-0-
Grandy VI (Norfolk) NRHA Owned	70	68	68	-0-
The Retreat at Harbor Pointe (Norfolk)	50	49	48	+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 A1Apartments 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)	739
Franklin Arms Wait List (CLOSED)	209
Grandy Revitalization 032 Wait List (2-4 BR (CLOSED)	1,298
Grandy Revitalization (Phase V 092) (CLOSED)	265
Grandy Village (Phase VI093) (CLOSED)	391

Wait List (HCV Wait List Intake April 12th -14th)

HCV Wait List (CLOSED)	3,117
Banks of Berkley Wait List (CLOSED)	342
Church St Station Wait List (CLOSED)	140 (homeless) 276 (not homeless)
Crescent Square Wait List (CLOSED)	402
Gosnold SRO Wait List (CLOSED)	383
Herons Landing Wait List (CLOSED)	318
South Bay Wait List (CLOSED)	333
Cottage Bridge Wait List (CLOSED)	1,288
St. Paul's (CLOSED)	1,484
The Retreat at Harbor Pointe (CLOSED)	1,947
The Ashton	1,468
Market Heights Apartments	1,301
Holley Point Apartments	534

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 April 26, 2022 @ 11:00 am until 12:30 pm. Session Topic: The Hot Trending Fair Housing Topics, Amendments and Updates.
- New Landlords leased to program participants: 7
- 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 March 2022

Tenant Based Vouchers

Count of Certification Type	
Certification Type	Total
Annual HQS Inspection Only	207
Annual Reexamination	381
Annual Reexamination Searching	8
End Participation	2
Expiration of Voucher	1
Interim Reexamination	163
Issuance of Voucher	68
New Admission	29
Portability Move-in	7
Port-Out Update (Not Submitted	7
Void	13
Grand Total	886

Annual Reexamination	381
Annual Reexamination Searching	8
Interim Reexamination	163
Total	552

NRHA Managed Voucher Properties

	•
Count of Certification Type	
Certification Type	Total
Annual HQS Inspection Only	4
Annual Reexamination	48
Interim Reexamination	15
New Admission	3
Void	2
FSS/WtW Addendum Only	1
Issuance of Voucher	6
Grand Total	79
Annual Reexamination	48
Interim Reexamination	15
Total	63



NRHA BOC HCV COMMITTEE MARCH 2022 REPORT LANDLORD RECRUITMENT EFFORTS

TASKED PERFORMED	#
EMAILED HCV PACKET TO OWNER	5
EXECUTED PHONE CALLS	48
PROPERTY LISTING ADD-ONS	15
STANDING PARTNER LISTING ADD-ONS	0
PROPERTY LISTING REMOVALS	18
NEW ADMISSION SURVEY MAILED	19

RECRUITMENT EFFORTS

- 1. NEIGHBORHOOD CANVASING IN CNI-ELIGIBLE CENSUS TRACT NEIGHBORHOODS (OCEANAIR, NORTHSIDE)
- 2. MONTHLY CHECK-INS WITH CURRENT LANDLORDS TO KEEP UP THE MOMENTUM, ADD/REMOVE PROPERTIES FROM REFERRAL LISTING, AND TO INFORM OF OFFERINGS (I.E.: LANDLORD LEARNING SERIES)
- 3. LANDLORD EMAIL LIST BUILDING (CURRENT AND PROSPECTIVE LANDLORD) INFORMING ABOUT HCV PROGRAM AND TRENDING TOPICS USING COSTANT CONNECT
- 4. POSTINGS ON LANDLORD ASSOCIATIONS MEMBER PAGE AND SOCIAL MEDIA
- 5. LANDLORD LEARNING SERIES HELD ON MARCH 22, 2022 62 ATTENDEES. EXECUTING FOLLOW-UP AFTER EVENTS TO RE-ENGAGE LANDLORDS & REINTERATE RENTING TO HCV PARTICIPANTS.
- 6. HCV MARKETING PLAN RECRUITMENT PROJECTS:
 - AN HCV INFORMATIVE VIDEO DRAFT IS TO BE SUBMITTED IN APRIL.
 - LANDLORD ADVISORY GROUP ADVERTISING BEGINS IN APRIL
 - LANDLORD REFERRAL PROGRAM
 - CURRENT LANDLORD SURVEY
 - LANDLORD LIST BUILDING
 - "HOW ARE THINGS GOING POSTCARE"



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 – 106 households remain on site –phase 2 demolition area is now
	completely vacant
2	Demolition - 124 units demolished.
	Demolition of Phase 2 -36 buildings total-starting this month (Demo contractor
	is now on site)
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 – under construction
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



Tidewater Gardens Relocation Dashboard - 3/31/2022

Resident Relocation Choices by Phase

Phases	Tota 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

1 copie first empowered by Ordan Strategies, inc. Case Management					
Household Served by Phase		Change Prior	Service and Assessments	Total	Change from
		Report			Prior Report
Phase 1	190	-2	Service linkages March 2022	158	
Phase 2	234	+1	Total number of household assessments completed	561	+5
Phase 3	111	-1	Collaborative housing stability interventions	62	0
Phase 4	51	-2			
Crond Total	E96	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%	

|--|

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 concentation and <40%	poverty	30%
<40% poverty	355	85%
<20% poverty	163	39%

Re	location	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

462 296

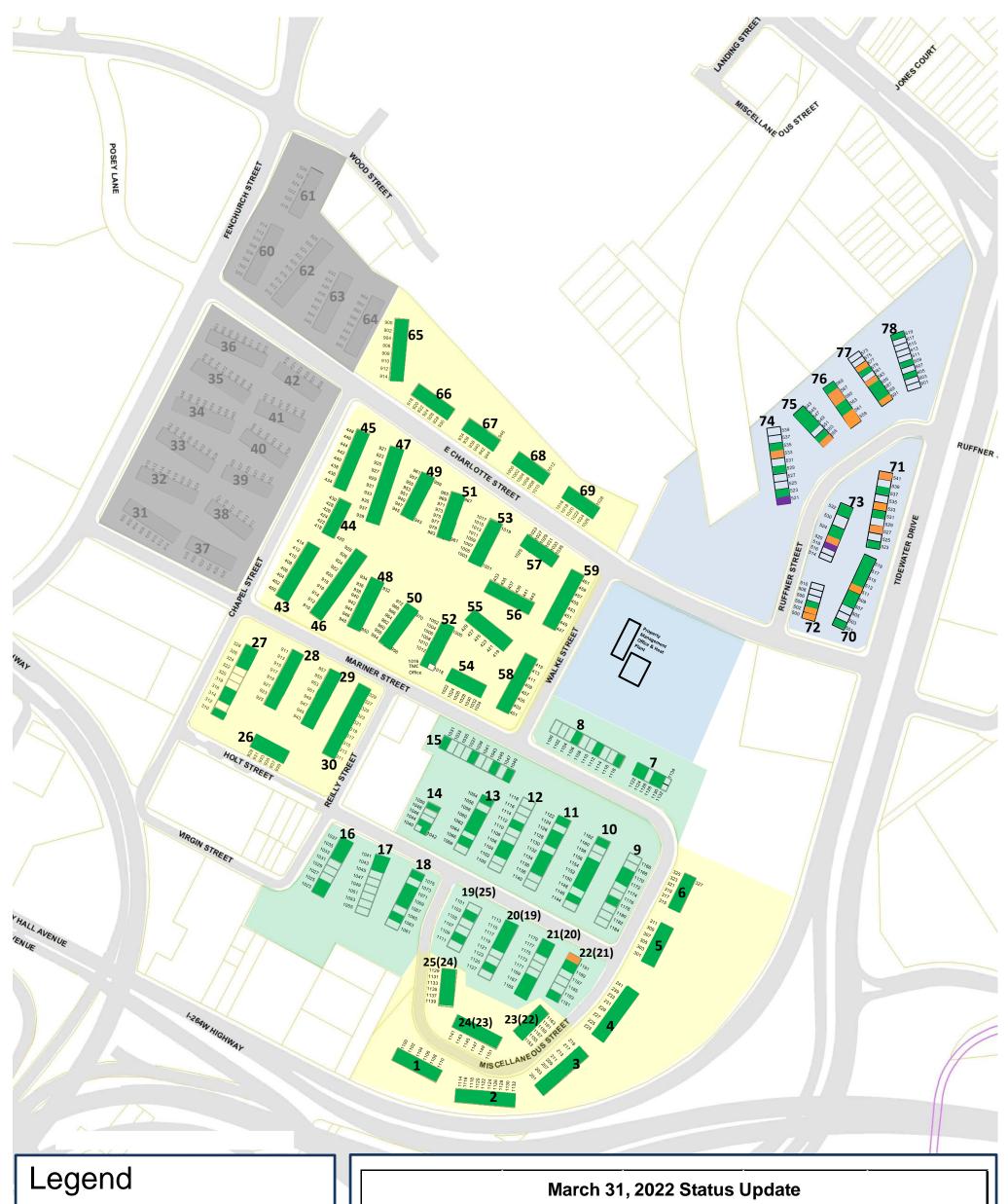
* < 62% mi concentation and <40%	poverty	259
<40% poverty	355	71%
<20% poverty	163	33%

Total Youth Relocation

Youth Relocated to HCV Youth Relocated to LIPH/Project Based

Youth Relocation

Vacancy Tracking Map For Tidewater Gardens



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

March 31, 2022 Status Update							
Demolition Sequence	Occupied Units						
Demo Seq I	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			





Signed up for Services so Far:

1561 People (includes children)
586 Households

Phase 1-190 Households

Phase 2- 234 Households

Phase 3-111 Households

Phase 4-51 Households

HH Change Prior Report: -4

Service Linkages in March 2022:

158 Total (See Breakdown Below)

NRHA/People First-USI Collaborative Housing

Total number of household assessments completed: *561 – unduplicated number

Change Prior Report +5

*(Assessment details on Page 2)

Regular Activities & Updates: Salient Client Needs and Service Linkages

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

Adult education: 2 (1%)Asset Building: 17 (11%)

• Basic and Emergency Services: 38 (24%)

Early Childhood Services: 7 (5%)Employment Services: 37 (23%)

Health and Family Services: 38 (24%)

Youth Services: 17 (11%)Legal Services: 2 (1%)

Adult Assessment - Responses as of 3/31/22 (End Date)

Participants with Adult Assessment	562		
Participants with Adult Assessment, 18+	561		
Younger than 65 with Adult Assessment	503		
18-64, No SSI/SSDI with Adult Assessment	398		
Households with Adult Assessment	551	Percentage	Denominator
Has disability 18-64 (demographic)	82	16.3%	503
Receives SSI or SSDI; 18-64	105	20.9%	503
Limited English language proficiency	1	0.2%	562
Receive food stamps or WIC (households)	376	68.2%	551
Employment, no SSI/SSDI, 18 to 64	273	68.6%	398
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	230	57.8%	273
Working more than 32 hrs/week, no SSI/SSDI, 18 to 64	180	65.9%	273
Has no HS degree, ages 25+	195	36.3%	537
Enrolled in higher education, 18 to 64	11	2.2%	503
Enrolled in vocational school, 18 to 64			503
Enrolled in job training or workforce development, 18 to 64	1	0.2%	503
Has health insurance	506	90.0%	562
Has primary care doctor	458	81.5%	562
Has seen a doctor within the past 12 months	461	82.0%	562
Has Medicare or Medicaid	455	81.0%	562
Has a chronic health condition	234	41.6%	562
Connected to appropriate service to manage chronic condition	213	91.0%	234
Has asthma	48	8.5%	562
Reporting stress or psychological distress	185	32.9%	562
Has bank account	325	57.8%	562
Applied for EITC	245	43.6%	562
Feels safe in home	430	76.5%	562
Feels safe in neighborhood	371	66.0%	562
Reporting good physical health		278	
Unable to work due to health restriction, <65 (SSA certified)		105	



BOC Public Housing and Safety Committee Meeting Young Terrace – 804 Whitaker Lane Monday, April 25, 2022 - 6:00 p.m.

Agenda

- I. Young Terrace Overview Jody Duso
- II. St. Paul's Transformation/Choice Neighborhood ImplementationGrant 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. Open Discussion All

Next Meeting: 5/23/2022 – 9:30 a.m.

Location: 555 E. Main Street – 16th Floor Boardroom

St. Paul's Guiding Principles:

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

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

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



Committee Notes NRHA Board of Commissioners

Committee: Public Housing and Safety Committee	Meeting Date: April 25, 2021
Subject: Monthly Meeting Minutes	Executive Contact: Donna Mills

Committee Agenda and Attendees

Attendees: Don Musacchio, Alphonso Albert, Donna Mills, Jody Duso, Steve Morales and Karen Rose.

Agenda:

- I. Community Highlights Jody Duso
- II. St. Paul's Transformation/ CNI Update- Steve Morales
- III. Community Engagement Updates Donna Mills
- IV. Significant Events Karen Rose
- V. Property Management Updates Donna Mills
- VI. Open Discussion all

Policy Discussion

Community Highlights

Jody Duso gave a brief introduction of the Young Terrace administrative and maintenance staff that were in attendance. Jody highlighted that air quality inspections are underway for all units and exterior sewer inspection and cleanings had been performed in the community. Jody highlighted that The Stop the Violence Team took a few children from Young Terrace to the Harlem Globetrotters event on March 26, 2022 at the Chartway Convention Center.

St. Paul's Transformation/Choice Neighborhood Implementation Grant

Steve Morales provided an overview on St. Paul's Transformation/Choice Neighborhood Implementation Grant. There are 100 families remaining in Tidewater Gardens. Families that were relocated will have the opportunity to return to the new development if they choose. On April 19, 2022 there was a groundbreaking ceremony for the new housing construction slated to begin. The new construction will consist of two (2) multi-story buildings consisting of 192 units near the bus transfer station. The new apartments are planned to be completed in the fall of 2023. Additional phases will begin construction in 2023 and the final phase will begin construction in 2024. The new construction will consist of elevator buildings, walk up apartments and town homes. So far 120 units have been demolished and soon we will begin demolition on another 285 units. The goal is to have the next phase of demolition complete in the fall. After demolition, new housing and new infrastructure work will begin. NRHA hopes the entire project will be completed by September 2025. Donna Mills provided a brief explanation of the Tidewater Dashboard and the Tidewater Gardens Vacancy Map for all attendees.

Community Engagement Updates

Donna Mills provided a brief community engagement update in lieu of Kim Thomas's absence. Donna provided information on the TMC elections that are forth coming. Donna expressed the importance of the TMC involvement in the community as there has not been an active TMC in the Young Terrace community for some time. An information flyer was passed out to residents along with a nomination request. The nominations forms are due by June 6, 2022 and the

elections will be held in June 2022. The new officers will begin to hold office July 1, 2022.

Significant Events

Karen Rose reported four (4) significant events for the period of March 25, 2022 through April 20, 2022. Three (3) of those incidents were in Calvert Square. One was a domestic related incident where a young lady was in conflict with her estranged partner and she was held against her will. The police were able to arrest the estranged partner and the young lady sustained no physical injuries. The second incident was a shooting that occurred in the 900 block of Wide Street near the Stop and Go. A bullet randomly went into someone's home, no one was injured. The third incident was at the 900 block of Bagnall Rd. A young man was shot sustaining non-life-threatening injuries. He was not a resident. All three incidents were committed by non-residents. There was one event in Young Terrace on the 300 block of Olney Road, where a non-resident young man was shot. NPD Chief Boone retired effective April 30, 2022 and Chief Goldsmith will serve as Acting NPD Chief until they find a replacement. Karen explained the NPD is currently understaffed and that is one of Chief Goldsmith's focused areas of concern. Chief Goldsmith plans to work on staffing issues, resources and training to better assist the City of Norfolk and the needs of its residents. Karen Rose has been advocating for better response times and calls for service. Karen Rose expressed to residents that she needs to be notified of any issues with response times or customer service so she can report the issues to Chief Goldsmith. Karen Rose also explained that the contract with the security guards patrolling Young Terrace is not to take the place of the police but to assist them. The security guards are not there nightly but rotate to different communities. When incidents occur in the community such as "shootings in the area" or "shot fired", Karen Rose would like to know because they are reported differently.

Property Management Update

Donna Mills provided an update on the rent relief program. Due to the COVID-19 pandemic there have been delinquencies across the board for residents. The rent relief program that helped residents pay delinquent rent will stop taking applications on May 15, 2022. The program guidelines have changed and more detailed documentation is required to receive monies. Some examples of the new requirements consist of minimum income requirements and time of unemployment, etc. NRHA accessed late fees began this month as well and a letter was sent out in March 2022 to all residents advising them of the new late fee policy. Next month warrants will be issued for anyone delinquent in their rent, who has not applied for rent relief or set up a repayment agreement with NRHA. Residents will not be back charged for late payments or excess utility charges. Donna also explained that NRHA is looking to install kiosks within the communities to assist residents to conduct NRHA business.

Attachments and Handouts

- Agenda with St. Pauls Guiding Principles
- Terrace Times April 2022
- Tidewater Gardens Dashboard and Vacancy Map 3/31/2022
- CNI Update April 2022
- Significant Event Report
- Safety Insert
- TMC 2022 Flyer and Candidate Form

TERRACE TIMES



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 backups, 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

NRHA Safety & Housing Committee Meeting See page 2

Mental Health Awareness See page 3

Child Abuse Awareness See page 4

Scholarship Opportunities See page 5

> Scholarship Tips See page 6

Pre-K Enrollment See page 7

> Unpaid Rent See page 9

Important Info See page 10

Confidential Tip Line 757-624-8604

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

In case of emergency, dial 911





More Info on What's Happening

April 1, 2022 April's Fools Day

April 7, 2022
Hampton Roads Regional
Job Fair
Hampton Convention
Center
1610 Coliseum Dr.
Hampton, VA
am –12 pm

April 11-15, 2022 Norfolk Public Schools Spring Break

Reck League Spring Break Skills Camp Apr 12 & 13th (9 am- 3 pm) Apr 14th (12-4 pm) Young Terrace Community Center

> April 17, 2022 Easter

Market Heights Apts. Waitlist open until April 22, 2022 Visit NRHA.us

Housing Choice Voucher Waitlist opening in April visit NRHA.us

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

Air Quality Inspections

Beginning in April, inspectors from Applied Laboratories will start testing the air quality in each unit in NRHA's family communities. They will be looking for the presence of any harmful substances that impact the quality of the air you breathe in your homes. If air quality standards are not met, the inspectors will take action to correct the problem.

Residents will receive at least 72-hours advance notice when the inspection is scheduled to take place in their unit. The inspections will take 30-45 minutes and residents can stay in their units during the process.

You'll receive more detailed information prior to scheduling inspections in your community.

NRHA Board of Commissioners Housing and Safety Committee Meeting for Young Terrace

Monday, April 25th 6 - 7:30 p.m

Young Terrace Gymnasium

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

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

The meeting will be held in person.



Life is full of trials and tribulations. Sometimes the trials can be so difficult that we don't know how to move forward. In recognition of Mental Health Awareness Month, it's important to have an open discussion about mental health. According to the National Institute of Mental Health, based on findings from the 2020 National Survey on Drug Use and Health by the Substance Abuse and Mental Health Services Administration, an estimated one in five adults (aged 18 or older) were affected by mental illnesses (52.9 million in 2020). Females (25.8%) were more likely to present with any mental illnesses (AMI) then males (15.8%). Young adults aged 18-25 years had the highest prevalence of AMI (30.6%) compared to adults aged 26-49 years (25.3%) and aged 50 and older (14.5%). Additionally, the survey found that an estimated 49.5% of adolescents aged 13 –18 had a lifetime prevalence of any mental disorder.



Now that we know the number of individuals affected by mental illnesses let's become aware of the effects and warning signs of mental illnesses. Mental illnesses can affect one's mood, thinking and behavior. Some common mental disorders include anxiety, depression, addiction, eating disorders and schizophrenia. While signs and symptoms for mental illnesses vary from person to person depending on the disorder and severity, be aware of the five main warning signs of mental illnesses, which are excessive paranoia, worry or anxiety; prolonged sadness or irritability; drastic changes in mood; social withdrawal and dramatic changes in eating or sleeping habits.

Just as mental illnesses varies so does treatment. If you or someone you know may be suffering from mental health illnesses please consult a medical or mental health professional to get the appropriate course of treatment and medications that are best for you or them.

Remember, while you or a loved one may have a mental illness, it doesn't mean that the mental illness has you or has to define who you are. Please take care of our yourself, "Mind, Body & Soul".



Protecting the Innocence & Improving Our Future

"I believe the children are our future
Teach them well and let them lead the way
Show them all the beauty they possess inside
Give them a sense of pride to make it easier
Let the children's laughter remind us how we used to be "

Whitney Houston

Innocence, what a precious gift it is? Not to be worried about the ills of the world, to feel protected and to be happy; that's what every child deserves. However, that's not the story for many children throughout the world. Many children face physical, sexual and/or mental abuse, medical or physical neglect and substance exposed infants. According to Virginia's Department of Social Services' Virginia Child Protective Services CPS Accountability Referral Type of Abuse report a total of 120,264 abuse/neglect cases were referred from 7/1/20 to 6/30/21. Of those 120,264 referrals, 25,029 were from the Eastern part of Virginia, which includes Hampton Roads. Norfolk had a total of 3401 referrals for all types of abuse, during that period.

While it is perceived that child abuse or neglect may occur within low income families, children from all economic statuses can be abused or neglected by their guardian. Additionally, child abuse can take many forms; which includes physical or mental injury; failure to provide adequate food, clothing, shelter, medical care or caring support; abandonment; failure to provide adequate supervision; and committing or allowing someone to commit a sexual act against someone under the age of 18. These acts against children could have lasting effects on their belief's, self esteem, development and ability function. According to Dr. Rohini Radhakrishnan, the physical, emotional and psychological effects on youth can include bodily injury, mental illness well into adulthood, trust issues, alcohol or substance abuse issues, brain development & cognitive delays, social difficulties i.e. communicating and maintaining relationships, and behavioral issues.

Sometimes, child abuse is recognizable. However, there are times that one may not be aware that a child is being abused or neglected. Additionally, be mindful that while some children may show signs of abuse, it doesn't necessarily mean that he or she is being abused. Some warning signs that a child may be abused or neglected may include: physical injuries, withdrawn or clingy behavior, sudden changes in behavior, aggressive or violent behavior, emotional outburst, Depression, Anxiety, bedwetting, eating disorders, sleeping disorders, substance abuse (alcohol or drugs), suicidal thoughts, hurting of others or animals, inappropriate sexual behavior or knowledge for child's age, and distrust of adults are just a few.

Children are precious gifts. At birth, they bring joy and parents have high hopes for their futures. As a parent, guardian or person in authority of a child, it is the adult's responsibility and goal to ensure that children's needs and potential are met. Don't contribute to or witness the destruction of a child. If you know or suspect abuse or neglect of a child, please speak out by alerting the local Child Protective Services agency. WE ALL HAVE THE POWER TO STOP CHILD ABUSE!!!





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

- 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 (\$500 RENEWABLE PER SEMESTER)

- 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)

 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) BLIGBELTY:

- 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) EUGIBILITY:

- 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 fouryear college or university

APPLICATION DEADLINE: APRIL 30, 2022

Lois Young Special Achievement Award (\$1,000 ONE-TIME) EUGIBILITY:

- 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.

Compiled from the University of Oregon, Fastweb.com and College Ave.





Will your child be 3 or 4 by **September 30, 2022? Apply NOW!**

To download a preschool application, visit www.npsk12.com/fed

Preschool matters because it is the foundation of your child's education!

A paper copy of the application can be found at your neighborhood elementary school. For more information, e-mail preschool@npsk12.com.

#Preschool Matters @@NPSchools



@NorfolkPublicSchools



Community Partnership Event

On March 26, 2022, multiple youth from Young Terrace had the opportunity to attend the Harlem Globetrotters game at the Chartway Arena, due to the consideration of The Stop the Violence Team and their supporters. The Young Terrace administration team is very thankful to this organization for including the children of this community in such a positive activity. Also, thank you to the parents who allowed their children to participate in this event. Included are some pictures from this event.















Unpaid Rent Can Lead to Eviction

NRHA's first priority is making sure our residents are able to stay in their homes and NRHA is ready, willing and able to work with you to make sure that happens – but we can't do this without your cooperation.

Late fees for overdue rent

As you know, rent is due on the first of each month. Beginning April 1st, payments made after the 7th of the month will incur a late fee of 10% of the total unpaid balance not to exceed \$25.

Unpaid rent can lead to eviction

If you have a balance of unpaid rent, you are required to pay this balance in full. If the balance is not paid NRHA will initiate eviction actions that could result in termination of your assistance.

Set up a payment plan now

If you know you are going to have trouble paying all past-due rent in a lump sum, **call your Property Manager now** to create a payment plan and find out what other options and resources are available to help you. NRHA will take your current economic situation into consideration to work out a plan that's affordable for you.

If you have experienced a job loss or a significant loss of income, notify your Property Manager immediately so that we can make the necessary adjustment to your rent.

Eviction proceedings will begin

Again, if you have not yet paid all the rent you owe and have not contacted your Property Manager to create a payment plan, NRHA will immediately begin eviction proceedings that will could result in the termination of your assistance.





Contact Us

Sheron Jackson Property Manager shjackson@nrha.us (757) 314-4212

Jody Duso Zone Manager jduso@nrha.us (757) 314-1614

Shannon Scott Resident Services Specialist sscott@nrha.us (757) 314-4211

Young Terrace Rental Office (757) 624-8610

TMC Office (757) 625-3006

CRO Officer Finn (757) 636-1491

CRO Officer Roberts (757) 636-1490

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

Contrina Salmond Security Programs Coordinator (757) 355-0005

Submit a Work Order During Office Hours (757) 624-8610

> After-Hours Emergency Maintenance 757-623-5266

Important Information

Your Rent Payment Obligation

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

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

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

Maintenance Issues

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

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

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

- Fire
- Flooding
- Major leaks of any kind ceiling, radiator, etc.
- Damage to NRHA property
- Inoperable smoke detector
- Medical emergency or death
- Inoperable door locks
- Power outages
- Gas leak or natural gas odor
- Broken window based on security breach, temperature factor and safety hazard
- No window locks based on security breach and safety

hazard

- Overflowing or stopped up toilet
- Refrigerator or stove not working
- Hot water heater leaking or ruptured
- No heat if the temperature is below 55° from October 15 -May 15
- Lead-based paint hazards
- Unhealthy or inadequate water supply
- Mold
- Blocked doors

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



#	Date	Community	Location	Type of event	Victim PH	Suspect PH	Arrest Info	Status Update History
1	3/31/2022	Calvert Square	800 Olney Rd.	domestic-related hostage situation	Υ	N	Y	male wanted on multiple felony / gun charges; arrested without incident
2	4/3/2022	Young Terrace	300 E. Olney Rd.	shooting	N	unk	N	non-resident; uncooperative
3	4/3/2022	Calvert Square	900 blk. Wide St.	shooting into occupied dwelling	Y	unk	N	no suspect info available; no injuries
4	4/14/2022	Calvert Square	900 blk. Bagnall Rd.	shooting	N	N	N	Victim sustained non-life-threatening injuries (not banned). Two occupied residents also struck (no injuries sustained).



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 – 106 households remain on site –phase 2 demolition area is now
	completely vacant
2	Demolition - 124 units demolished.
	Demolition of Phase 2 -36 buildings total-starting this month (Demo contractor
	is now on site)
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 – under construction
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

BE THE CHANGE

YOUR NEIGHBORHOOD

DESERVES

Run for Tenant Management Council (TMC) or Advisory Council in your community!

The following executive board member positions are open:

President

Leads executive and community meetings, represents their community in public meetings, exercises leadership of the council and signs correspondence, documents and checks, as needed

Vice-President

Assists the president in carrying out their duties and preforms duties of the president when the president is absent or unable to perform their duties

Secretary

Takes and maintains meeting minutes and ensures that proper notice of all meetings is given to the community and the housing authority

Treasurer

Keeps the organization's financial records, signs off on checks authorized by the executive members and provides regular financial reports to the community residents and housing authority

Sergeant-at-Arms

Verifies attendance and quorums at meetings, records voting among executive members during meetings and keeps order during meetings





Ready to step up to the challenge? Please contact your rental office for a nomination form. Forms are due





NRHA Tenant Management Council and Advisory Council **DECLARATION OF CANDIDACY**

I,						
FIRST NAME	MIDDLE INITIAL		LAST NAME	SUFFE	X, IF ANY	,
RESIDENT ADDRESS						,
hereby declare myself	to be a candidate for NRH	A Tena	ant Management Cour	icil or A	dvisoi	rv
Council in			for the position o			. ,
	MUNITY NAME □ Vice Preside	4	□ Treasurer	`	ŕ	
□ President	□ vice Preside	ent	□ Treasurer			
□ Secretary	□ Sargent-At-A	Arms	□ Chaplain			
□ I am aware that my n	ame will be printed on the ba		the general election for	the above	e refere	enced
Signature of Candidate			(Area Code) Home			
Printed Name of Candidate			Telephone (Area Code) Cellular			
			Telephone			
Email Address (if any)						
EOD GEAERIGE O	NIT X7					
FOR STAFF USE O	NLY					
					3 7	1 3.7
1. Is resident 18 ye	ears old or older?				Yes	No
		o at tha	aammunity thay are a	alzina		
to represent?	ferenced above on the lease	e at the	community mey are a	sking		
3. Is this candidate	e the only person from his/h	her hou	sehold who will poten	ntially		
	MC/AC board during the n					
	n good standing in the com					
	e questions, candidate is ineligib					
WITNESSED:	1		<i>y</i>			<u>.</u>
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						
1		2.				
Signature of Property M	lanagement Staff		Signature of Client Services Staff			
Printed Name		I	Printed Name			
Date		_ D	Date			

NOTICE OF NONDISCRIMINATION - NRHA provides equal housing and employment opportunities for all persons. NRHA does not discriminate against any applicant, resident or employee on the basis of disability, age, race, color, religion, gender, familial status or national origin in the admission, access or operations of programs, services or activities. An internal grievance procedure is available to resolve complaints. 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. Please give NRHA at least seven to ten days advance notice to meet your needs.



Tidewater Gardens Relocation Dashboard - 3/31/2022

Resident Relocation Choices by Phase

Phases	Tota 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

nle First Empowered by Urban Strategies, Inc. Case Management

	1 copic line mulpowered by Orban Strategies, inc. Case Management						
Household Served by Phase		Change Prior	Service and Assessments	Total	Change from		
		Report			Prior Report		
Phase 1	190	-2	Service linkages March 2022	158			
Phase 2	234	+1	Total number of household assessments completed	561	+5		
Phase 3	111	-1	Collaborative housing stability interventions	62	0		
Phase 4	51	-2					
Crond Total	E96	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 concentation and <40%	poverty	30%
<40% poverty	355	85%
<20% poverty	163	39%

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%

Relocation by City

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

758

296

462

* < 62% mi concentation and <40%	poverty	259
<40% poverty	355	71%
<20% poverty	163	33%

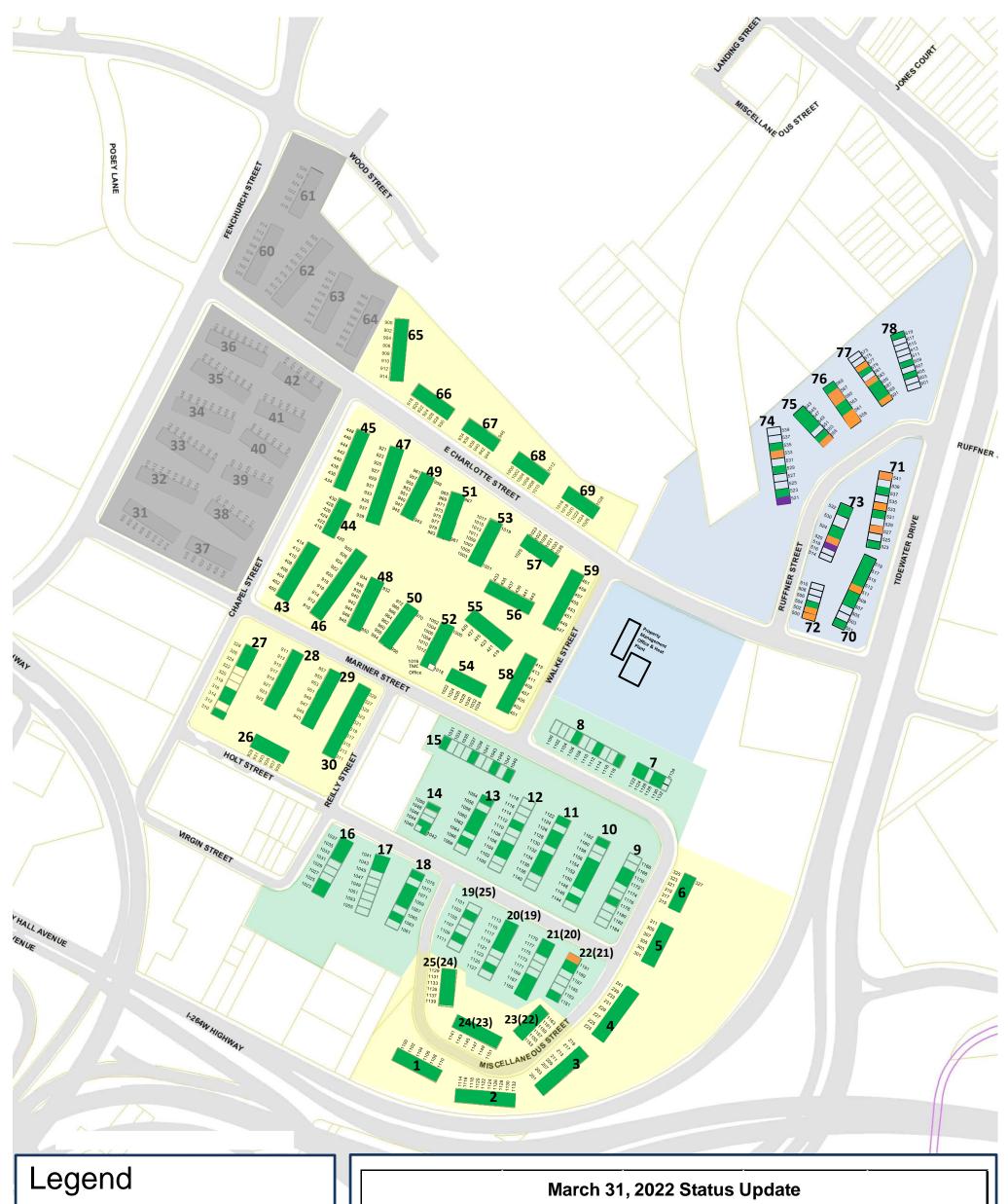
Total Youth Relocation

Youth Relocated to HCV

Youth Relocated to LIPH/Project Based

Youth Relocation

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 I	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



Commissioners' Update NRHA Board of Commissioners

Subject: Families First Update

Executive Contact: Kimberly Thomas, Chief Community

Engagement Officer Date: May 12, 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

Resident Council nominations due:

NRHA will lead resident council elections of executive offers in most of the family communities and mid-rises in June 2022. . As deemed by the Code of Federal Regulations (CFR), resident councils are required to hold executive officer elections at least once every three years. Some communities need to host elections to fill vacancies where there are not five (5) elected officers on their current board. Notices pertaining to the 30-day nomination process were included in the May 2022 community newsletters. The elections will be held in mid-June 2022 with new terms beginning in July 2022. The Department of Housing and Urban Development Code of Federal Regulations (24 CFR 964.115) reads:

[PIH Notice 2001-3]

"Duly Elected Resident Council"

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

There must be at least five elected resident council board members, chosen democratically at least every three years. To be eligible to vote, a resident must be on the lease and be at least eighteen years old or the head of a household.

[§964.115, 125, and 130]

NRHA will facilitate this process by:

- Providing a 30-day advanced notice of the intended election date in each community
- Allowing a 30-day call for candidate nominations for **all** officer positions (President, Vice President, Secretary, Treasurer and Sargent at Arms) as needed in each community
- Providing a flyer template for anyone who is eligible to and interested in a run for a desired position (photocopies as needed)
- Working with third party organizations to certify ballots and oversee the election process in each community
- Verifying resident eligibility for all ballots submitted in each election

Current resident council members (officers) are expected to:

- Notify their community of the upcoming elections at their monthly community meetings
- Encourage community participation in the election process
- Ensure office affairs are manageable and organized in the event that new executive members are elected/added



FUTURE ACTION

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

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



Commissioners' Update NRHA Board of Commissioners

Subject: Communications Report - April 2022			
Executive Contact: Nealy Gihan	Date: May 12, 2022		
STATUS			
The attached Communications Report provides a sumi Communications Department in April 2022.	mary of the work conducted by the		
FUTURE ACTION			
The Communications Report is provided to the Board of Commissioners each month.			

Communications Report April 2022

Event and Program Support

1) HCV: Landlord Recruitment Campaign

Purpose: Increase the number of active HCV landlords

A. Landlord Learning Series

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

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

Activities

- Wrote blog post
- Social media posts
- Collateral

B. Housing Choice Voucher Waitlist Opening

- Wrote blog post
- Social media post
- News release & advertising
- Provided technical support

2) Tidewater Gardens Redevelopment Groundbreaking

- Handled: email invitation, flyer, social media graphic and support
- Designed and printed foamcore posters, program and banner
- Wrote blog post
- News Release
- Provided photographer

3) Community Engagement

- Tenant Management Council / Advisory Board Elections support
 - Election flyer
 - "Vote for Me" fillable template

4) Strategic Plan Support

- SurveyMonkey support
- Poster design and posting
- Promotion on ShareNet

Ongoing Services

1) NRHA Website

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

- Outages in NRHA communities
- HCV waitlist openings
- Public hearings
- Event calendar updates
- BOC meeting info
- Pull website data to provide analytic reports.

2) Social Media

- Write copy and design compelling graphics for all Facebook posts
- Post new information several times daily to constantly refresh content on NRHA's Facebook page
- 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

3) Community Newsletters

- Leverage the value of community newsletters by:
 - Working with senior management to identify key topics and programs for ongoing content
 - Writing major articles
 - Helping create quality newsletters with a consistent look and tone across all communities by proofreading content and adjusting formatting
- Provide Publisher training and support for newsletter editors
- Held brainstorming meeting with editors to identify ways to streamline the newsletter process and reduce the time it takes to create each monthly newsletter

Landlord Learning Series - Free



NRHA and Rent Ready Norfolk Kick Off 2022 Landlord Learning Series

NRHA and Rent Ready Norfolk are teaming up to bring important information and resources to landlords and property managers. Join us every fourth Tuesday of the month through July at 11 a.m., as we host free hour-and-a-half webinars covering topics every landlord should know.

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

Pointer recommends all those leasing in the City of Norfolk consider leasing through the Housing Choice Voucher program. This program is a subsidized program that helps landlords fill their rental properties with reliable tenants and guaranteed steady rental income while aiding low-income individuals, families, individuals with disabilities and seniors in finding decent, affordable housing in the private market. As of the

end of last year for the HCV program alone, 257 voucher holders were searching for housing in the City of Norfolk.

But the Landlord Learning Series is not open just to HCV landlords. The virtual series is for current and prospective landlords and property managers. Each month, local experts will present on common problems landlords face and many other topics of interest. See below for full series schedule.

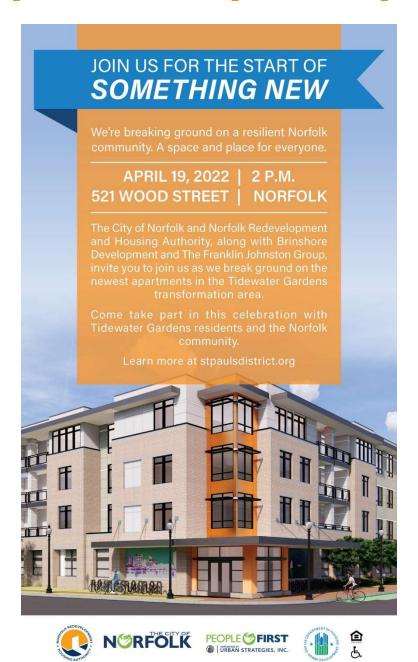
Landlord Learning Series Schedule:

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

- Presenter: Mahalia "Mally" Dryden-Mason, Fair Housing Training Specialist Department of Professional & Occupational Regulation (DPOR)/The Virginia Fair Housing Office
- Click here: For more information and to register for April session.

<u>Tidewater Gardens Transformation Groundbreaking Ceremony</u>

April 19 @ 2:00 pm - 3:00 pm



The City of Norfolk and Norfolk Redevelopment and Housing Authority, along with Brinshore Development and The Franklin Johnston Group, invite you to join us as we break ground on the newest apartments in the Tidewater Gardens transformation area.

BRINSHORE EFFANKLIN JOHNSTON

Come take part in this celebration with Tidewater Gardens residents and the Norfolk community. Click here to RSVP by Friday, April 15, 2022.

Details

Date: April 19

Time: 2:00 pm - 3:00 pm

Event Category: St. Paul's Area

Event Tags: Groundbreaking, Tidewater Gardens

Venue

521 Wood Street

Norfolk, VA 23510 United States + Google Map



JOIN US FOR THE START OF **SOMETHING NEW**

We're breaking ground on a resilient Norfolk community. A space and place for everyone.

APRIL 19, 2022 2 P.M. **521 WOOD STREET NORFOLK**

invite you to join us as we break ground on the transformation area.

Tidewater Gardens residents and the Norfolk

















BREAKING GROUND ON A NEW PLACE FOR YOU TO CALL HOME!

We're breaking ground on a resilient Norfolk community. A space and place for **every resident** who wishes to return.

APRIL 19, 2022 | 2 P.M. 521 WOOD STREET | NORFOLK

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Learn more at stpaulsdistrict.org





















We're breaking ground on a resilient Norfolk community. A space and place for everyone.

APRIL 19, 2022 | 2 P.M. | 521 WOOD STREET, NORFOLK

















Block 19

Tidewater Gardens Transformation













































A space & place for everyone!

Tidewater Gardens Transformation

Groundbreaking Ceremony

Tuesday, April 19, 2022 | 2 - 3 p.m. 521 Wood Street, Norfolk, VA 23510





TIDEWATER GARDENS TRANSFORMATION

Groundbreaking Ceremony

Chorus

Booker T. Washington High School

Welcome and Introductions

Barbara Hamm Lee, Mistress of Ceremonies

Tidewater Gardens Poetry Reading

Iya El, Poet

Invocation

The Reverend Jim Curran

Basilica of St. Mary of the Immaculate Conception

Special Remarks

Mayor Kenneth Cooper Alexander, Ph.D. City of Norfolk

Ronald Jackson, Executive Director
Norfolk Redevelopment and Housing Authority

Matthew Heckles, Regional Administration of HUD's Mid-Atlantic Region U.S. Department of Housing and Urban Development

Susan Dewey, Chief Executive Office Virginia Housing

Tidewater Gardens Resident Testimonial

Esther Shin, President Urban Strategies, Inc.

Deborah Ross, Tidewater Gardens Resident

Groundbreaking

Frank Castellanos, Hampton Roads President Bank of America

Richard Sciortino, Principal Brinshore Development

Tom Johnston, Chief Development Officer
The Franklin Johnston Group

Conclusion

Barbara Hamm Lee, Mistress of Ceremonies

Chorus

Booker T. Washington High School

Benediction

The Reverend Dr. Kirk T. Houston, Sr. Gethsemane Community Fellowship Baptist Church









BRINSHORE



BANK OF AMERICA

TOWNE BANK





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GROUNDBREAKING CEREMONY TIDEWATER GARDENS TRANSFORMATION BLOCKS 19 & 20









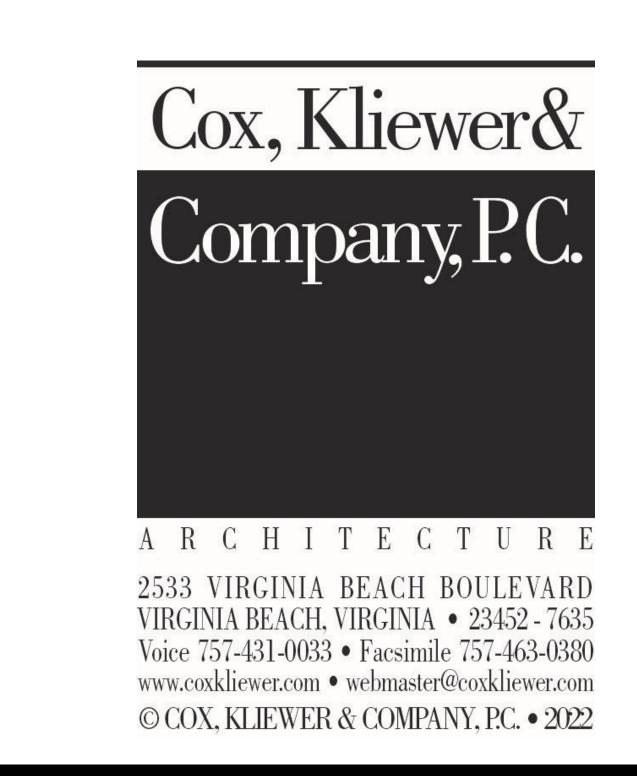












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Secretary

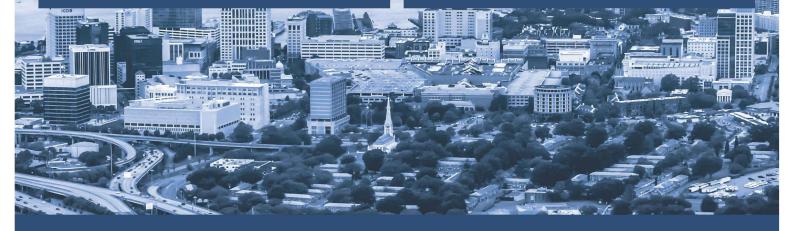
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Sergeant-at-Arms

Verifies attendance and quorums at meetings, records voting among executive members during meetings and keeps order during meetings





Ready to step up to the challenge? Please contact your rental office for a nomination form. Forms are due **June 6**, **2022**







To serve as

Insert name of office

of the

Delete words & type community name

Tenant Management Council

Delete ALL these words and type your comments —- Tell your neighbors a little bit about yourself. For example, why are you interested in serving on your community's TMC? What do you think the most important issues are that you want to address?



WENEED YOUR HELP

NRHA is in the process of creating an overall strategic plan to guide our business for the next five years. But we can't do it without **input from you**.

We'd like to get your perspective about NRHA's current direction and what, if anything, should change. To do that, we've prepared this brief survey for you to complete. The survey will allow you to share your thoughts about NRHA's mission, strengths, weakness and other aspects that are important to business planning.



YOUR VOICE MATTERS!

Please complete this survey before **Thursday**, **May 5**, and help us work toward being our best!



To take survey scan QR code or visit https://bit.ly/NRHA-StrategicSurvey



For More Information:

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

For Immediate Release

NRHA Opens Housing Choice Voucher Waitlist

Norfolk, VA (**April 4, 2022**) – For a limited time, Norfolk Redevelopment and Housing Authority (NRHA) will accept applications online for the Housing Choice Voucher program. Applicants have from 9 a.m. on Tuesday, April 12, through 4 p.m., Thursday, April, 14, to apply through www.nrha.myhousing.com.

The HCV Program is a rental assistance program that assists extremely low income and very-low income families with their rent in the private market. Applicants for the waitlist may qualify at 50 percent of the Area Median Income (AMI), and current residents of an Assisted Housing Community may qualify up to 80 percent of the AMI. If you have any questions, please call (757) 624-8615/TDD (800) 545-1833.

Maximum Income Limits of AMI

	50%	80%
1 Person	\$28,900	\$46,200
2 Persons	\$33,000	\$52,800
3 Persons	\$37,150	\$59,400
4 Persons	\$41,250	\$66,000
5 Persons	\$44,550	\$71,300
6 Persons	\$47,850	\$76,600
7 Persons	\$51,150	\$81,850
8 Persons	\$54,450	\$87,150

NRHA will also accept applications as a reasonable accommodation_for people with a disability ONLY at Grandy Village Learning Center, 2971 Kimball Loop, Norfolk, VA., 23504, from 9 a.m. to 1 p.m., April 12-14. All in line at 1 p.m. will be allowed to complete the application.

Public computers are also available for your use to apply at the following libraries:

Slover Library	235 E. Plume Street, Norfolk VA
Mary D Pretlow Anchor Branch Library	111 W. Ocean View Avenue, Norfolk VA
Little Creek Branch Library	7853 Tarpon Place, Norfolk VA
Jordan-Newby Branch Library	961 Park Avenue, Norfolk VA

For reasonable accommodation requests, contact 504/ADA coordinator Kimberly Thomas at (757) 623-1111 or TDD (800) 545-1833 between 9 a.m. – 5 p.m. NRHA does not discriminate on the basis of race, color, sex, sexual orientation, handicap, familial status or national origin in admission or access to federally assisted programs.

Please also note, the following NRHA opened waitlists will remain open:

- Low Income Public Housing applications Young Terrace, Oakleaf Forest and Calvert Square for all bedroom sizes
- Market Heights waiting list for Tidewater Garden current and former residents housed as of Feb. 28, 2019, will be open through 4 p.m., April 22, 2022

About NRHA

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

###



For More Information:

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

For Immediate Release

NRHA Holds Capital Fund Plan Public Hearing

Norfolk, Va. (April 8, 2022) – The Norfolk Redevelopment and Housing Authority (NRHA) Board of Commissioners will hold an in-person public hearing Thursday, June 16, in conjunction with the NRHA Board of Commissioners meeting. The purpose of this hearing is to hear comments on NRHA's plan for its Capital Fund Program, which includes funding years for 2021, 2022 and 2023.

The Capital Fund Program Annual Formula Grant process requires housing authorities to post planned Capital Fund submissions for review. The plan includes NRHA's strategies and objectives for achieving its mission of "providing quality housing opportunities that foster sustainable mixed-income communities." NRHA's Resident Advisory Board has provided input during meetings held in March and April.

The draft plan is available for a 45-day public review and comment period from April 10 – May 26. It can be viewed at www.nrha.us, and copies of the annual plan are also available at NRHA's main office lobby at 555 E. Main Street, Norfolk, VA 23501. Comments can be submitted by calling the Capital Fund Plan Public Comment Hotline at 757-314-1320.

Upon request, this notice and other materials may be made available in alternative formats (i.e., large print, braille, assisted listening devices or audio tape) from the ADA/504 Program Coordinator Kimberly Thomas at kthomas@nrha.us or 757-623-1111.

NOTICE OF NONDESCRIMINATION: NRHA does not discriminate against individuals on the basis of race, color, religion, national origin, sex, elderliness, familial status, disability, source of funds, sexual orientation, gender identity or veteran status in the admission, access to or operations of programs, services or activities. Small businesses and businesses owned by women and minorities and Section 3 certified businesses are encouraged to respond.



About NRHA



MEDIA RELEASE

St. Paul's Area Transformation

Contact Kelly Straub
Phone 757-618-3785
Email media@norfolk.gov
Website www.norfolk.gov

Contact Nealy Gihan
Phone 757-314-2009
Email ngihan@nrha.us
Website www.nrha.us

EMBARGOED FOR April 19, 2022

Tidewater Gardens Redevelopment Officially Begins

City of Norfolk and Norfolk Redevelopment and Housing Authority Break Ground on Transformative Project

NORFOLK, Va. – The City of Norfolk, Norfolk Redevelopment and Housing Authority (NRHA), and a host of officials from the U.S. Department of Housing and Urban Development (HUD) broke ground on the redevelopment in Tidewater Gardens today, the first phase of a long-awaited transformation initiative in the St. Paul's community.

Joining Mayor Kenneth C. Alexander, Ph.D., and NRHA Executive Director Ron Jackson at the ceremony were more than 100 partners, residents and stakeholders who helped make this project a reality. Representatives from HUD, Brinshore Development, the Franklin Johnston Group, Banc of America CDC, as well as state and local elected officials, government leaders, and members of the St. Paul's Advisory Council were among the attendees.

"Transforming Tidewater Gardens is about more than bricks and mortar," Mayor Alexander said. "This redevelopment initiative is about transforming lives with a holistic approach that uplifts families today and provides hope for better tomorrows."

The more than \$300 million initiative, which includes a \$30-million HUD grant, is one of the largest redevelopment projects for the City and NRHA. Scheduled for completion by 2025, the first of the two housing block developments, currently referred to as Blocks 19 and 20, is located on Wood Street between St. Paul's Boulevard and Fenchurch Street.

Block 19 will consist of a 72-unit, four-story senior living apartment building with a variety of one- and two-bedroom units, an amenity space with a community room kitchen, fitness room, computer lab, classrooms for service providers, and a conference room with on-site management and parking. Block 20 will be a 120-unit family development with one-, two-, and three-bedroom apartments in addition to 3,600 square feet of indoor community and amenity space, outdoor gathering space, playground, on-site parking. It also includes 7,300 square feet of retail space along a realigned Church Street that will provide a commercial storefront for rent by neighborhood and community serving groups. Both buildings will be equipped with high-end interior finishes and will be Earthcraft Gold certified, with Energy Star-rated appliances and water-conserving fixtures. The redeveloped community will include one-third for rent-subsidized housing, one-third for affordable housing, and one-third for market-rate housing.

A Choice Neighborhood Initiative (CNI) grant provided by HUD guarantees the original families the right to return to the revitalized community, if they choose, a measure that has been supported by both City policy and NRHA resolution that guarantees them the right.

While construction is underway, families have been relocated to either temporary or permanent housing, depending on their personal choice, with financial support from both the City and NRHA. The city has earmarked \$3.5 million per year

through 2025 to provide both relocation support and holistic services to families in the areas of housing stability, education, economic mobility, and health and wellness. NRHA has provided funding to cover moving expenses, security and utility deposits and will do so for those moving back as well.

These relocation services are being administered by People First empowered by Urban Strategies, Inc., a nonprofit that provides customized supportive services to Tidewater Gardens families to ensure they are stable and thriving. Since the start of the redevelopment, People First has helped over 80% of Tidewater Gardens residents relocate to new homes of their choosing with several families achieving homeownership. Of those residents who have relocated, 85% have moved to neighborhoods with low poverty rates. To date, 82% of the 618 families have chosen to remain in Norfolk and, of the residents currently engaged in the process, over 53% have indicated a desire to return to the newly developed community.

More information can be found at www.stpaulsdistrict.org/groundbreaking.

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Commissioners' Update NRHA Board of Commissioners

Subject:	NRHA Media Covera	ge – April 2022			_
Contact:	Nealy Gihan		ı	Date: May 12, 2022	2
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S TATUS					
The NRHA during Apr	Media Coverage Rep il 2022.	ort provides inform	nation on all me	entions of NRHA in t	he news
FUTURE ACT	ION				
The NRHA	Media Coverage Upd	late is provided to	the Board of Co	ommissioners each r	month.

NRHA Media Coverage - April 2022

Date	Headline	Publication	Reach	Sentiment
4/7/22	Activists, organizations come together to create a game plan to tackle gun violence in Norfolk	WVEC-TV	496,712	Neutral
4/15/22	Judge dismisses lawsuit against Norfolk claiming breach of contract after city OKs Pamunkey casino	The Virginian-Pilot	828,430	Neutral
4/15/22	Judge dismisses lawsuit against Norfolk claiming breach of contract after city OKs Pamunkey casino	Yahoo news	68,038,838	Neutral
4/16/22	Opinion: Pivotal Norfolk development project enters new phase	The Virginian-Pilot	828,430	N/A
4/17/22	Virginia judge dismisses Cordish lawsuit against Norfolk claiming breach of contract after city okays Pamunkey casino	CDC Gaming Reports	21,385	Negative
4/18/22	'Tenants are absolutely being ignored': Norfolk activists, public housing residents call for millions in funding for home repairs	The Virginian-Pilot	828,430	Neutral
4/18/22	'Tenants are absolutely being ignored': Norfolk activists, public housing residents call for millions in funding for home repairs	Yahoo news	68,038,838	Neutral
4/18/22	Cordish Suffered Legal Setback, Case against Norfolk Dismissed	Gambling News	81,906	Neutral
4/18/22	The City of Norfolk is Hiring!	City of Norfolk, Virginia	136,714	Neutral
4/19/22	St. Paul's redevelopment breaks ground Tuesday	WAVY-TV	1,266,607	N/A
4/19/22	Norfolk holds groundbreaking for Tidewater Gardens Transformation Project	WTKR-TV	503,346	Neutral
4/19/22	Tidewater Gardens Groundbreaking + City Of Norfolk Career Fairs	Patch.com - Herndon, VA	1,371	Neutral
4/19/22	Norfolk leaders break ground on Tidewater Gardens transformation project	WVEC-TV	496,712	Neutral
4/20/22	\$300 million overhaul of St. Paul's public housing begins	The Virginian-Pilot	828,430	Neutral
4/20/22	\$300 million overhaul of St. Paul's public housing begins	Yahoo! News	68,038,838	Neutral
4/22/22	Norfolk PD respond to shooting in Calvert Square	WAVY-TV	1,266,607	N/A
4/25/22	Five years into retirement, former Norfolk housing authority CEO to run for City Council	The Virginian-Pilot	828,430	Neutral
4/25/22	Five years into retirement, former Norfolk housing authority CEO to run for City Council	Yahoo! News	68,038,838	Neutral
4/25/22	Who's Hiring In Norfolk: This Week's Newest Job Openings	Patch.com - Herndon, VA	1,371	Neutral
4/25/22	2 women shot on Tidewater Drive in Norfolk	WAVY-TV	1,266,607	N/A
4/25/22	Two people injured after shooting on Cypress Street in Norfolk	WVEC-TV	496,712	N/A
4/25/22	What's the Deal With Homelessness Policies?	Nfkva.com	N/A	N/A



Tidewater Gardens Relocation Dashboard - 4/30/2022

Resident Relocation Choices by Phase

Phases	Tota 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 = 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%	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	176	11	94.12%	+1
Phase 2	262	241	21	91.98%	+11
Phase 3	116	63	53	54.31%	+3
Phase 4	53	35	18	66.04%	0
Grand Total	618	515	103	83.33%	+15

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	0	Service linkages April 2022	33	
Phase 2	235	+1	Total number of household assessments completed	562	+11
Phase 3	114	+3	Collaborative housing stability interventions	62	0
Phase 4	51	0			
Grand Total	590	+4			

Reason	for	Vacancy
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Reason for Vacancy	Total Count Vacancy Reason	Percentage by Move Out Reason
Moved to Housing Choice Voucher	272	53%
Unit Transfer	97	19%
Rented Elsewhere	57	11%
Moved to Project Based Housing	54	10%
Purchased Home	3	1%
Eviction	19	4%
Termination	1	0%
Deceased	10	2%
Moved Without Notice	2	0%
Grand Total	515	100%

CNI Areas of Opportunity

Reason for Vacancy	Total	Count
Housing Choice Voucher	272	93
Rented Elsewhere	57	18
Project Based Voucher	54	5
Family Splits	25	6
Purchased Home	3	2
Second Moves	16	5
Total	427	129

Areas of Opportunity - includes 427 units noted above

* < 62% mi concentation and <40%	poverty	30%
<40% poverty	363	85%
<20% poverty	167	39%

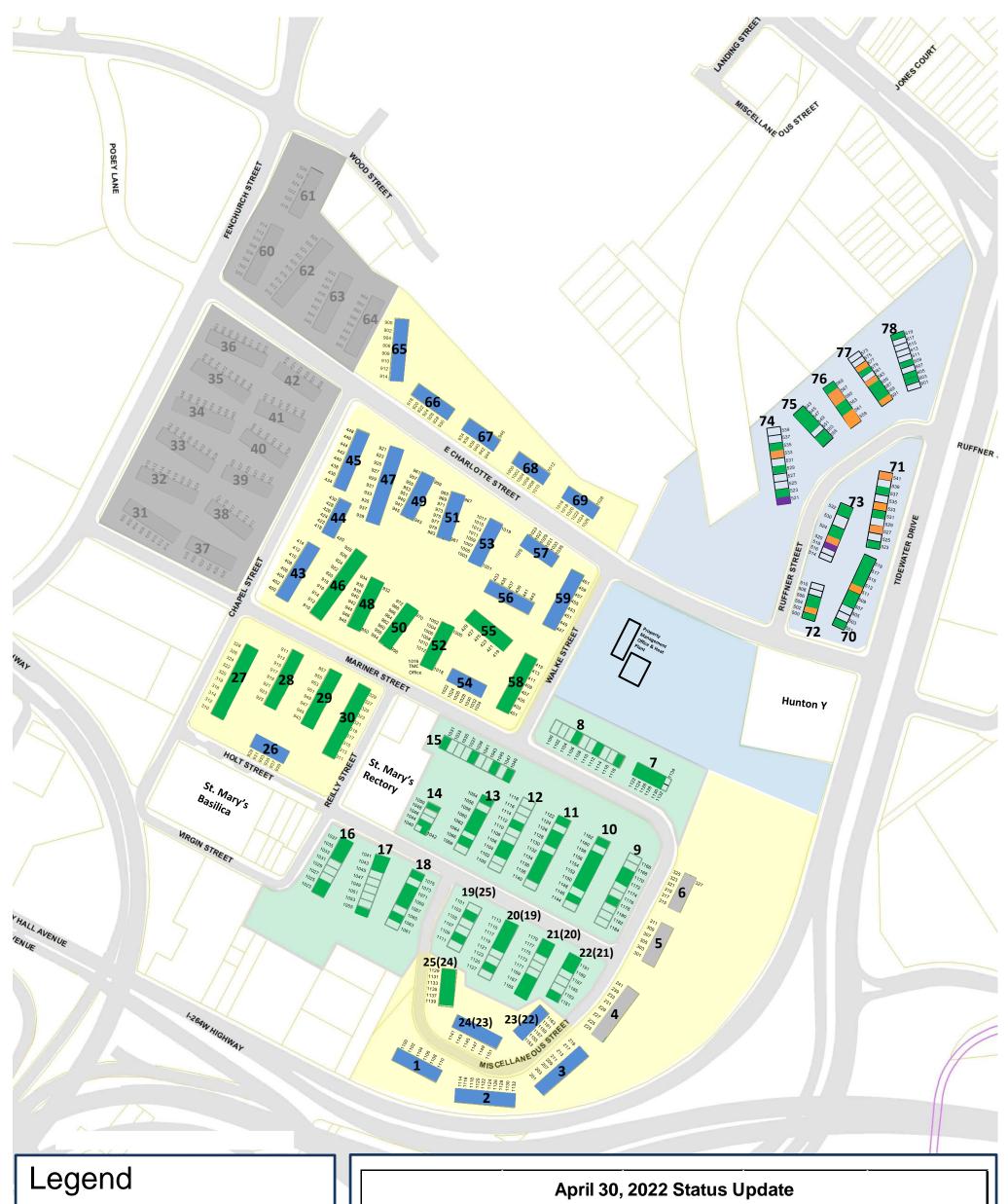
Relocation by City

		Relocation City	Count of City	Percentage by Relocation City
		Norfolk, Virginia		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%
Youth Relocation		Grovetown, Georgia	1	0%
Total Youth Relocation	771	Peach Tree Corners, Georgia	1	0%
Youth Relocated to HCV	469	Pensacola, Florida	1	0%
Youth Relocated to LIPH/Project Based	302	Eviction/Termination	20	4%
		Deceased	10	2%
		No Forwarding Address	7	1%
		Grand Total	515	100%

Areas of Opportunity - 515 total including transfers to other NRHA properties

* < 62% mi concentation and <40%	poverty	25
<40% poverty	349	689
<20% poverty	161	319

Vacancy Tracking Map For Tidewater Gardens



Legend	
Vacant Units	
Re-occupied Units	
People First Offices	
Demolished Units	
Abated Building	

April 30, 2022 Status Update								
Demolition Sequence	Total Units	Vacant Units	Demolished Units	Occupied Units				
Demo Seq I	124	0	124	0				
Demo Seq 2	285	264	21	0				
Demo Seq 3	133	70		63				
Demo Seq 4	76	36		40				
	618	370	145	103				