



AGENDA
NRHA Commissioners' Meeting
Thursday, July 14, 2022
555 East Main Street
Norfolk, VA 23501
9:00 a.m.

WELCOME AND REMARKS BY THE CHAIR OF THE BOARD

- I. **APPROVAL OF MINUTES OF COMMISSIONERS' MEETING** **Pg. 3**
 - June 16, 2022 Board of Commissioners' Minutes
 - June 30, 2022 Board of Commissioners' Minutes

- II. **PUBLIC COMMENTS**

- III. **REMARKS**
 - Executive Director's Comments
 - Commissioners' Comments

- III. **DEVELOPMENT** **Pg. 17**
 - 1) Tidewater Gardens CNI Development Update
 - Presented by: John Majors
 - Brinshore Development

- IV. **HOUSING OPERATIONS** **Pg. 37**
 - 1) Resolution Authorizing Increased Funding for Armed Security Contract
 - Presented by: Donna Mills
 - Chief Housing Officer

- V. **FINANCE AND ADMINISTRATIVE ACTIVITIES** **Pg. 40**
 - 1) Previous Month's Activities
 - a) Contract Activities
 - b) Anticipated Requests for Proposals, Qualifications, or Quotations and Invitations for Bids

- VI. **NEW BUSINESS**

- VII. **COMMITTEE MEETING NOTES** **Pg. 43**
 - 1) Housing Choice Voucher Committee minutes and attachments
 - 2) Housing and Safety Committee Notes minutes and attachments

VIII. CLOSED SESSION Pg. 82

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

IX. UPDATES Pg. 83

- 1) Families First Update
- 2) Communications and Government Relations Update
- 3) Tidewater Gardens Relocation Efforts Update – 6/30/2022
 - a. Tidewater Gardens Relocations Dashboard
 - b. Tidewater Gardens Vacancy Map
- 4) Development Update

FUTURE MEETINGS

Board of Commissioners' Meeting
Thursday, September 15, 2022 at 9:00 a.m.
555 East Main Street

MINUTES OF MEETING

The Commissioners (the “Commissioners” or the “Board”) of the Norfolk Redevelopment and Housing Authority (the “Authority” or “NRHA”) met in a regular monthly meeting at 555 East Main Street in Norfolk, Virginia (the “City”) on Thursday, June 16, 2022.

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

Present:	Ms. Rose Arrington <i>[participated virtually- dialed in at 9:37 a.m.]</i>
	Mr. Alphonso Albert
	Mr. Richard Gresham
	Mr. Donald Musacchio
	Ms. Suzanne Puryear
Absent:	Mr. Kenneth R. Benassi

Also present were Ronald Jackson, Secretary; Delphine Carnes, Attorney; Daniel Berti from *The Virginian-Pilot*; and a Channel 3 cameraman.

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Welcome and Remarks by the Chairman of the Board

Chairman Musacchio welcomed the Commissioners and thanked them for their participation. He noted that Ms. Arrington plans to participate virtually in today’s meeting and will be dialing in a little later. Chairman Musacchio announced that there will be two public hearings today related, respectively, to the 2021 Capital Fund Annual Statement and Five-Year Action Plan and to the FY 2023 Proposed Operating Budget. He also noted that the previously circulated agenda includes two closed session items, but the Board will only go into closed session for the purpose of “consultation with the Authority’s legal counsel regarding probable or actual litigation.” Chairman Musacchio reminded the Commissioners that the regular Board meeting scheduled for May 12, 2022 was cancelled and items requiring Board action were presented at the Thursday, May 19, 2022 session of the Board Retreat (the “Retreat”) at the Salvation Army Ray and Joan Kroc Center; the Friday, May 20 Retreat session was used for a closed meeting.

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I. Approval of Minutes of Board of Commissioners’ Meeting

Chairman Musacchio presented for approval the minutes of the May 19, 2022 Retreat session. Upon motion of Mr. Gresham, seconded by Ms. Puryear, the minutes of the May 19, 2022 Retreat session were unanimously approved by all of the Commissioners present, with the

exception of Ms. Arrington who had not yet dialed in. Chairman Musacchio then presented for approval the minutes of the May 20, 2022 Retreat session. Upon motion of Mr. Gresham, seconded by Ms. Puryear, the minutes of the May 20, 2022 Retreat session were unanimously approved by all of the Commissioners present, with the exception of Ms. Arrington who had not yet dialed in.

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II. Remarks

Executive Director's Comments

Mr. Jackson, on behalf of all of NRHA's staff, thanked the Commissioners for their participation in the Retreat. He indicated that everyone came away from the Retreat with six discrete focus areas that will be the springboard for developing related goals and strategies. Mr. Jackson stated that he will work with NRHA staff to prioritize those goals and will present a progress report to the Board at its July meeting. He noted that NRHA received positive press recently, both in print and on television, with respect to its efforts to improve residents' quality of life, to provide meaningful programming, and to respond effectively to recent incidents in its communities. Mr. Jackson thanked NRHA staff, including Donna Mills, Karen Rose, and their respective teams, acknowledging their consistent hard work in good times and bad. He also mentioned that he met a young African-American videographer who was in the community filming for a media story and who offered to volunteer with NRHA's programs. Mr. Jackson was delighted with his offer and feels this young man could inspire youth residents of NRHA's communities with his own background and path.

Commissioners' Comments

Mr. Albert reported that he had the pleasure of attending a City Council work session earlier this year featuring a team from New Jersey that presented methods for addressing increased violence in Norfolk. Mr. Albert noted that he doesn't want to disparage the report or the work that is being done to combat violence, but it did occur to him that the relationship between NRHA and City Council no longer includes the same kind of in-depth conversations that used to be a hallmark of their collaboration. He observed that Ms. Carnes and Chairman Musacchio will remember that the Board used to meet fairly regularly with City Council to reconcile their respective views and take a "broadband approach" to address certain issues. Mr. Albert indicated that he would like to discuss the possibility of getting back to quarterly joint meetings with City Council to discuss NRHA's goals, major endeavors, desired outcomes, etc. and to learn more about the City's priorities and efforts. He mentioned that this would help NRHA and the City come together as a team and stated that he would like to see Chairman Musacchio head up this effort.

Mr. Jackson commented that he had planned to reach out to certain Council members after

the Retreat, particularly Councilwomen Royster and Johnston who have Low-Income Public Housing (“LIPH”) communities in their respective wards. Mr. Jackson explained that these Council members need to have some understanding of NRHA’s efforts and it is important to coordinate with them since NRHA has many of the same goals as the City, for example, in terms of security initiatives. He added that this may be a good way to begin setting up joint sessions with City Council members and NRHA’s Commissioners. Mr. Albert suggested that a member of City Council be identified as a contact person who can work with an executive team member from NRHA, such as Mr. Clark or Ms. Mills. Mr. Jackson confirmed that he plans to involve Mr. Clark in this effort.

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III. Development

1) Resolution Accepting the 2021 Capital Fund Program and Approving the 2021 Capital Fund Annual Statement and Five-Year Action Plan and Public Hearing

Clayton Odom, Director of Design and Construction Management, introduced a resolution to accept the 2021 Capital Fund Program and approve the 2021 Capital Fund Annual Statement and Five-Year Action Plan. *[A court reporter was present for this portion of the meeting.]* Mr. Odom presented a PowerPoint that illustrated the planned improvements for each community and the corresponding budget amounts. He then reviewed the Five-Year Action Plan slide that shows the years this plan covers. Mr. Odom reported that the total capital funds budget is \$8,426,268. He then explained how the capital funds budget is requested and showed a slide that includes the form used by each NRHA department to request funding. Ms. Puryear asked about the budget for each individual community and also questioned whether the funds are fungible among the various communities. Mr. Odom responded that the funds are fungible and can be shifted in the budget from one project to another as needed. At 9:27 a.m., Chairman Musacchio asked if there were any questions or comments from the public. There were none.

Upon motion of Mr. Albert, seconded by Mr. Gresham, the following motion was passed unanimously by all of the Commissioners present, excluding Ms. Arrington who had not yet dialed in.

RESOLUTION 9499

WHEREAS, Norfolk Redevelopment and Housing Authority (the “Authority”) and the United States of American, Secretary of Housing and Urban Development (“HUD”) entered into a Consolidated Annual Contribution Contract (“ACC”) Number P-5540 dated August 30, 1996 as amended by the 2019 Capital Fund Program (CFP”) Amendment; and

WHEREAS, HUD has agreed to provide CFP assistance to the Authority in the amount of \$8,426,268.00 for the purpose of assisting in carrying out development, capital, and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families; and

WHEREAS, the Authority has prioritized capital projects that are already underway, included in the 2021 Annual Statement, or included in the 5-Year Action Plan;

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

1. The 2021 CFP Grant in the amount of \$8,426,268.00 is accepted.
2. The 2021 Capital Fund Annual Statement and Five-Year Action Plan (the “Plan”) are hereby approved to provide CFP assistance for the Authority’s public housing.
3. By approving the Plan, the Authority is agreeing that capital and management activities will be carried out in accordance with the United State Housing Act of 1937, 24 CFR Part 905 (the “Capital Fund Final Rule”), as well as other applicable HUD requirements and the Amendment itself.
4. This Resolution shall be in effect from and after the date of its adoption.

2) Development Activities Report

Chairman Musacchio announced that the Development Reports are included in the previously circulated Board Packet. There were no comments or questions from the Commissioners.

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IV. Finance and Administrative Operations

1) FY2023 Proposed Budget Presentation and Public Hearing

Scott Pontz, Chief Financial Officer, gave a PowerPoint presentation on the proposed FY2023 Budget (the “Budget”), the materials for which are found in the Board Packet starting at page 43. *[A court reporter was present for this portion of the meeting.]* Mr. Pontz highlighted certain aspects of the PowerPoint, pointing out that revenue from the City is flat and HUD revenue

has increased only slightly, 2% to 3%, which is insufficient given current inflation rates. Mr. Jackson stated that he would like to increase staff compensation by 5% across the board and also would like to cover the increased costs of health insurance for employees. Mr. Pontz reported that the Budget includes some vacant staff positions and follows the TAG recommendations by starting to move to a more simplistic model for FY2024. He thanked Budget staff members, Rebecca Burrus and Ronald Hoe, for their assistance. Mr. Pontz noted that last year \$2.1 million of NRHA's reserves was requested in order to balance the Budget. He explained that NRHA has generated more revenue this year and done a better job of vacancy management; the request for funds from reserves is therefore approximately \$900,000 lower than originally anticipated. Mr. Pontz stated that some additional revisions will be made to the Budget, which will be presented to the Board at its September meeting. He also confirmed that this report was reviewed in detail with members of the Finance Committee.

Mr. Pontz spoke about the documentation provided in the Board Packet and noted that his department will continue to provide quarterly presentations using the same format. Chairman Musacchio thanked Mr. Pontz for distilling this important information into a report that is very accessible. There were no questions from the Commissioners about the data presented. Mr. Albert commented that he respects the work that Mr. Pontz does to maintain standards of integrity in dealing with the financial challenges that NRHA is currently facing and noted that Mr. Pontz is doing a wonderful job. Mr. Pontz thanked the Commissioners for their support. Mr. Gresham asked about the LIPH deficit. Mr. Pontz responded that the Budget shows a \$1.2 million deficit, but added that the Budget has not been finalized; there will be additional meetings to discuss the Capital Fund Program and revise various line items.

Monet Johnson, a member of the public, requested time to address the Board. She asked about the decreased amount of reserves needed to balance the Budget this year and questioned whether the \$900,000 difference would go to the community. Mr. Pontz responded that any reserve funds not needed to balance the Budget will remain in reserves. The hallways were checked to ensure there were no other members of the public who wished to address the Commissioners. *[At 9:37 a.m. Ms. Arrington joined the meeting by telephone.]* Chairman Musacchio closed the public hearing on the Budget at 9:39 a.m. and noted that citizens can comment online. He added that approval of the Budget is scheduled for June 30, 2022.

2) FY2021 Audit Presentation

Mr. Pontz introduced Don Jump who is participating virtually. Mr. Jump gave a PowerPoint presentation related to the audit report. With respect to Slide 3, he noted that all of the reports are unmodified and there is one finding that will be covered in today's presentation. Mr. Jump reviewed Slide 4, which is an overview of items included in the report. He highlighted the second item, Management Discussion and Analysis, which is the item that is the most useful and significant for the Board. Mr. Jump then went through the information on Slide 5, which

outlines the responsibilities of management, and stated that it is critical to know the respective responsibilities among staff, the Board and the auditor. He turned to Slide 6, which illustrates the combined responsibilities of management, staff and the Board Finance Committee, as well as those that are assigned solely to the Finance Committee. Mr. Jump reviewed the auditor's responsibilities, as set forth on Slide 7, with regard to their work as they review the Authority's books and operations in order to prepare their reports, which include both an audit of the financial statements and an audit of the programs. Mr. Jump discussed the information on Slide 8, which enumerates the four focus areas of the audit, including HUD Grants, Component Units, Notes Receivable and Pension and OPEB Liabilities. He mentioned that Slide 9 illustrates that some notes, namely Note 1, Note 3 and Notes 8 and 12, are more significant than others.

Mr. Jump then turned to Slide 10, which covers the internal controls related to financial reporting. He stated that no deficiencies were reported. Mr. Jump explained that each year several major programs/initiatives are selected for a comprehensive review as part of the audit; this year, the Housing Choice Voucher ("HCV") Program and the Choice Neighborhoods Initiative ("CNI") Implementation Grant were chosen. He indicated that HCV spending (\$41,076,070) comprises a significant portion of total HUD expenditures (\$67,919,041). (Slide 12). With respect to the CNI Grant that is the focus of Slide 13, Mr. Jump reported that expenditures on this initiative (\$1,278,053) are considerably less than HCV, but CNI is still a very important program with very specific compliance requirements, including reporting and procurement obligations, that distinguish it from the HCV Program.

Mr. Jump reported that there were no material weaknesses in internal controls over compliance, but that a significant deficiency related to eligibility was identified and is described on Slide 15, which states that 3 out of 60 Housing Assistance Payment ("HAP") subsidies were calculated incorrectly. He noted that any inaccuracies are important to HUD and must be addressed, even if the dollar amount of inaccurate calculations is relatively small. Mr. Pontz reported that NRHA management has prepared a response that includes focused training, as well as implementation of procedures that require housing staff members to perform additional reviews and recheck all calculations before finalizing. He explained that this report was just completed in the last couple of days; it was not included in the Board Packet but has been provided to the Commissioners. Mr. Pontz added that the final version to be sent to HUD will be available electronically. Mr. Jump then discussed various aspects of required communication listed on Slide 16 and indicated that there were no significant problems or irregularities noted, and no disagreement with management.

Mr. Jump reviewed Slide 17 that covers staff shortages related to COVID, as well as issues with the Central Office Cost Center ("COCC"), which he has already addressed with regard to simplification recommendations that were included in the TAG report. He also mentioned that Slide 18 lists future Governmental Accounting Standards Board ("GASB") changes so the Commissioners will have some idea of upcoming changes that could affect the financial

statements. Mr. Pontz observed that the GASB changes create more work and make the balance sheet less clear; the most helpful document is the previously mentioned Management Discussion and Analysis, which provides information in a straightforward manner that is accessible to the layman. Mr. Pontz offered to respond to any questions from the Commissioners; there were no questions or comments. Mr. Jump thanked the entire staff for their help with the audit work, particularly Mr. Pontz.

3) Previous Month's Activities

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

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V. Housing Operations

1) Housing Operations Quarterly Report – FY2022 3rd Quarter

Donna Mills, Chief Housing Officer, reviewed the quarterly Housing Operations Reports for the quarter ending March 31, 2022. She noted that there have been 3 Real Estate Assessment Center ("REAC") inspections so far and NRHA is very happy that all scored in the high 90s. Ms. Mills also noted that the Facilities Management Department is continuing to complete repairs to water lines in several communities. She reviewed statistics regarding tenants' accounts receivable, which are currently 6.84%, up from 2.97% in March of 2021. She reported that there have been 9 evictions this quarter, a decrease from the same quarter last year when there were 13 evictions. Ms. Mills also stated that Property Management maintains 3,177 units with an occupancy rate of 83.34%, or 96.42% if Tidewater Gardens and Scattered Sites are excluded in making the calculation.

Ms. Mills reported that the focus of the Safety and Security Department's activities is to emphasize prevention and intervention, as well as enforcement. She noted that staff members have attended numerous meetings to address community security and to implement new protocols and safety features designed to decrease crime. Ms. Mills indicated that staff continues to review the trespass/ban list and removed 35 individuals from that list. She also mentioned that carbon monoxide detectors have been installed in Tidewater Gardens. Ms. Mills offered to answer any questions or concerns that the Commissioners might have; there were no questions or comments.

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VI. New Business

None.

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VII. Committee Meeting Notes

Chairman Musacchio announced that the minutes and notes for each of the following committees are included in the Board Packet. There were no questions or comments from the Commissioners.

- 1) Housing and Safety Committee
- 2) Housing Choice Voucher Committee

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VIII. Updates (Section IX in the previously circulated agenda)

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

- 1) Tidewater Gardens Relocation Efforts Update – 5/31/2022
 - a. Tidewater Gardens Relocations Dashboard
 - b. Tidewater Gardens Vacancy Map
- 2) Communications Update
- 3) Families First Update
- 4) Tidewater Gardens CNI Update

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Public Comments:

Chairman Musacchio opened the public comment session and asked members of the public wishing to speak to state his or her name, address and the topic of his or her remarks. He also reminded them of the 3-minute limit and mentioned that comments can be submitted after the meeting by sending them to ngihan@nrha.us. Two members of the public, Vincent Hodges and Monet Johnson, addressed the Commissioners in person.

Vincent Hodges introduced himself. He gave his address as 622 Raleigh Avenue, #4, Norfolk, Virginia and mentioned that he represents the New Virginia Majority. Mr. Hodges stated that he hears a lot about various strategies moving forward but wants more transparency. He claims that his emails have been blocked and although NRHA is under scrutiny, he has not been allowed access to all meetings. Mr. Hodges emphasized that he wants the six goals that Mr. Jackson referenced earlier in today's meeting to be widely publicized. In addition, Mr. Hodges asked about a printed media release that was mentioned, noting that he has never seen it and wants to know how and where it was disseminated. He stated that, if not for the press, none of the residents of NRHA's communities or their representatives would be at the Authority's meetings to demand accountability. Mr. Hodges commented that his organization has been very active in the community, but he has been disappointed not to see more activity by Teens with a Purpose. He concluded by commenting that, as constructive criticism, he would like to see more youth involvement, as well as more transparency.

Monet Johnson then addressed the Commissioners. She stated that she is also with the New Virginia Majority and that all she cares about is the residents. She remarked that there are not enough units available for voucher holders and citizens are left with nowhere to live. Ms. Johnson noted that voucher holders need to be prioritized and more units that accept vouchers need to be built. She emphasized that the focus should not be on who is to blame, but rather on the best strategies to provide units so that people are able to find places to live. Ms. Johnson observed that she is not here to tell people how to do their jobs, noting that we all know that Norfolk is expensive and many people cannot find affordable housing in the City. She stated that it is her understanding that Bruce Smith's new project has 261 units, only 8 of which are for voucher holders.

Vincent LaSalle made a comment online regarding the Norfolk Nighthawks and mentioned that he is concerned that the hours of the community centers are too limited and therefore local youth do not have anywhere to go during the day. He requested that the centers be open during daytime hours for youth programming. Chairman Musacchio thanked Mr. LaSalle and stated that NRHA would respond to his inquiry in the near future. The hallways and online chat room were checked to be sure that there were no additional citizens who wished to comment. There were none.

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IX. Closed Session (Section VIII in the previously circulated agenda)

At 10:15 a.m. upon motion of Mr. Albert, seconded by Mr. Gresham the following resolution was unanimously approved by all of the Commissioners.

RESOLUTION 9500

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

Resolution Convening a Closed Meeting on June 16, 2022 for:

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

Update on East Beach presented by Ms. Carnes.

At 11:11 upon motion of Mr. Albert, seconded by Ms. Puryear, the following resolution was unanimously approved by all of the Commissioners.

RESOLUTION 9501

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

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

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

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There being no further business, the meeting was adjourned at 11:12 a.m.

Secretary

Chair

MINUTES OF MEETING

The Commissioners (the “Commissioners” or the “Board”) of the Norfolk Redevelopment and Housing Authority (the “Authority” or “NRHA”) met at 555 East Main Street in Norfolk, Virginia (the “City”) on Thursday, June 30, 2022.

The meeting was called to order at 9:02 a.m. by Chairman Donald Musacchio. Those Commissioners present and absent were as follows:

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

Absent: Ms. Rose Arrington

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

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I. Opening Remarks

Chairman Musacchio thanked everyone for their participation and mentioned that all of the information regarding the proposed FY2023 Budget is on NRHA’s website. He announced that public comment can be made in person or online using the “raise your hand” feature or the chat feature.

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II. Public Comments

Chairman Musacchio opened the public comment session. No members of the public were online to comment. Ms. Makiesa Cruse checked the hallways and no members of the public were present in person to comment. After rechecking to be sure that there were no individuals wishing to participate either online or in person, Chairman Musacchio closed the public comment portion of the meeting.

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III. Resolution Adopting the Consolidated Annual Operating and Capital Budget for the Fiscal Year Beginning July 1, 2022 and Ending June 30, 2023

Scott Pontz, Chief Financial Officer, introduced a resolution to adopt the Consolidated Annual Operating and Capital Budget for the Fiscal Year beginning July 1, 2022 and ending June 30, 2023 (the “Budget”). He thanked everyone for participating in the meeting today, which also happens to be his birthday. Mr. Pontz thanked NRHA staff and the Commissioners for all of their hard work in reviewing and finalizing the Budget. He mentioned that there was a question at the June 16, 2022 Board meeting regarding the fact that approximately \$900,000 less than anticipated will be needed from reserves to balance the Budget this year. Mr. Pontz clarified that this amount is not income but represents a saving that was accomplished through better vacancy management resulting in reduced costs, which in turn means there is a reduced need for funds from reserves. He stated that NRHA staff recommends approval of the resolution, but he is available to answer any questions the Commissioners might have.

Mr. Albert indicated that he and Mr. Benassi are both on the Finance Committee and have carefully reviewed the details of the proposed Budget. Mr. Albert indicated that Mr. Benassi might have some insightful comments to share. Mr. Benassi observed that he is focused on the 555 E. Main Street building. He noted that managing this facility is a challenge, but NRHA has the opportunity to “get it right” and fix many of the difficult issues that the Authority has been dealing with.

Upon motion of Mr. Benassi, seconded by Mr. Gresham, the following resolution was unanimously passed by all Commissioners present.

RESOLUTION 9502

WHEREAS, the expected operating income and capital funding and related expenditures for the various programs, projects and activities of this Authority for the period beginning July 1, 2022 and ending June 30, 2023 have been carefully reviewed and compiled in a consolidated budget documents (the “Consolidated Annual Operating and Capital Budget”), a copy of which has been presented to the Commissioners at the June 15, 2022 Commissioners’ Meeting and considered by the Commissioners at the June 30, 2022 Commissioners’ Meeting; and

WHEREAS, the requested funding in the amount of \$116,361,794 is adequate to cover the proposed expenditures as set out in the budget document; and

WHEREAS, a public hearing was held on June 15, 2022 in accordance with mandated state legislation;

WHEREAS, the funding levels contain costs of certain central office cost centers, which provide office facilities and program support; authorizations by the executive office to advance working capital, individual community project budgets at the asset management levels and other products and services necessary to the accomplishment of NRHA's objectives; and

WHEREAS, during the course of developing the FY2023 Consolidated Annual operating and Capital Budget vacant positions deemed necessary remain in the budget; and

WHEREAS, in order for this Authority to obtain required financial assistance from the Department of Housing and Urban Development, the Virginia Housing Development Authority, and the City of Norfolk, the Consolidated Annual Operating and Capital Budget must be submitted to the Commissioners of this Authority for approval; and

WHEREAS, the Department of Housing and Urban Development and the City of Norfolk may subsequently approved modified amounts of financial assistance which will require a modification of the presented expenditure levels and revised budget submissions.

NOW, THEREFORE, BE IT RESOLVED, that the Consolidated Annual Operating and Capital Budget dated June 1, 2022, for the fiscal year beginning July 1, 2022 and ending June 30, 2023, is hereby determined to be an estimate of the operating income and capital funding to be received and expenditures to be incurred in the prudent operation of the administration and program activities and operations of the central offices of the Authority for the fiscal year ending June 30, 2023 and the Consolidated Annual Operating and Capital Budget as presented at the June 16, 2022 meeting, to include any modifications approved by the funding providers during the fiscal year, is hereby approved; and

BE IT FURTHER RESOLVED, that the Executive Director or his designee is hereby authorized, in his discretion, to expend during the fiscal year ending June 30, 2023, from unobligated funds in previously approved Cumulative Budgets, as shown in the Consolidated Operating Budget, such amounts in excess of currently budgeted amounts as he may deem appropriate; and

BE IT FURTHER RESOLVED, that the Executive Director or his designee is authorized and directed to submit such Consolidated Operating Budget to the Department of Housing and Urban Development, the City of Norfolk, and other federal, state and local agencies, as appropriate, for their respective consideration and such approvals as may be necessary.

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There being no further business, the meeting was adjourned at 9:08 a.m.

Secretary

Chair



Agenda Item

NRHA Board of Commissioners

Subject: Tidewater Gardens CNI Development Update

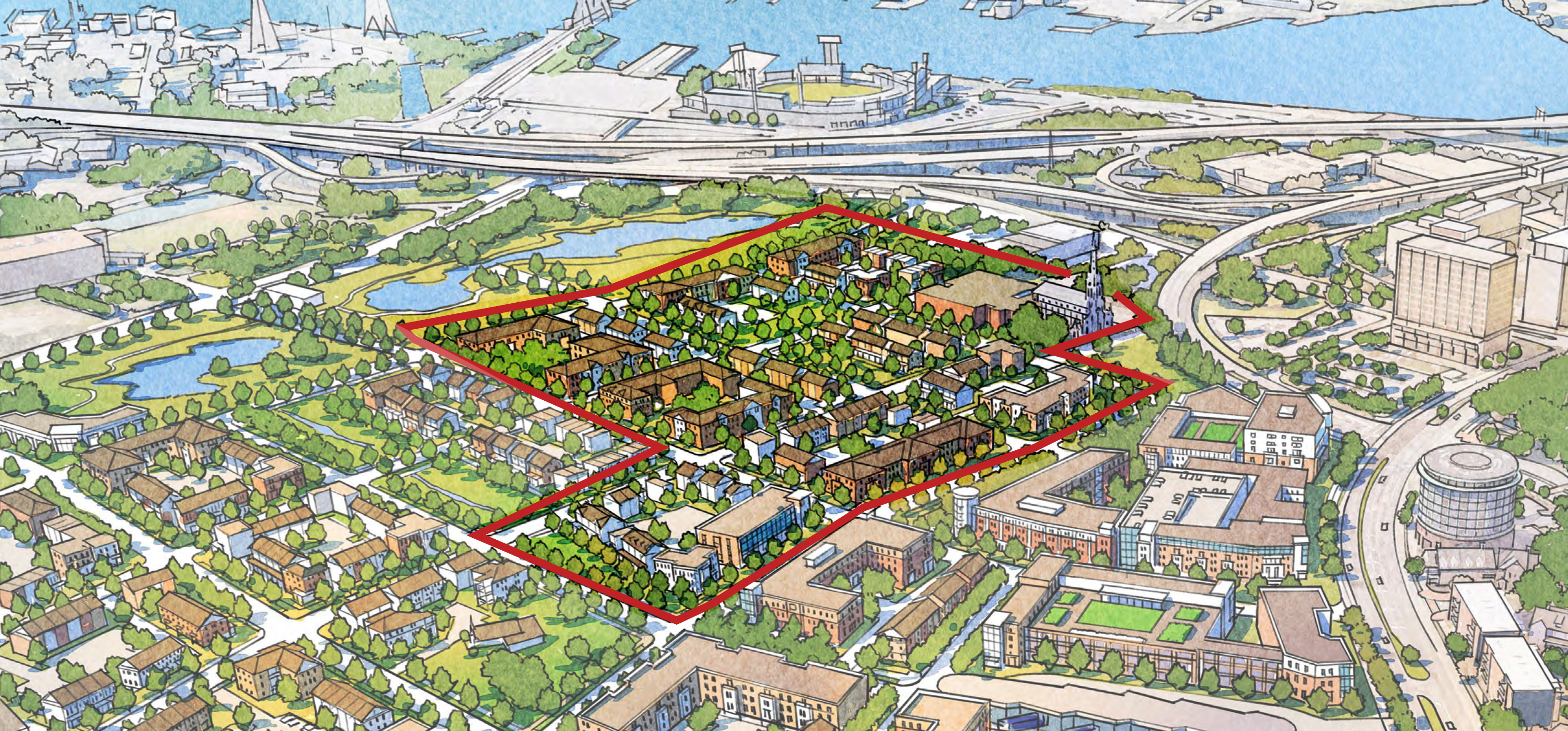
Executive Contact: Michael Clark

Date: July 14, 2022

BACKGROUND

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

Brinshore Development is currently in the detailed design work for the –Phase 4 of the St. Paul's Area Transformation/Tidewater Gardens –TWG B1 & B2. These blocks will include a combination of multi-story apartments and lower density town/row houses. The developer will be submitting final phases for tax credits in 2023. Construction is anticipated to begin on the Tidewater Blocks B1 & B2 in 2024 and continue thru September 2025. John Majors Vice President of Development for Brinshore will present to the board the current work and design concepts for the Phase 4 Tidewater Blocks.



TIDEWATER GARDENS NEIGHBORHOOD DEVELOPMENT: PHASE B

SUMMARY OF UNITS TO BE DELIVERED IN TWG B1 and TWG B2

		Total	Replace- ment	Affordable LIHTC	Market		1BR	2BR	3BR	4BR	5BR
Per Latest Replacement Housing Plan submitted to HUD:		714	260	238	216		199	347	137	28	3
To Be Delivered in:											
<ul style="list-style-type: none">Blocks 19 and 20Blocks 17 and 18TWG A1 (Block 9) and TWG A2 (Blocks 10 and 16)		523	180	197	146		156	273	80	13	1
REMAINING UNITS TO DELIVER:											
In TWG B1 (Blocks 4, 5, and 6) and TWG B2 (Blocks 3A, 3B, and 11)		191	80	41	70		43	74	57	15	2

NEIGHBORHOOD VIEW: EXISTING AERIAL LOOKING NORTH-WEST



DRAFT - FOR DISCUSSION PURPOSES ONLY

TIDEWATER GARDENS: PHASE B
MAY 2022

ST. PAUL'S - TIDEWATER GARDENS
NORFOLK | VIRGINIA

NEIGHBORHOOD VIEW: AERIAL LOOKING SOUTH-EAST



DRAFT - FOR DISCUSSION PURPOSES ONLY

TIDEWATER GARDENS: PHASE B
MAY 2022

ST. PAUL'S - TIDEWATER GARDENS
NORFOLK | VIRGINIA

TIDEWATER GARDENS URBAN DESIGN STRATEGY



- MAIN STREET
- SECONDARY STREETS
- NEIGHBORHOOD STREETS
- NEIGHBORHOOD NODES
- BLUE-GREENWAY / OPEN SPACE

DRAFT - FOR DISCUSSION PURPOSES ONLY

TIDEWATER GARDENS: PHASE B
MAY 2022

ST. PAUL'S - TIDEWATER GARDENS
NORFOLK | VIRGINIA

TIDEWATER GARDENS NEIGHBORHOOD: PRELIMINARY DESIGN 2021



- LEGEND**
- 1 STORY ACCESSIBLE BUNGALOWS
 - 2.5 - 3 STORY TOWNHOUSES
 - CARRIAGE HOUSES
 - MANOR HOMES
 - 3 STORY WALK UP APARTMENTS
 - 3 - 4 STORY ELEVATOR APARTMENT BUILDINGS
 - COMMUNITY SPACE
 - COMMUNITY SPACE

DRAFT - FOR DISCUSSION PURPOSES ONLY

TIDEWATER GARDENS: PHASE B
MAY 2022

ST. PAUL'S - TIDEWATER GARDENS
NORFOLK | VIRGINIA

VIEW LOOKING EAST ON MARINER STREET



PROPOSED MARINER TREE SAVE



EXISTING TREES ON MARINER ST



COLLEGE COURTS

DRAFT - FOR DISCUSSION PURPOSES ONLY

TIDEWATER GARDENS: PHASE B
MAY 2022

ST. PAUL'S - TIDEWATER GARDENS
NORFOLK | VIRGINIA

CHOICE NEIGHBORHOOD
IMPLEMENTATION

TIDEWATER GARDENS NEIGHBORHOOD: CURRENT PROPOSED HOUSING TYPES



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TIDEWATER GARDENS: PHASE B
MAY 2022

ST. PAUL'S - TIDEWATER GARDENS
NORFOLK | VIRGINIA

TIDEWATER GARDENS: A VIBRANT & DIVERSE NEIGHBORHOOD



TIDEWATER GARDENS: PHASE B
MAY 2022

ST. PAUL'S - TIDEWATER GARDENS
NORFOLK | VIRGINIA

TIDEWATER GARDENS: A VIBRANT & DIVERSE NEIGHBORHOOD



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TIDEWATER GARDENS: PHASE B
MAY 2022

ST. PAUL'S - TIDEWATER GARDENS
NORFOLK | VIRGINIA

CARRIAGE HOUSES



CARRIAGE HOUSES



PRECEDENT



PHASE A



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TIDEWATER GARDENS: PHASE B

MAY 2022

ST. PAUL'S - TIDEWATER GARDENS
NORFOLK | VIRGINIA

CHOICE NEIGHBORHOOD IMPLEMENTATION

TOWNHOUSES



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TIDEWATER GARDENS: PHASE B
MAY 2022

TOWNHOUSES



PRECEDENT



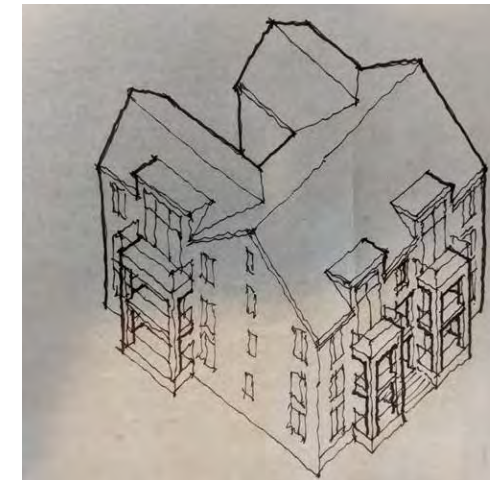
PHASE A



ST. PAUL'S - TIDEWATER GARDENS
NORFOLK | VIRGINIA

CHOICE NEIGHBORHOOD
IMPLEMENTATION

MANSION HOMES



PRECEDENT



PHASE A



DRAFT - FOR DISCUSSION PURPOSES ONLY

TIDEWATER GARDENS: PHASE B

MAY 2022

ST. PAUL'S - TIDEWATER GARDENS
NORFOLK | VIRGINIA

CHOICE NEIGHBORHOOD IMPLEMENTATION

WALK UP APARTMENTS



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TIDEWATER GARDENS: PHASE B
MAY 2022

WALK UP APARTMENTS



PRECEDENT



PHASE A



MULTI-FAMILY APARTMENT BUILDINGS

3 - 4 STORY ELEVATOR APARTMENT BUILDINGS



PRECEDENT



PHASE A



DRAFT - FOR DISCUSSION PURPOSES ONLY

TIDEWATER GARDENS: PHASE B
MAY 2022

ST. PAUL'S - TIDEWATER GARDENS
NORFOLK | VIRGINIA

COMMUNITY BUILDINGS & COMMUNITY GREEN SPACE



COMMUNITY SPACE



COMMUNITY GREEN SPACE



DRAFT - FOR DISCUSSION PURPOSES ONLY

TIDEWATER GARDENS: PHASE B
MAY 2022

ST. PAUL'S - TIDEWATER GARDENS
NORFOLK | VIRGINIA

A VIBRANT & DIVERSE NEIGHBORHOOD



DRAFT - FOR DISCUSSION PURPOSES ONLY

TIDEWATER GARDENS: PHASE B
MAY 2022

ST. PAUL'S - TIDEWATER GARDENS
NORFOLK | VIRGINIA



Date Range: 07/01/2021 – 06/30/2022

ACQUISITIONS

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

TOTAL ACQUISITIONS \$150,000.00

SALES (DISPOSITIONS)

Disposition #	Address	Developer	Usage	Development Value	Settlement Date	Sales Price
Parcel # 149	207 E. 29 th Street	Mayfield Co.	Buffer/Landscape next to establishment		10/25/2021	\$14,000.00
Parcel # 1451 Lot 1A	2509 Pleasant Avenue	BACO Services	Mkt rate single family 3bd/2.5bath, 1880 sqft.		5/27/2022	\$85,000.00
Parcel # 1451 Lot 2A	2513 Pleasant Avenue	Richardson/Viridian	Mkt rate single family 3bd/2.5bath, 1765 sqft.		6/24/2022	\$83,500.00
Parcel # 1451 Lot 5A	2516 Pretty Lake Avenue	Richardson/Viridian	Mkt rate single family 3bd/2.5 bath, 1910sqft.		6/24/2022	\$85,000.00
Scattered Site property	5124 E. Princess Anne	NRHA	LM single family 3bd/1 bath, 1313 sqft.		06/07/2021	\$163,100.00
Scattered Site property	517 Louisa Street	NRHA	LM single family 3bd/2 bath, 1285 sqft.		05/09/2021	\$159,400.00
Scattered Site property	2218 Harrell Avenue	NRHA	LM single family 3bd/1 bath, 1169 sqft.		07/01/2021	\$168,200.00
Scattered Site property	450 Jean Court	NRHA	LM single family 3bd/1.5 bath, 1369 sqft.		09/22/2021	\$140,100.00
Scattered Site property	914 Oaklawn Avenue	NRHA	LM single family 3bd/2 bath, 1313 sqft.		12/15/2021	\$167,600.00
Scattered Site property	1058 Bland Street	NRHA	LM single family 3bd/1.5 bath, 960 sqft.		12/29/2021	\$144,200.00
Scattered Site property	3714 Lenoir Circle	NRHA	LM single family 3bd/1.5 bath, 1505 sqft.		12/30/2021	\$208,400.00

TOTAL \$1,418,500.00

East Ocean View Redevelopment/East Beach**(as per the East Beach LLDC, sales price reflects 5% of sales price)**

Lots 7-145 – 7-158	9505-9537 23 rd Bay Street	East Beach Realty Co.	10 Cottages/bungalows	TBD	01/04/2022	\$ 37,770.00
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TOTAL DISPOSITIONS	\$1,456,270.00
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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

Downtown West Redevelopment Project

251 Waterside Drive

Right of way improvement

Fairmont Park Redevelopment Project2601, 2605, 2609 Lafayette Blvd.,
3131, 3133 Lens Ave.

New City Fire Station

South Brambleton Redevelopment Project59 Individual parcels on Brown, Clay, Claiborne,
Reeves and Willoughby Streets

Future Development

Park Place Redevelopment Project246 and 301 W. 27th Street

Right of way improvement / Street lights - Utilities



Resolution Item

NRHA Board of Commissioners

Subject: Resolution Authorizing Increased Funding for Armed Guard Contract

Executive Contact: Donna Mills, Chief Housing Officer

Date: 7/14/2022

BACKGROUND

On 10/13/2021 NRHA awarded an armed security contract (PR1677-690-21/F1026) to Sentry Force Security, LLC. in the amount of \$168,352.80 for protective services in our family public housing communities.

On 12/6/2021 a change order was completed for an increase of \$41,990.40 as a result of a significant increase in violent crime in Young Terrace. The contract value was adjusted to \$210,343.20. This change order #001 provided an additional 3 security officers, to increase roving security personnel coverage to 24 hours at Young Terrace. This change resulted in a 25% cost adjustment.

Change Order is requested #002, in the amount \$234,518.40 is requested to be added to the contract for a total contract value of \$444,861.60. The contract period of performance and all other terms and conditions remain the same. The details are as follows:

- In February 2022 violent crime in **Young Terrace** increased greatly, and the need for additional services to stabilize the community was initiated to extend beyond the anticipated end date of February 2022. Additional funds for security services for this period through June 30th at Young Terrace is **\$65,664.00**.
- In addition, we sustained major damages and theft to vacant units, and buildings partially vacated in **Tidewater Gardens**. This has become costly due to cleanups and repairs which have resulted in disruption of services, resident personal property claims for damages, and safety concerns for residents, staff, and contractors. Additional funds for Tidewater Gardens roving armed guard services is needed to provide 24-hour coverage in the total amount **\$168,854.40**. These services are to be provided through August 30, 2022.

In order to correlate with the end of the current fiscal year and to prevent the disruption of services with the resolicitation this contract, it is also requested to extend this one-year contract by 243 calendar days to end June 30, 2023.

Recommendation:

- **Authorization to increase funding for the armed security services contract in the amount of \$234,518.40.**
- **Request authorization of a contract extension of the existing Armed Guard Contract to correlate with the end of the fiscal year FT 2022-2023 (June 30, 2023).**

RESOLUTION APPROVING INCREASED FUNDING FOR SENTRY FORCE SECURITY, LLC FOR ARMED GUARD SERVICES AND CONTRACT EXTENSION

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

WHEREAS, the Authority on 12/6/2021 executed change order #1 for an increase of \$41,990.40 as a result of a significant increase in violent crime in Young Terrace; and

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

WHEREAS, there is a need for Change Order #002 for additional funding in the amount of \$65,664.00 for armed security services for Young Terrace and \$168,854.40 for armed security services for Tidewater Gardens through August 30, 2022. The additional funding is not anticipated to exceed the amount of \$234,518.40; and

WHEREAS, there is a need for a contract extension to continue armed guard services beyond October 31, 2022 to correlate with the current fiscal year ending June 30, 2023.

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

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

Secretary

Chair

Executive Director



COMMISSIONERS' MONTHLY CONTRACT REPORT –
Meeting Date: July 14, 2022

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

June 30, 2022

New contracts issued between \$30,000 and \$99,999:	<i>Contract Ceiling</i>	A	B	C
1. G1003 – BDO USA, LLP (Fee Accounting Services)	\$70,000.00	P		FF
New contracts issued for \$100,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. F1057 – Power Mechanical (Oakleaf Forest Boiler Replacements)	\$1,200,270.00	C		FF
New task orders issued for \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. F1049 – TO 0011 Howerin Construction (Rehab 755 Marvin Avenue)	\$57,592.00	C		FF
New Interagency Agreements for \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. None				
Change orders issued for \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1.E1005 – RPC Industries (roofing maintenance services)	\$40,000.00	C		FF
Options exercised for \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. C1001 – Thermo-Trol Systems (Automated Logic DDC Controls and WEBCTRL Engineering/Operations)	\$125,000.00	O		FF
2. D1023 – Delphine Carnes Law Group (Prof. Legal Services)	\$419,700.00	P		FF
3. E1003 – Constellation New Energy (natural gas)	\$304,334.00	G		FF
4. PO-46704-2817 – Microsoft (Software Licensing Renewal)	\$106,620.84	O		FF
5. A0027 – Evans Cabinet Corporation (cabinets-communities)	\$180,000.00	G		FF

A. KEY to contract type:

C – Construction

P – Professional Services

O – Other than Professional Services

G – Goods, Equipment, Materials, etc.

B. KEY to ownership type, new contracts only:

M – Minority-owned

3 – Section 3

W – Woman-owned

C. KEY to Funding:

FF – Fully-Funded

IF – Incrementally-Funded

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

F1057 – OAKLEAF BOILER REPLACEMENTS - POWER MECHANICAL \$1,200,270.00

An Invitation for Bid was posted on the NRHA website and eVA websites on 5/3/2022. Bids were received at the Design and Construction Department, 910 Ballentine Blvd until Tuesday, May 24, 2022, at which time and place, all bids were publicly opened and read aloud.

A Pre-Bid meeting was held on May 3, 2022 at 10:00 am.

Three (3) addendums with questions and answers were issued:

Addendum #1 - May 11, 2022,
Addendum #2 – May 16, 2022
Addendum #3 – May 18, 2022.

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

Power Mechanical, Inc.....	\$1,200,270.00
Joint Resources Solutions, Inc.....	\$719,680.00

The lowest bidder, Joint Resources Solutions, Inc. requested to have their bid withdrawn from completion due to miscalculations. The withdrawal was approved by the DCM Director.

An award was made to Power Mechanical, Inc. in the amount of \$1,200,270.00



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

IFB, Tidewater Gardens Phase 1D Bldgs 1-3 & 23-25	Jul-22	DCM
IFB, Mid-Rise Call to Aid	Jul-22	DCM
RFQ, Young Terrace Exhaust Fans (2 Buildings)	Jul-22	DCM
IFB, Mid-Rise Elevator Upgrade	Jul-22	DCM
IFB, Bathtub and Sink Re-Finishing	Jul-22	Property Management
IFB, Structure Parts and Supplies	Jul-22	Property Management
IFB, Demolition of 501 & 503 Berkley Avenue Extension	Jul-22	Real Estate Services
RFP, Uniformed Physical Conditions Standard (UPCS) Inspections	Jul-22	Property Management
IFB, Glass Replacement (for Communities, as-needed)	Jul-22	Property Management
RFP, Laundry Equipment at NRHA Midrise	Jul-22	Property Management
IFB, Grounds Maintenance Services for Partrea Midrise, Cottage Bridge and Franklin Arms	Jul-22	Property Management
RFP, Janitorial Services for Midrise and Communities Center	Jul-22	Property Management
RFP, File Audit Services (HCV, RAD, LITHC)	Jul-22	Property Management
Recently Removed (*this section is added for continuity purposes only)		
RFP, NRHA Banking Services	Cancelled	Finance
IFB, Smoking Stations NRHA Midrises	on hold	Property Management
IFB, Grounds Maintenance Services for Young Terrace	moved to 2nd low bidder	Property Management
RFP, Temporary Staffing Services	In Evaluation	Human Resource
IFB, Oakleaf Boiler Replacement	Awarded	DCM
IFB, Fire Detection Services	Awarded	Property Management
RFP, Fee Accounting Services	Awarded	Finance

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, June 21, 2022 – 11:00 a.m.
Agenda

I. Current Statistics and Updates Pamela Jones-Watford

II. Landlord Outreach Updates Iyana Pointer
i. Landlord banning discussion

III. Financial Conditions Scott Pontz

IV. CNI/Tidewater Gardens Steve Morales
Nicole Brown, USI

Next Meeting: Tuesday, July 19, 2022 – 11:00 a.m.

St. Paul's Guiding Principles:

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

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

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



Committee Notes

NRHA Board of Commissioners

Committee: Housing Choice Voucher Committee	Date: June 21, 2022
Subject: Monthly Meeting Minutes	Executive Contact: Donna Mills

Committee Agenda and Attendees

Attendees: Suzanne Puryear, Michael Clark, Donna Mills, Scott Pontz, Pamela Jones-Watford, Steve Morales, Sybil Bullock, 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 May 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 explained that there are 17,554 total applications on the waitlist. Due to the low numbers, the waitlist will be reopened for tenant-based vouchers on July 12, 2022-July 14, 2022. There is an aggressive lease up currently going on for all vouchers.

Landlord Outreach Updates:

Iyana Pointer provided committee members with landlord outreach updates along with a statistical sheet outlining landlord outreach data. There were 13 new landlords that signed up for the month of May 2022 and 15 inquiries. In July 2022, new initiatives will be employed for prospective landlords, such as one-on-one meetings. Mailings were sent out in May 2022 for the landlord series and as a result 118 landlords signed up for the series. The next series will be held on June 28, 2022 by Lorenzo Green to discuss the HCV Inspection Process. Emails of the presentation are sent to landlord attendees after each landlord series to provide participants with a YouTube link to watch the series again if needed. Promotional information is included in the email to highlight the HCV program as well. This is done after each landlord series. We will begin sending out e-mail blasts to participating landlords on program updates. The marketing plan for the HCV program is still being worked on. An open house is being planned for September 2022. The HCV promotional video is currently in the editing process and should be finished very soon. Members for the landlord advisory group have been selected and one of their roles will be to promote the HCV landlord program amongst their colleagues. Postcards to remind current landlords of the assistance available for them if needed are in the process of being created as well. Monthly check-ins are still being performed for current landlords to assist them with any issues and remind them that we still need landlords

HCVP Financial Update:

Donna Mills provided an update to the policy revision to increase the payment standards to 120% of FMR. The policy has not yet been enforced yet as NRHA is waiting for HUD approval.

Scott Pontz provided committee members with an update highlighting the availability of funds for the HCV program. Scott explained that the program is researched monthly to make sure that funds are available to support the program. The funding is available to support the aggressive lease up and the increase of FMR to 120%.

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 demolition efforts in Tidewater Gardens. Phase I demolition has been completed, Phase II relocation is complete and they are underway with Demolition. Eighty residents still remain in Phase III and IV and relocation is expected to be complete by the end of October. Blocks nineteen (19) and twenty (20) are currently under construction. They are representative of a total of 192 units, 61 are replacement units and assisted with PBV, 90 are affordable and the remaining are market rate. Off-site, Riverside Station is currently under construction as well, 23 of the 120 plus units are replacement units assisted with PBV. The PBV units in Riverside station and Blocks nineteen (19) and twenty (20) are affiliated with the CNI project as CNI replacement units. Block seventeen (17) has received its tax credit award. Block nine (9) was submitted for tax credits in March 2022. VHDA is in the process of awarding the next round of credits, which block nine (9) is included in. A response should be received soon on the status of that application. There is a revision to the PBV RFP that is currently underway that will be solicited in late July 2022 for private development.

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 May 30, 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.

Attachments and Handouts

- Agenda with St. Paul's Guiding Principles
- Housing Choice Voucher Program Current Statistics
- HCV Landlord May 2022 Recruitment Efforts
- HCPV Financials for May 2022
- USI Dashboard for May 2022
- Tidewater Gardens Dashboard for May 2022
- Tidewater Gardens Vacancy Map May 2022



HOUSING CHOICE VOUCHER PROGRAM COMMITTEE MEETING June 21, 2022

Current Statistics as of May 31, 2022

Overview	Current Month	Previous Month report	Change
Total Vouchers	3,956	3,963	-7
Tenant Based Vouchers	3,102	3,104	-2
Project Based Vouchers (PBV)	259	260	-1
RAD PBV	595	599	-4
Outgoing Payable Portables	46	47	-1
Vouchers Issued in May	100	24	+76
Total New Vouchers Searching	326	209	+117
End of participations for May	11	20	-9

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

Vouchers Totals	Allocation	Current Month Leased	Previous Month Leased	Units Available
VASH vouchers	168	144	144	24
NED vouchers	225	187	188	38
Homeownership voucher(s)	10	10	10	0
SRO (Gosnold Mod Rehab)	60	60	59	0
Main Stream	40	16	16	24
Tidewater Gardens TPV	312	248	241	64
FYI TPV	10	5	5	5
Scattered Sites	15	5	4	10
Emergency Housing Vouchers	63	13	12	50
Totals	903	688	679	215

Project Based Vouchers (RAD NRHA Owned)

NRHA Owned RAD Property	Total Units	Current Month Leased	Previous Month Leased	Units Available
Grandy Village 092	16	14	15	2
Grandy Village 032	275	249	252	26
North Wellington	25	24	24	1
Franklin Arms	100	98	98	2
Diggs Town	222	210	210	12
Totals	638	595	599	43

Project Based Vouchers (Non-RAD)

Project Based Voucher	Total Units	Current Month Leased	Previous Month Leased	Available Units
Crescent Square (Virginia Beach)	10	10	10	0
Heron's Landing (Chesapeake)	6	5	5	1
South Bay (Portsmouth)	6	6	6	0
Cottage Bridge (Norfolk) NRHA Owned	47	42	42	5
Banks of Berkley (Norfolk)	5	5	5	0
Church Street Station (Norfolk)	70	64	63	6
St. Paul's Apartments (Norfolk)	13	13	13	0
Grandy VI (Norfolk) NRHA Owned	70	66	67	4
The Retreat at Harbor Pointe (Norfolk)	50	48	49	2
Totals	277	259	260	18

Project Based Voucher Future Obligations (Non-RAD)

Complex Name	Location	Number of PBV's Obligated	Anticipated Completion
Ashton Apartments, L. P. (Cigar Factory)	Norfolk	7 AHAP executed	2022
Riverside Station Apartments (CNI)	Norfolk	23 AHAP executed	2023
Block 19 Apartments (CNI)	Norfolk	22 AHAP executed	2023
Market Heights Apartments	Norfolk	20 AHAP executed	2022
Market Heights Apartments 4%	Norfolk	21 AHAP executed	2022
Holley Pointe	Portsmouth	5 AHAP executed	
Block 20 Apartments (CNI)	Norfolk	37 AHAP executed	2023
Woods at Yorktown	Yorktown	6	
Broad Creek Resyndication Phase 1	Norfolk	121	2022/23
Ansell	Portsmouth	5	
Block 17 Apartments (CNI)	Norfolk	34 AHAP executed	2024
Block 18 Apartments (CNI)	Norfolk	25	2024
Newport Garden Apartments	Norfolk	8	
Carney Place Old Police Site	Norfolk	20	
ASPIRE Apartments Willis Bldg. (CNI)	Norfolk	21	2024
TWG A1 Apartments on site Tidewater (CNI)	Norfolk	29	2024
TWG A2 Apartments on Site Tidewater (CNI)	Norfolk	35	2024
Seventy-Eight @ St. Paul Scope Lot (CNI)	Norfolk	8	2024
Totals		447	CNI - 234

- **Note: The Ashton Apartments HAP Contract is in process of being executed.**

State Rental Assistance Program (SRAP) Certificates

SRAP Referrals Received	87
SRAP Leased	39
SRAP Searching	1

RAD Wait List

Diggs Town Wait List (CLOSED)	739
Franklin Arms Wait List (CLOSED)	209
Grandy Revitalization 032 Wait List (2-4 BR (CLOSED)	1,256
Grandy Revitalization (Phase V 092) (CLOSED)	265
Grandy Village (Phase VI093) (CLOSED)	391
Totals	2,860

HCV Wait List (CLOSED)	7,341
Banks of Berkley Wait List (CLOSED)	342
Church St Station Wait List (CLOSED)	142 (homeless) 278 (not homeless)
Crescent Square Wait List (CLOSED)	402
Gosnold SRO Wait List (CLOSED)	383
Hérons Landing Wait List (CLOSED)	318
South Bay Wait List (CLOSED)	333
Cottage Bridge Wait List (CLOSED)	1,287
St. Paul's (CLOSED)	1,483
The Retreat at Harbor Pointe (CLOSED)	1,945
The Ashton	1,468
Market Heights Apartments	1,300
Holley Point Apartments	532
Totals	17,554

Applications will be accepted for the regular HCV Wait List July 12 through 14, 2022

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 June 28, 2022 @ 11:00 am until 12:30 pm. Session Topic: HQS Inspections
- New Landlords leased to program participants: **13**
- 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 May 2022

Tenant Based Vouchers

Count of Certification Type	
Certification Type	Total
Annual HQS Inspection Only	17
Annual Reexamination	282
Annual Reexamination Searching	10
End Participation	1
Expiration of Voucher	1
FSS/WtW Addendum Only	1
Interim Reexamination	142
Issuance of Voucher	96
New Admission	42
Portability Move-in	8
Portability Move-out	1
Port-Out Update (Not Submitted	3
Void	8
Grand Total	612

Annual Reexamination	282
Annual Reexamination Searching	10
Interim Reexamination	142
Total	434

NRHA Managed Voucher Properties

Count of Certification Type	
Certification Type	Total
Annual Reexamination	33
Interim Reexamination	11
New Admission	4
Void	2
Grand Total	50

Annual Reexamination	33
Interim Reexamination	11
Total	44



NRHA BOC HCV Committee May 2022 Report

Landlord Recruitment Efforts

Task Performed	Previous Month #'s	Current Month #'s
Current HCV Landlord Participants	1,299	1,312
New HCV Landlord Participants	10	13
Emailed HCV Packet to Property Owners	7	15
Executed Phone Calls to Property Owners	24	37
Referral Listing Add-ons	15	21
Standing Partner Listing Add-ons	0	2
Referral Listing Removals	4	10
New Admission Survey Mailed to Participants	8	12

Recruitment Efforts

1. 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)
2. Sending mailings to property owners in neighborhoods of opportunity highlighting the Landlord Learning Series.
3. Landlord email list building (current and prospective landlord) informing about HCV Program and trending topics using constant connect
4. Postings on landlord associations member page, social media, social meetup websites
5. Landlord Learning Series held on May 24, 2022 – 118 attendees. executing follow-up after events to re-engage landlords highlighting the benefits of renting to HCV participants. The next Landlord Learning Series Session will be held on: June 28, 2022 at 11:00AM focusing on Housing Quality Standard Inspections and a Lead Based Paint Grant offered by the Virginia Department of Housing and Community Development (DHCD).
6. HCV Marketing Plan recruitment projects:
 - Open House
 - HCV Informative Video
 - Landlord Advisory Group – beginning in July
 - Landlord Referral Program
 - Current Landlord Survey
 - Landlord List Building
 - Landlord Liaison Introduction post card to all landlords



Tidewater Gardens Relocation Dashboard - 5/31/2022

Resident Relocation Choices by Phase

Phases	Total Units	TPV Choice	LIPH/PBV Choice	Total Current Relocation Choices	Change from Prior Report
Phase 1	187	129	52	181	0
Phase 2	262	165	68	233	0
Phase 3	116	87	12	99	+1
Phase 4	53	35	11	46	0
Grand Total	618	416	143	559	+1

* Phase 1 = 181 + 3 prior move-outs + 1 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	99	50	50.51%	0
Phase 4	53	46	30	65.22%	0
Grand Total	618	559	302	54.03%	0

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%	+0
Phase 2	262	245	17	93.51%	+4
Phase 3	116	70	46	60.34%	+7
Phase 4	53	38	15	71.70%	+3
Grand Total	618	529	89	85.60%	+14

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 May 2022	78
Phase 2	235	0	Total number of household assessments complete	566
Phase 3	118	+4	Collaborative housing stability interventions	62
Phase 4	51	0		
Grand Total	594	+4		

Reason for Vacancy

Reason for Vacancy	Total Count Vacancy Reason	Percentage by Move Out Reason
Moved to Housing Choice Voucher	278	53%
Unit Transfer	100	19%
Rented Elsewhere	60	11%
Moved to Project Based Housing	56	11%
Purchased Home	3	1%
Eviction	19	4%
Termination	1	0%
Deceased	10	2%
Moved Without Notice	2	0%
Grand Total	529	100%

CNI Areas of Opportunity

Reason for Vacancy	Total	Count
Housing Choice Voucher	278	95
Rented Elsewhere	60	20
Project Based Voucher	56	5
Family Splits	26	7
Purchased Home	3	2
Second Moves	16	5
Total	439	134

Areas of Opportunity - includes 439 units noted above

* < 62% mi concentration and <40% poverty	30%
<40% poverty	374 85%
<20% poverty	173 39%

Relocation by City

Relocation City	Count of City	Percentage by Relocation City
Norfolk, Virginia	434	82%
Chesapeake, Virginia	16	3%
Hampton, Virginia	1	0%
Newport News, Virginia	1	0%
Portsmouth, Virginia	9	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%
Atlanta, Georgia	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	8	2%
Grand Total	529	100%

Youth Relocation

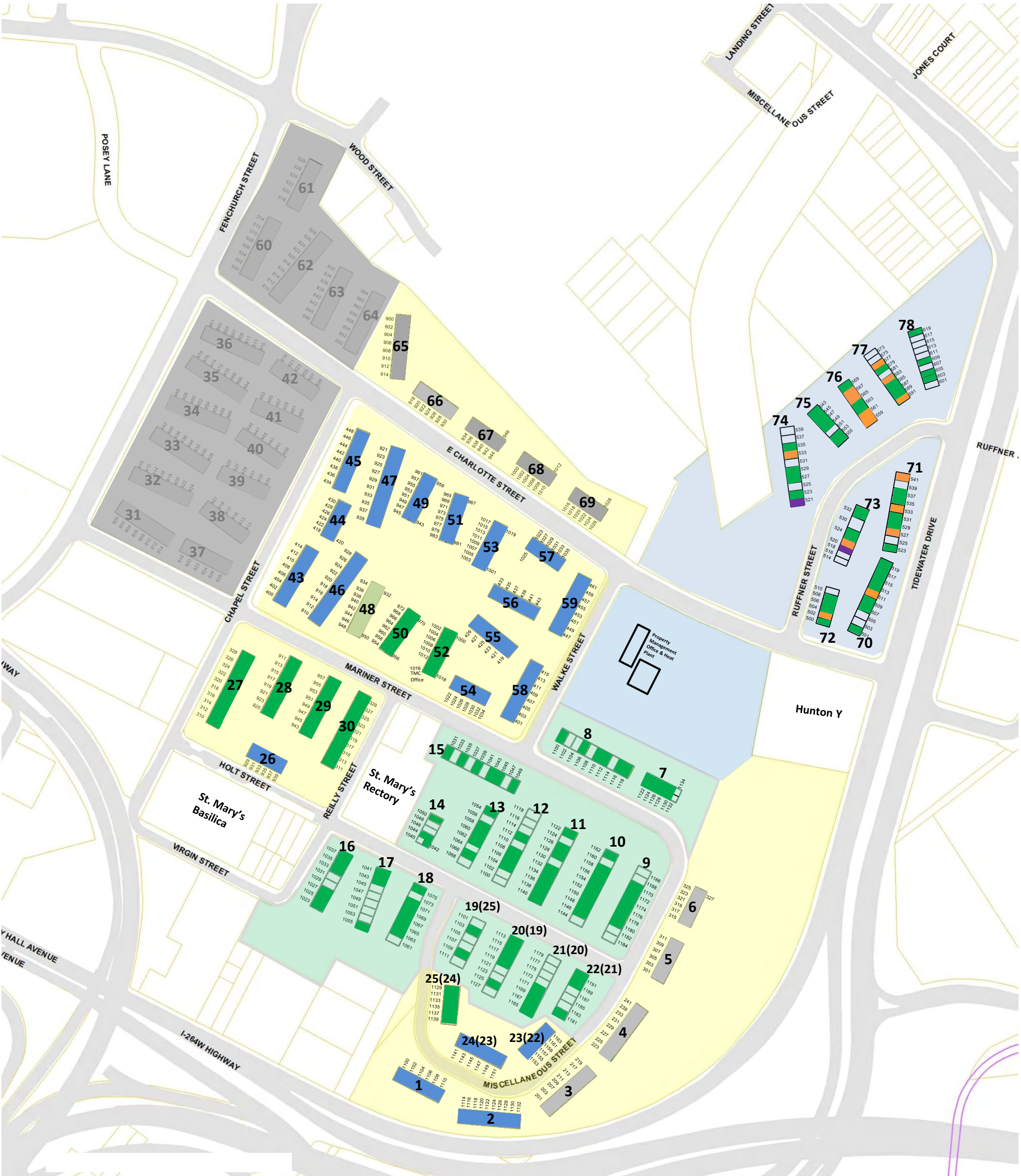
Total Youth Relocation
Youth Relocated to HCV
Youth Relocated to LIPH/Project Based

Areas of Opportunity - 529 total including transfers to other NRHA properties

* < 62% mi concentration and <40% poverty	25%
<40% poverty	357 68%
<20% poverty	165 31%

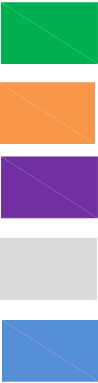
Vacancy Tracking Map

For Tidewater Gardens



Legend

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



May 31, 2022 Status Update				
Demolition Sequence	Total Units	Vacant Units	Demolished Units	Occupied Units
Demo Seq 1	124	0	124	0
Demo Seq 2	285	220	65	0
Demo Seq 3	133	81		52
Demo Seq 4	76	40		36
	618	341	189	88



Signed up for Services so Far:

1570 People (including children)

594 Households

Phase 1- 190 Households

Phase 2- 235 Households

Phase 3- 118 Households

Phase 4- 51 Households

HH Change Prior Report: +4

Service Linkages in **May 2022:**

78 Total (See Breakdown Below)

NRHA/People First-USI Collaborative Housing

Total number of household assessments completed: ***566 – unduplicated number**
Change Prior Report +4

**(Assessment details on Page 2)*

Regular Activities & Updates: Salient Client Needs and Service Linkages

Based on Overall Needs Assessment: 78 Service Linkages in May 2022 by Type

- Asset Building: 7 (9.0%)
- Adult Education 2 (3%)
- Basic and Emergency Services: 24 (30%)
- Early childhood 3 (4%)
- Employment Services: 21 (27%)
- Health and Family Services: 8 (10%)
- Youth Services: 13(17%)

Adult Assessment - Responses as of 5/31/22 (End Date)

Participants with Adult Assessment	566		
Participants with Adult Assessment, 18+	565		
Younger than 65 with Adult Assessment	505		
18-64, No SSI/SSDI with Adult Assessment	401		
Households with Adult Assessment	557	Percentage	Denominator
Has disability 18-64 (demographic)	81	16.0%	505
Receives SSI or SSDI; 18-64	104	20.6%	505
Limited English language proficiency	1	0.2%	566
Receive food stamps or WIC (households)	380	68.2%	557
Employment, no SSI/SSDI, 18 to 64	277	69.1%	401
Employed, <18	0	n/a	
Employed, SSI/SSDI or 65+	20	n/a	164
Working for the past 6 months, no SSI/SSDI, 18 to 64	230	57.4%	277
Working more than 32 hrs/week, no SSI/SSDI, 18 to 64	188	67.9%	277
Has no HS degree, ages 25+	194	36.1%	538
Enrolled in higher education, 18 to 64	11	2.2%	505
Enrolled in vocational school, 18 to 64			505
Enrolled in job training or workforce development, 18 to 64	1	0.2%	505
Has health insurance	511	90.3%	566
Has primary care doctor	461	81.4%	566
Has seen a doctor within the past 12 months	464	82.0%	566
Has Medicare or Medicaid	461	81.4%	566
Has a chronic health condition	237	41.9%	566
Connected to appropriate service to manage chronic condition	216	91.1%	237
Has asthma	47	8.3%	566
Reporting stress or psychological distress	183	32.3%	566
Has bank account	331	58.5%	566
Applied for EITC	246	43.5%	566
Feels safe in home	438	77.4%	566
Feels safe in neighborhood	381	67.3%	566
Reporting good physical health		280	
Unable to work due to health restriction, <65 (SSA certified)		103	



**BOC Public Housing and Safety Committee Meeting
Monday, June 27, 2022**

9:30 a.m. – Partrea Midrise 701 Easy Street

10:20 a.m. – Cottage Bridge – 7408 Tidewater Drive

Agenda

- I. Partrea Overview/Cottage Bridge Overview – Brenda Fleming
- II. St. Paul’s Transformation/Choice Neighborhood Implementation Grant
 - i. Steve Morales
 - ii. Kim Thomas
- III. Community Engagement and Client Services Updates – Kim Thomas
- IV. Significant Events – Karen Rose
- V. Property Management Updates – Donna Mills

Next Meeting: 7/25/2022 –9:30 a.m.

Location: 555 E. Main Street, 16th 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: June 27, 2022
Subject: Monthly Meeting Minutes	Executive Contact: Donna Mills

Committee Agenda and Attendees

Attendees: Don Musacchio, Alphonso Albert, Ron Jackson, Kim Thomas, Steve Morales, Karen Rose and Brenda Fleming

Agenda:

- I. Partrea and Cottage Bridge Updates – Brenda Fleming
- II. St. Paul's Transformation/ CNI Update- Steve Morales/Kim Thomas
- III. Community Engagement Updates – Kim Thomas
- IV. Significant Events – Karen Rose
- V. Property Management Updates – Donna Mills

Policy Discussion

Partrea and Cottage Bridge Update:

Brenda Fleming gave a brief introduction of the Partrea and Cottage Bridge Staff and the Resident Advisory Board members. We are working on plans to install smoking shelters and information will be given on where residents can smoke. Councilwoman Johnson visited Partrea and Cottage Bridge to speak to the residents and address concerns regarding the community. Brenda encouraged residents to review their Newsletter that provides pertinent community information and NRHA updates.

St. Paul's Transformation/Choice Neighborhood Implementation Grant

Steve Morales provided an update on the St. Paul's Transformation/Choice Neighborhood Initiative. Steve Morales provided residents a short overview of the CNI project and provided a current update. Steve Morales noted the CNI project began in 2019 and is now in its third year. Relocation is almost complete, NRHA is working on demolition with about 125 units demolished and NRHA currently working phase 2 demolition with 285 units. The City of Norfolk has also started infrastructure work as planned for the CNI project which includes realigning church street and connecting Freemason Street to downtown. The first two housing developments are under construction which consist of Block 19 (a senior building) and Block 20 (a family Building) at Church Street and Wood. The units are mixed income, with rental assisted apartments, affordable apartments as well as market rate apartments. Though 618 apartments are being demolished, they are being replaced by 714 new apartments on-site and in addition, NRHA is working with other developers through the project-based voucher program to create additional affordable units near Tidewater Gardens and off-site in other parts of the city. The families in Tidewater Gardens have first preference in returning to the newly built assisted and affordable units in the redeveloped area, along with any assisted off-site units built as part of the project. NRHA along with USI has assisted with relocation and moving costs and will again assist when it is time for those

who choose to return the area.

Kim Thomas gave a brief update of the Tidewater Gardens relocation efforts. As of May 31, 2022, 529 families have moved out the community with 89 families remaining. As families relocate, buildings are being demolished. Last Saturday, June 25, 2022 a farewell community event was held in celebration of the community before it is completely demolished. Over 420 families that relocated from Tidewater Gardens have selected new housing within the City of Norfolk. Most families have chosen a Section 8 voucher, few have purchased new homes and some have relocated to a different community. NRHA has paid over one million dollars to assist residents in relocation costs.

Community Engagement Updates

Kim Thomas provided a brief community engagement update. Kim Thomas announced there are a few your program initiatives. At the Calvert Square Envision Center, NRHA has started their own summer camp that started today, June 27, 2022. The camp will have access to technology and will reinforce what has been learned throughout the school year. NRHA has partnered with Norfolk Public Schools so the children can have free breakfast and lunch every day. Community partners will also participate to assist with program activities. Grandy Village Learning Center has an agricultural and technology program that will encompass physical activity to community gardening. The children will also have field trips and free breakfast and lunch will be provided by the Food Bank. This program will end the first week of August 2022. An agreement has been signed with Prime Plus for with the Norfolk Senior Center offering 17 full scholarships. They are available to any seniors that want to join. Seniors Aging Gracefully with Gethsemane Baptist Church, holds an all-you-can-eat breakfast once a month at Queen Boss Restaurant in Janaf Shopping Center. If anyone is interested in attending, 80 slots have been paid for, Ms. Green will have the information.

Significant Events

Karen Rose provided a significant event update for the period ending June 21, 2022. There were 5 significant events, three of which were in Calvert Square and Two in Young Terrace. These communities are considered "Hot Spots" and NRHA works closely with Norfolk Police Department to address these issues. There was one armed robbery by someone banned from the community. Two shootings resulted in units being hit in Calvert Square.

Open discussion

Kim Thomas responded to a resident inquiry related to emergency services by the city during a hurricane or other natural disaster. Mrs. Thomas advised that the city is responsible for mandatory evacuation of residents and reasonable accommodation can be made (by the city) to ensure that everyone is safely removed from their building and transported to their assigned emergency shelter. Kim Thomas assured that follow-up emergency management resources and information would be shared with property management staff.

Attachments and Handouts

- Agenda with St. Pauls Guiding Principles
- Tidewater Gardens Dashboard and Map 5/31/2022
- Significant Report – 5/16/2022 – 6/21/2022
- Grandy Village Summer Flyer
- Calvert Square EnVision Center Youth Program
- Partrea Newsletter – June 2022
- Cottage Bridge Newsletter – June 2022

PARTREA NEWSLETTER



It's Hurricane Season!

From June 1 to November 30

Now's a good time to plan in advance.

Write down emergency phone numbers: Keep them on the refrigerator and programed into your cell phone.

Prepare an emergency supply kit that includes:

- A food supply that doesn't need to be refrigerated
- At least a 3-day supply of water – 1 gallon of water per day for each person and each pet
- An emergency medicine supply
- Flashlights (don't forget extra batteries)
- Important documents – medical documents, insurance papers and personal identification

Before the storm hits, find the nearest shelter: Call Norfolk Cares Call Center at 757-664-6510.

Pet owners: Make sure the shelter you're going to accepts pets.

See the City of Norfolk's hurricane and Nor'easter preparedness guidelines for more tips: www.norfolk.gov/1463/Hurricanes-Noreasters



What's Happening

June 27th

NRHA Board of Commissioners Housing and Safety Committee Meeting

See page 2 for more information

June 28th

Partrea Mandatory Monthly Meeting

See page 2 for more information

June 22nd

Meeting with Councilwoman Mamie Johnson

See page 3 for more information

June 21st

Penny Auction with JenCare

See page 4 for more information.

**Confidential Tip Line
757-624-8604**

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

In case of emergency, dial 911.



More Information on What's Happening

June 19th
HAPPY FATHER'S DAY



June 20th
Juneteenth Holiday
NRHA office will be closed.



JUST A REMINDER:

Partrea is a smoke-free community. Smoking is not permitted in apartments, hallways and common areas. As well, smoking is not permitted within 30 feet of the building.

We appreciate your cooperation!

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

NRHA Board of Commissioners Housing and Safety Committee Meeting for Partrea & Cottage Bridge

Monday, June 27th
9:30 - 10:30 a.m.

**In person in the
Partrea Community Room**

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

During this meeting, the NRHA's Board and staff will provide updates on issues specific to Partrea and Cottage Bridge, and will encourage residents to ask questions and give their input.

Partrea Mandatory Monthly Meeting

Please join NRHA Management and Security Team for your monthly resident meeting!

Date: Tuesday, June 28th

Time: 12:30—1:30 P.M.

We'll be covering important information regarding your community and look forward to hearing your concerns.

Refreshments will be served.

We look forward to seeing you!



**COME OUT AND MEET YOUR COUNCILWOMAN
MAMIE JOHNSON**

You are invited to attend a meeting with
Councilwoman Mamie Johnson

DATE: June 22, 2022

TIME: 11:30 —12:30 P.M.

PLACE: Partrea Activity Room

The purpose of her visit is to provide the community with
updates on what's happening in our Ward and the
projected improvement plans that are in place.

LUNCH WILL BE PROVIDED



PLEASE, LEND US YOUR SUPPORT

NRHA is working collaboratively with our partners and stakeholders on initiatives to provide services that will help reduce crime and the fear of crime in our communities. We are asking that you, the community residents, join us in our efforts to enhance safety by sharing your ideas and recommendations for solutions to increase public safety and create safer communities. There will be opportunities forthcoming through community meetings and engagement efforts. For more information, please contact the NRHA Security Programs Department.

TOGETHER WE CAN MAKE A DIFFERENCE.

KAREN ROSE
Security Programs Manager
757-314-1699(o)
757-214-5956(cell)
krose@nrha.us

MAURICE BOONE
Security Programs Coordinator
757-314-2086(o)
757-613-7195(cell)
mboone@nrha.us

CONTRINA SALMOND
Security Programs Coordinator
757-314-1340(o)
757-355-0005(cell)
csalmond@nrha.us



THIS EVENT WILL BE HELD IN THE PARTREA ACTIVITY ROOM



**JenCare Senior
Medical Center**
A CHENMED COMPANY

Join us for an
afternoon of fun at our






JenCare Penny Auction!



**Please bring a Medicare eligible
friend or family member to join
in the bidding!**

Lots of great prizes to bid on from
laundry detergent to art work!
No pennies necessary they will be
provided! So let the bidding begin!

JENCARE SENIOR MEDICAL CENTER SERVICES INCLUDE:

-  Respectful doctors who listen
-  Dedicated specialists
-  Medications provided on-site
-  On-site tests and screenings
-  Door-to-doctor transportation available

JenCareMed.com

AFFORDABLE CARE. SUPERIOR EXPERIENCE.

WHERE: COTTAGE BRIDGE MIDRISE
PARTREA MID RISE
701 EASY STREET NORFLK

DATE: JUNE 21, 2022

TIME: 11:00 -12:00

**For more information,
please call Monique 849-8624**

Some services are not covered under all plans. Check your plan documents for details and service availability at each individual center. Due to space and time limitations, some services are not available at all centers. Limitations, copayments and restrictions may apply. Offer good while supplies last. Promotional value is nominal.

JUNE HEALTH TIP



Fruits and Vegetables

Fruits and vegetables are rich in vitamins and minerals and are an important part of the elderly population's diet. Focus on dark green, red and orange fruits and vegetables as those are especially high in nutrients. Make half of each meal fruits or vegetables. If choosing canned varieties, choose varieties without added salt or syrup. One of the nutrients that the elderly are often deficient in, which is in many sources of produce, is potassium. Potassium in foods such as bananas, oranges and green vegetables is important for lowering your risk of high blood pressure. Have a large Caesar salad with grilled chicken and whole-wheat crackers or try a stir-fry with steak and brown rice.

June is National Alzheimer's and Brain Awareness Month!

Alzheimer's and Brain Awareness Month is observed in June as an opportunity to spread the word about and discuss Alzheimer's disease and other dementias. Throughout the month, the Alzheimer's Association encourages people around the globe to support the movement by wearing purple and training their brains to fight the disease.

NRHA's Elderly and Disabled Program

Norfolk Redevelopment and Housing Authority is pleased to offer service coordination through the Elderly and Disabled Services Program. Our mission is to ensure that NRHA elderly and disabled residents have access to the services they need to live independently in a clean and safe environment.

If you are in need of Elderly and Disabled Program services, please call Wanda Green at (757) 314-2054.

PARTREA AND COTTAGE BRIDGE COMMUNITY VACCINATION EVENT

May 12, 2022

**Thank you to Sentara and to everyone who got their
vaccination to protect themselves and others.**



PARTREA AND COTTAGE BRIDGE EYE SCREENING EVENT

May 9, 2022





Contact Us

Debra Miller
Property Manager
demiller@nrha.us
(757) 314-4214

Brenda Fleming
Zone Manager
bfleming@nrha.us
(757) 314-1653

Kim Boney
Administrative Assistance
kboney@nrha.us

Wanda Green
Elderly & Disabled Program Specialist
wgreen@nrha.us
(757) 314-2054

Partrea Rental Office
(757) 314-4214

Advisory Council
(757) 314-1479

Security Guard
(703) 589-4935

Karen Rose
Security Programs Manager
(757) 214-5956

Maurice Boone
Security Programs Coordinator
(757) 613-7195

Maintenance Requests

Complete a work order form and drop it off at the proper location.

After-Hours Emergency Maintenance
(757) 623-5266

Important Information

Your Rent Payment Obligation

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

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

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

Maintenance Issues

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

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

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

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

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.

COTTAGE BRIDGE NEWSLETTER



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June 27th

NRHA Board of Commissioners Housing and Safety Committee Meeting

See page 2 for more information

June 28th

Cottage Bridge Mandatory Monthly Meeting

See page 2 for more information

June 22nd

Meeting with Councilwoman Mamie Johnson

See page 3 for more information

June 21st

Penny Auction with JenCare

See page 4 for more information

June 23rd

Cottage Bridge Advisory Council Election

See page 6 for more information

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More Information on What's Happening

June 19th

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Juneteenth Holiday
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Time: 11:00 a.m - 12:00 p.m.

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We look forward to seeing you



COME OUT AND MEET YOUR COUNCILWOMAN
MAMIE JOHNSON

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Councilwoman Mamie Johnson

DATE: June 22, 2022

TIME: 11:30 —12:30 P.M.

PLACE: Partrea Activity Room

The purpose of her visit is to provide the community with
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**JenCare Senior
Medical Center**
A CHENMED COMPANY

Join us for an
afternoon of fun at our






JenCare Penny Auction!



**Please bring a Medicare eligible
friend or family member to join
in the bidding!**

Lots of great prizes to bid on from
laundry detergent to art work!
No pennies necessary they will be
provided! So let the bidding begin!

JENCARE SENIOR MEDICAL CENTER SERVICES INCLUDE:

-  Respectful doctors who listen
-  Dedicated specialists
-  Medications provided on-site
-  On-site tests and screenings
-  Door-to-doctor transportation
available

JenCareMed.com

AFFORDABLE CARE. SUPERIOR EXPERIENCE.

WHERE: COTTAGE BRIDGE MIDRISE
PARTREA MID RISE
701 EASY STREET NORFLK

DATE: JUNE 21, 2022

TIME: 11:00 -12:00

**For more information,
please call Monique 849-8624**

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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 **June 6, 2022**



Cottage Bridge

Advisory Council Election



Thursday, June 23rd | 11:00 am to 3:00 pm

YOUR VOTE COUNTS!!!!

**Voting takes place at the property management office at
7408 Tidewater Dr, Norfolk, VA 23505**

Your resident council is a community of Public Housing residents who organize by holding elections for officers and adopting by-laws that serve as a roadmap for how the council will conduct its business. The council's democratically elected board must consist of five board members who have been elected by the voting membership.



JUNE HEALTH TIP



Fruits and Vegetables

Fruits and vegetables are rich in vitamins and minerals and are an important part of the elderly population's diet. Focus on dark green, red and orange fruits and vegetables as those are especially high in nutrients. Make half of each meal fruits or vegetables. If choosing canned varieties, choose varieties without added salt or syrup. One of the nutrients that the elderly are often deficient in, which is in many sources of produce, is potassium. Potassium in foods such as bananas, oranges and green vegetables is important for lowering your risk of high blood pressure. Have a large Caesar salad with grilled chicken and whole-wheat crackers or try a stir-fry with steak and brown rice.

June is National Alzheimer's and Brain Awareness Month!

Alzheimer's and Brain Awareness Month is observed in June as an opportunity to spread the word about and discuss Alzheimer's disease and other dementias. Throughout the month, the Alzheimer's Association encourages people around the globe to support the movement by wearing purple and training their brains to fight the disease.

NRHA's Elderly and Disabled Program

Norfolk Redevelopment and Housing Authority is pleased to offer service coordination through the Elderly and Disabled Services Program. Our mission is to ensure that NRHA elderly and disabled residents have access to the services they need to live independently in a clean and safe environment.

If you are in need of Elderly and Disabled Program services, please call Wanda Green at (757) 314-2054.

PARTREA AND COTTAGE BRIDGE COMMUNITY VACCINATION EVENT

May 12, 2022

**Thank you to Sentara and to everyone who got their
vaccination to protect themselves and others.**



PARTREA AND COTTAGE BRIDGE EYE SCREENING EVENT

May 9, 2022





Contact Us

Debra Miller
Property Manager
demiller@nrha.us
(757) 314-4214

Brenda Fleming
Zone Manager
bfleming@nrha.us
(757) 314-1653

Kim Boney
Administrative Assistant
kboney@nrha.us
(757) 314-2660

Wanda Green
Elderly & Disabled Program Specialist
wgreen@nrha.us
(757) 314-2054

Cottage Bridge Rental Office
(757) 314-2660

Advisory Council
(757) 314-2118

Security Guard
(703) 479-8413

Karen Rose
Security Programs Manager
(757) 214-5956

Maurice Boone
Security Programs Coordinator
(757) 613-7195

Maintenance Requests
Complete a work order form
and drop it off at the proper location.

After-Hours Emergency Maintenance
757-623-5266

Important Information

Your Rent Payment Obligation

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

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

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

Maintenance Issues

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

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

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

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

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

Significant Events
05162022-06212022

#	Date	Community	Location	Type of event	Victim PH	Suspect PH	Arrest Info	Status Update History
1	5/28/2022	Calvert Square	900 Bagnall Rd.	shooting	N	unk	N	victim sustained non-life-threatening injuries
2	5/28/2022	Calvert Square	800 Bagnall Rd.	armed robbery	N	unk	N	no injuries sustained
3	6/7/2022	Calvert Square	700 Chapel St.	shooting into occupied dwellings	Y	unk	N	5 units struck by gunfire between 2 groups; no injuries
4	6/15/2022	Young Terrace	500 blk. Olney Rd.	shooting	Y	unk	N	Area of Watergate (1 juvenile male injured)
5	6/17/2022	Young Terrace	700 Lincoln St.	shooting into unoccupied dwelling	Y	unk	N	tenants away from unit on vacation

Join Us For Summer Camp

STOP INC. YOUTH DEVELOPMENT &

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY PRESENTS



Science, Engineering, Agriculture & Technology

Dates: June 27, 2022- August 5, 2022

Time: 9:00am-4:00pm Monday-Friday

Location: Grandy Village Recreation Center
3016 Kimball Terrace Norfolk, VA 23504

Ages: 10-16

Daily Activities, Weekly Field Trips, Culture Enrichment Activities,
College Tours, Kings Dominion & SO MUCH MORE!

For more information please contact:

Michelle Bryant, STOP Inc. 757-858-1377

Tashonna Hallums, Youth Programs Coordinator 757-553-4692

Breakfast: Monday-Friday 9:00am-10:00am

Lunch: Monday-Friday 12:00pm-1:00pm



Join Us For Summer Camp

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY
PRESENTS

YOUTH PROGRAMS ACTIVITIES

Dates: June 21, 2022- August 11, 2022, Monday-Thursday

Time: 9:00am-1:00pm

Location: Calvert Square Envision Center
975 Bagnall Rd. Norfolk, VA 23504

Ages:9-15

**Daily Activities, Arts & Crafts, Culture Enrichment Activities,
Girl Scouts, Game room & SO MUCH MORE!!!**

Please Register

Monasha Moore, Youth Program Assistant 757-314-4241

Tashonna Hallums, Youth Program Coordinator 757-314-1635

Breakfast: Monday-Friday 9:00am-10:00am

Lunch: Monday-Friday 12:00pm-1:00pm





Tidewater Gardens Relocation Dashboard - 5/31/2022

Resident Relocation Choices by Phase

Phases	Total Units	TPV Choice	LIPH/PBV Choice	Total Current Relocation Choices	Change from Prior Report
Phase 1	187	129	52	181	0
Phase 2	262	165	68	233	0
Phase 3	116	87	12	99	+1
Phase 4	53	35	11	46	0
Grand Total	618	416	143	559	+1

* Phase 1 = 181 + 3 prior move-outs + 1 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	99	50	50.51%	0
Phase 4	53	46	30	65.22%	0
Grand Total	618	559	302	54.03%	0

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%	+0
Phase 2	262	245	17	93.51%	+4
Phase 3	116	70	46	60.34%	+7
Phase 4	53	38	15	71.70%	+3
Grand Total	618	529	89	85.60%	+14

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 May 2022	78
Phase 2	235	0	Total number of household assessments complete	566
Phase 3	118	+4	Collaborative housing stability interventions	62
Phase 4	51	0		
Grand Total	594	+4		

Reason for Vacancy

Reason for Vacancy	Total Count Vacancy Reason	Percentage by Move Out Reason
Moved to Housing Choice Voucher	278	53%
Unit Transfer	100	19%
Rented Elsewhere	60	11%
Moved to Project Based Housing	56	11%
Purchased Home	3	1%
Eviction	19	4%
Termination	1	0%
Deceased	10	2%
Moved Without Notice	2	0%
Grand Total	529	100%

CNI Areas of Opportunity

Reason for Vacancy	Total	Count
Housing Choice Voucher	278	95
Rented Elsewhere	60	20
Project Based Voucher	56	5
Family Splits	26	7
Purchased Home	3	2
Second Moves	16	5
Total	439	134

Areas of Opportunity - includes 439 units noted above

* < 62% mi concentration and <40% poverty	30%
<40% poverty	374 85%
<20% poverty	173 39%

Relocation by City

Relocation City	Count of City	Percentage by Relocation City
Norfolk, Virginia	434	82%
Chesapeake, Virginia	16	3%
Hampton, Virginia	1	0%
Newport News, Virginia	1	0%
Portsmouth, Virginia	9	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%
Atlanta, Georgia	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	8	2%
Grand Total	529	100%

Youth Relocation

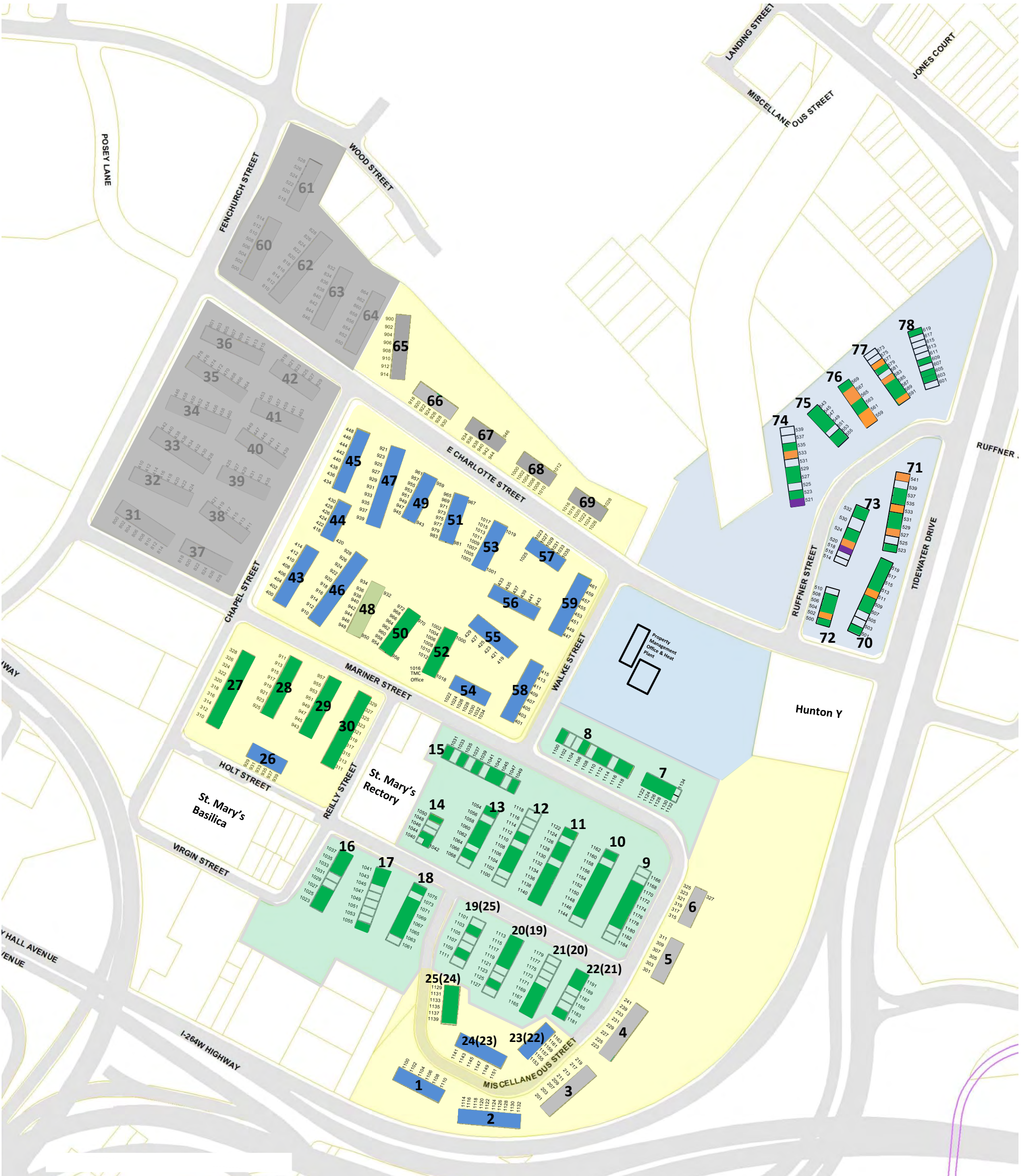
Total Youth Relocation
Youth Relocated to HCV
Youth Relocated to LIPH/Project Based

Areas of Opportunity - 529 total including transfers to other NRHA properties

* < 62% mi concentration and <40% poverty	25%
<40% poverty	357 68%
<20% poverty	165 31%

Vacancy Tracking Map

For Tidewater Gardens



Legend

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

May 31, 2022 Status Update				
Demolition Sequence	Total Units	Vacant Units	Demolished Units	Occupied Units
Demo Seq 1	124	0	124	0
Demo Seq 2	285	220	65	0
Demo Seq 3	133	81		52
Demo Seq 4	76	40		36
	618	341	189	88



Resolution Item

NRHA Board of Commissioners

Subject: Resolution Convening a Closed Session

Executive Contact: Ron Jackson, Executive Director

Date: July 14, 2022

BACKGROUND

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

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



Commissioners' Update NRHA Board of Commissioners

Subject: Families First Update

Executive Contact: Kimberly Thomas, Chief Community
Engagement Officer

Date: July 14, 2022

BACKGROUND

The Families First initiative continues to evolve and offer a platform for NRHA to provide opportunities for community engagement in our public housing communities. The Families First initiative promotes effective community engagement and collective impact programming that fosters and supports safe and healthy communities. Access to resources and community collaboration are key elements for the successful implementation of this initiative.

STATUS

Congratulations to our Newly Elected Resident Council Members

Franklin Arms

Deborah Ross-President
Emma Morgan-Vice President
Peggy Phelps-Secretary
Kyle Wilson-Treasurer
Shirley Coates-Sargent At Arms
Margaret Conyer-Chaplain

Sykes

Ella Wilson-President
Barbara Silver-Vice President
Shirley James-Secretary
Glennis Tripp-Treasurer
Graciela Freeman-Sargent at Arms
Ronnie Chapman-Chaplain

Young Terrace

Ebony Burnham-President
Tara Johnson-Vice President
Patricia McInnis-Chaplain
Annette Taylor-Secretary

Grandy Village

Raytron White-President
Alfreda Thomas-Vice President
Antwan Gainer-Secretary
Eushieka Holloway-Treasurer
Damon Thomas- Sargent at Arms
Ronnie Chapman-Chaplain

Calvert Square

Regina Daye -Vice President
Vernon Bray-Secretary
Hattie T. Green-Treasurer
Tracey Smith-Sargent at Arms
Emma C. Ackerman-Chaplain

- Diggs Town elections to occur in mid-July 2022
- Recruitment continues in Oakleaf Forest and Hunters Square
- September 2022 elections to be held in Patrea, Cottage Bridge and Bobbitt
- Induction ceremonies will be held at the July community meetings

FUTURE ACTIONS

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 – June 2022

Executive Contact: Nealy Gihan

Date: July 14, 2022

STATUS

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

FUTURE ACTION

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

Communications Report

June 2022

Program Support

1) HCV: Landlord Recruitment Campaign

Purpose: Increase the number of active HCV landlords

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.

June 28: HQS Inspections

Presenter: Lorenzo Green, NRHA Housing Quality Inspector Supervisor

Presenter: Susan Hill, Lead Hazard Reduction Program Manager, Virginia Department of Housing and Community Development

1. Followed up with speakers for bio and photo
2. Selected and set up virtual meeting platform
3. Provided direction including:
 - Created run of show
 - Poll development and posting
 - Survey development and execution

Promotion

1. Wrote blog post
2. Social media posts
3. Collateral

Services Provided

1) Wrote Website Hosting, Maintenance and Support RFQ

2) NRHA Website

Provided ongoing website support for NRHA departments, programs, services and events, which includes writing or editing copy for page content and blog posts. In May, this included:

1. Collaborating with IT to develop an RFQ for Website Hosting, Maintenance and Support
2. Providing up-to-date information on utility outages in Young Terrace
3. Promoting Homebuyer Education Classes

3) Social Media

Provided ongoing website and social media support for NRHA departments, programs, services and events, which includes:

1. Writing copy and designing compelling graphics for all Facebook posts

2. Posting new information several times daily to constantly refresh content on NRHA's Facebook page
3. Developing material for posts by researching community events, resources and topics of relevance to our residents
4. Regularly promoting NRHA programs, events and resources available to our residents

4) Community Newsletters

Purpose: Leverage the value community newsletters by creating a consistent look and tone across all newsletters as well as providing content of value to our residents.

Provided support for June Community Newsletters:

1. Worked with senior management to identify key topics for content
2. Wrote management-directed articles, including:
 - "Curfew's Not About Getting Busted"
 - "Summer Safety Tips for Kids"
3. Proofed for spelling, punctuation and grammar
4. Adjusted formatting to conform with NRHA's professional newsletter standards

5) Collateral

1. Landlord Learning Series Flyer – June HQS Inspections
2. Landlord Learning Series graphic
3. Tidewater Gardens Farewell Event
 - Tidewater Historical Photos signage
 - Parking signage

6) News Releases

1. Proposed Budget for FY2023 Public Hearing

7) Advertising

1. Proposed Budget for FY2023 Public Hearing



June 2022

Curfew's Not About Getting Busted

**Curfew is about your child's success in life
and your peace of mind**

Kids who do well in high school and go on to college almost always say it's because their mother was strict. She made her expectations and rules very clear. And every time the kid goofed up, there were always consequences. No exceptions.

Even if your kids don't think so, they really do need structure and consistency. Curfew isn't just about when kids are supposed to come home. It's about creating household rules that give your kids a safe and comforting space to grow up in – rules that also help shelter them from violence and keep them from getting into trouble.

And just as important, these rules can also give you some peace of mind.

Here are some of the time-tested rules you can use to teach your kids the discipline and responsibility they need to make it in life:

Start when your kids are young: The earlier you start the better because your kids will grow up knowing that this is just the way it is. But no matter how

old your kids are, you can still set rules and make them stick. You'll get a ton of attitude but you can make it work.

Set a reasonable curfew:

Keeping in mind that in Norfolk children 18 years and younger have to be off the streets by 11 p.m., it's up to you to decide curfew times that take into consideration how old your child is, the amount of structure they need, the safety of your neighborhood, the kinds of trouble they have or can get into and the kinds of people they hang with.

Set clear expectations: It works best when you spell things out clearly. For instance, they have to:

- Finish their homework before they can go out
- Tell you where they're going and who they'll be with
- Call if their plans change
- Call if they will be late and give you a good reason why
- Never call you while they're out to negotiate a later curfew time

Continued page 2



What's Happening

Unpaid Rent

See page 3 for more information

Gang Awareness: A Parents Guide

See page 4 for more information

Domestic Abuse: Love Doesn't Hurt

See page 5 for more information

See it, Report It

See page 6 for more information

Community Corner

See page 7 for more information

Financial Freedom Classes

See page 8 for more information

Confidential Tip Line 757-624-8604

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

In case of emergency, dial 911.



What's going on in your community

SOME REMINDERS

Parking: Please don't park on the grass or grounds. If you do, your car will be towed. You'll have to pay the towing costs — and that can be expensive.

Rent: Warrants for late rent will be going out this month.

Keeping your units tidy: Please make sure your yard is free of trash. Porches should be clean with just yard furniture in good condition on them. Furniture other than yard furniture will be removed at your expense.

Inspections: Housekeeping inspections will take place this



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

CURFEW

Set clear consequences: A curfew doesn't work unless your child knows there are consequences for breaking the rules. What works best is taking away something that they really value. Depending on how badly they screw up, consequences can ramp up from mild to they wish they were on a different planet. Here are some suggestions:

- Limit phone time or take the phone away entirely
- Limit TV time or take it away entirely
- Shorten the time they can play and hang out or totally ground them

Stick to the rules no matter what: It won't be easy, but in order for your rules and expectations to be a positive influence in their life, your child has to know that every time they mess up they will pay the consequences. Every time. No exceptions.

It's Hurricane Season!

From June 1 to November 30

Now's a good time to plan in advance.

Write down emergency phone numbers: Keep them on the refrigerator and programmed into your cell phone.

Prepare an emergency supply kit that includes:

- A food supply that doesn't need to be refrigerated
- At least a 3-day supply of water – 1 gallon of water per day for each person and each pet
- An emergency medicine supply
- Flashlights (don't forget extra batteries)
- Important documents – medical documents, insurance papers and personal identification

Before the storm hits, find the nearest shelter:

Call Norfolk Cares Call Center at 757-664-6510.

Pet owners: Make sure the shelter you're going to accepts pets.

See the City of Norfolk's hurricane and Nor'easter preparedness guidelines for more tips:

www.norfolk.gov/1463/Hurricanes-Noreasters

SUMMER SAFETY TIPS

School's Out and It's Time for Fun!

Kids can hardly wait for the long, lazy days of summer when they can run free, play with friends and have endless fun! As they get ready to explore the world, share these tips with them to make sure they stay safe.

Playing outside

1. Let parent/guardian know where you're playing and give an idea when you'll get home.
2. When you're outside, stay with your friends so they can help if a stranger bothers you or if there's an accident.
3. If you you're going to play a game in the street, stay close to home where there's not much traffic. Absolutely do not play in streets with a lot of traffic. And if you have to cross a street with traffic, don't jaywalk – cross the street in the crosswalks and obey the traffic lights.

Be very careful around strangers

1. Never talk to a stranger or take something from them like money, candy or even a puppy. Run as fast as you can away from them and, when you're safe, tell an adult you know what happened.
2. If a stranger in a car tries to get you to come closer, do not go near the car. Run as fast as you can away from the car and, when you're safe, tell an adult you know what happened.
3. Never go with a stranger, even if they ask you to help find a lost person or pet. Run as fast as you can away from them and, when you're safe, tell an adult you know what happened.

When you're home alone

1. Never open the door for anyone you don't know.
2. Never let anyone, even someone you know, into the house to use the phone, bathroom or anything else. If the person says there's an emergency, call 9-1-1 for them and ask for help.
3. Don't talk to strangers on the phone, just hang up. Never tell the person on the phone that your parent/guardian is not home and you're alone.
4. Keep the doors and windows locked.
5. Never play with matches.











TIDEWATER PARK | TIDEWATER GARDENS
1955-2023





TIDEWATER PARK | TIDEWATER GARDENS
1955-2023





TIDEWATER PARK | TIDEWATER GARDENS
1955-2023







TIDEWATER PARK | TIDEWATER GARDENS
1955-2023





For More Information:

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

For Immediate Release

NRHA Reopens HCV Waitlists for Three Days

Norfolk, Va. (July 1, 2022) For a limited time, Norfolk Redevelopment and Housing Authority (NRHA) is opening the Housing Choice Voucher (HCV) program waitlist and accepting applications online beginning Tuesday, July 12, at 9 a.m. through 4 p.m. on Thursday, July 14 at <https://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.

While applications are accepted online, NRHA will accept written applications as a REASONABLE ACCOMMODATION for persons with disabilities ONLY at Grandy Village Learning Center, 2971 Kimball Loop, from 9 a.m.-1 p.m., July 12-14. All persons in line at 1 p.m. will be allowed to complete the application.

NRHA also will have staff available to assist applicants at the Slover Library, 235 E. Plume Street, on July 12-14, from 9 a.m. – 1 p.m.

Public computers are also available for your use to apply at other Norfolk Public libraries. A library card will be needed to use the Norfolk Public libraries computers.

Applicants may qualify at 50% of the AMI, and current residents of an assisted housing community may qualify up to the 80% of the AMI. If you have any questions, please call (757) 624-8615/TDD (800) 545-1833.

Maximum Income Limits of Area Median Income (AMI)

	50% Very Low-Income	80% - Low-Income
1 Person	\$32,750	\$52,400
2 Persons	\$37,400	\$59,850
3 Persons	\$42,100	\$67,350
4 Persons	\$46,750	\$74,800
5 Persons	\$50,500	\$80,800
6 Persons	\$54,250	\$86,800
7 Persons	\$58,000	\$92,800
8 Persons	\$61,750	\$98,750

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

In addition, the low-income public housing waitlists for Young Terrace, Oakleaf Forest, Calvert Square, Hunter Square Midrise, Bobbitt Midrise, Sykes Midrise and Partrea Midrise for all bedroom sizes will remain open through <https://nrha.myhousing.com>.

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

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

Qualified individuals who need communication aids, services or other accommodations to participate in programs and activities are invited to make your needs known to the 504/ADA Coordinator, Kim Thomas 757-623-1111, TDD: 800-545-1833. Please give NRHA at least seven to 10 days advance notice to meet your needs



About NRHA

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



Commissioners' Update NRHA Board of Commissioners

Subject: NRHA Media Coverage – June 2022

Contact: Nealy Gihan

Date: July 14, 2022

STATUS

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

FUTURE ACTION

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

NRHA Media Coverage - June 2022

Date	Headline	Publication	Reach	Sentiment
06/02/22	Bruce Smith planning 261-unit apartment complex near St. Paul’s redevelopment area in Norfolk	Yahoo! News	62,797,142	Neutral
06/02/22	Bruce Smith planning 261-unit apartment complex near St. Paul’s redevelopment area in Norfolk	The Virginian-Pilot	762,871	Neutral
06/05/22	Virginia Tech football great Bruce Smith planning 261-unit apartment complex in Norfolk	The Roanoke Times	274,968	Neutral
06/13/22	NRHA ramping up efforts to improve quality of life, safety in public housing	Wavy	N/A	N/A
06/13/22	Local Jobs: See Who's Hiring In The Norfolk Area	Patch.com	13,319,377	Neutral
06/14/22	The Norfolk Nighthawks Program Returns This Summer	City of Norfolk, Virginia	154,480	Neutral
06/14/22	Norfolk Nighthawks program, created to reduce crime in the city, returns July 1	WTKR-TV	660,963	Neutral
06/14/22	Community development group has millions that could be used in Norfolk	Virginia Mercury	166,000	Neutral
06/20/22	Who's Hiring In The Norfolk Area? Check Out New Local Jobs	Patch.com	13,319,377	Neutral



Tidewater Gardens Relocation Dashboard - 6/30/2022

Resident Relocation Choices by Phase

Phases	Total Units	TPV Choice	LIPH/PBV Choice	Total Current Relocation Choices	Change from Prior Report
Phase 1	187	129	52	181	0
Phase 2	262	165	68	233	0
Phase 3	116	87	12	99	0
Phase 4	53	35	11	46	0
Grand Total	618	416	143	559	0

* Phase 1 = 181 + 3 prior move-outs + 1 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	99	50	50.51%	0
Phase 4	53	46	30	65.22%	0
Grand Total	618	559	302	54.03%	0

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%	+0
Phase 2	262	248	14	94.66%	+3
Phase 3	116	76	40	65.52%	+6
Phase 4	53	40	13	75.47%	+2
Grand Total	618	540	78	87.38%	+11

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 June 2022	99	
Phase 2	237	+2	Total number of household assessments completed	571	+5
Phase 3	116	-2	Collaborative housing stability interventions	62	0
Phase 4	53	+2			
Grand Total	596	+2			

Reason for Vacancy

Reason for Vacancy	Total Count Vacancy Reason	Percentage by Move Out Reason
Moved to Housing Choice Voucher	281	52%
Unit Transfer	106	20%
Rented Elsewhere	60	11%
Moved to Project Based Housing	57	11%
Purchased Home	4	1%
Eviction	19	4%
Termination	1	0%
Deceased	10	2%
Moved Without Notice	2	0%
Grand Total	540	100%

CNI Areas of Opportunity

Reason for Vacancy	Total	Count
Housing Choice Voucher	281	96
Rented Elsewhere	60	20
Project Based Voucher	57	5
Family Splits	29	9
Purchased Home	4	3
Second Moves	16	5
Total	447	138

Areas of Opportunity - includes 447 units noted above

* < 62% mi concentration and <40% poverty	31%
<40% poverty	381 85%
<20% poverty	178 40%

Youth Relocation

Total Youth Relocation	815
Youth Relocated to HCV	481
Youth Relocated to LIPH/Project Based	334

Areas of Opportunity - 540 total including transfers to other NRHA properties

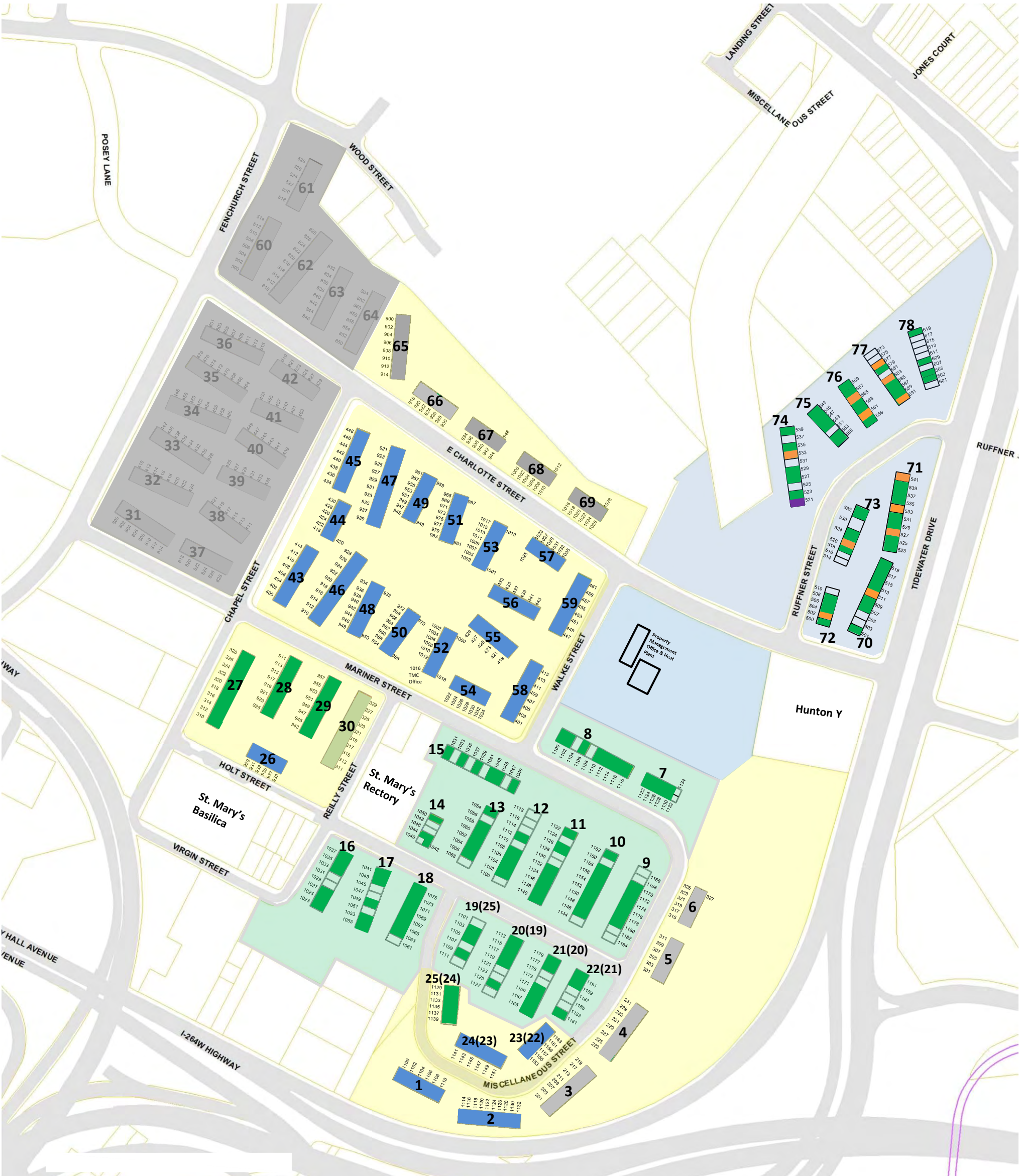
* < 62% mi concentration and <40% poverty	25%
<40% poverty	364 67%
<20% poverty	163 30%

Relocation by City

Relocation City	Count of City	Percentage by Relocation City
Norfolk, Virginia	445	82%
Chesapeake, Virginia	16	3%
Hampton, Virginia	1	0%
Newport News, Virginia	1	0%
Portsmouth, Virginia	9	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%
Atlanta, Georgia	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	8	1%
Grand Total	540	100%

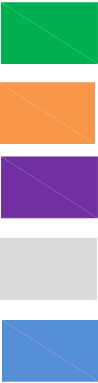
Vacancy Tracking Map

For Tidewater Gardens



Legend

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



June 30, 2022 Status Update				
Demolition Sequence	Total Units	Vacant Units	Demolished Units	Occupied Units
Demo Seq 1	124	0	124	0
Demo Seq 2	285	220	65	0
Demo Seq 3	133	88		45
Demo Seq 4	76	45		31
	618	353	189	76



Committee Notes

NRHA Board of Commissioners

Committee: NRHA's Development Committee	Meeting Date: July 11, 2022
Subject: East Beach Phase VII Presentation	Executive Contact: Michael Clark

Committee Agenda and Attendees

Attendees: Commissioners Gresham and Benassi, NRHA Executive Director Ron Jackson, and Deputy Executive Director Michael Clark. Rock Bell, Vice President for Development at East Beach gave the presentation.

Only agenda item was East Beach Phase VII Lot 7-24 "the Triangle" site.

Policy Discussion

The Committee discussion addressed:

- Efforts to develop the site dating back to 2007.
- Difficulty in developing the parcel as commercial/retail.
- Lenders reluctance with financing mixed-use projects in present market.
- Moving to a residential development for the site.

In the July 2020 meeting, the Committee agreed that a residential development for the triangle site allows Phase VII to continue and eliminates the possibility of vacant commercial spaces. To that end, the committee examined a new residential concept for the site. The goal is to create a "cutting edge" development that is still in keeping with East Beach. This new design seeks to incorporate elements from the Catfiddle and Earl's Court neighborhoods in Charleston, South Carolina. The new development has the working name "Gusfiddle" and proposed features include (but are not limited to):

- Architecture similar to other styles in East Beach with the new homes strategically placed closer together and smaller pocket parks located throughout the area.
- Vehicular alleys serving as the pedestrian network with extensive use of different pavers to delineate drive areas from pedestrian paths and driveways.
- Careful placement of planting beds to help soften the space.
- A new swimming pool and gym.

While still in the design stage, the concept has been favorably received by City Planning staff. In addition, the East Beach Company has met individually with Fire Marshall, City Surveyor, and Traffic Engineering to address their concerns and will make revisions as needed. Ongoing meetings with the East Beach Home Owners Association will continue throughout the design process. Acknowledging the plan and designs are still a work in progress, Commissioners Gresham and Benassi were very supportive and endorsed the residential concept. East Beach will update the Committee as appropriate.

Attachments and Handouts

Powerpoint Presentation