



AGENDA
NRHA Commissioners' Meeting
Thursday, September 15, 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**
July 14, 2022 Board of Commissioners' Minutes

- II. **PUBLIC COMMENTS**

- III. **REMARKS** **Pg. 13**
Executive Director's Comments
Commissioners' Comments
 - 1) Resolution of Gratitude for Ken Benassi
Presented by: Don Musacchio
Chairmen of the Board

- III. **DEVELOPMENT** **Pg. 14**
 - 1) Tidewater Gardens CNI Development Update
Presented by: John Majors
Brinshore Development

 - 2) VHDA Funding – Public Housing Revitalization Grant
Presented by: Steve Morales
Neighborhood Projects Director

- IV. **HOUSING OPERATIONS** **Pg. 47**
 - 1) Resolution Authorizing Increased Funding for Armed Security Contract
Presented by: Karen Rose
Security Programs Manager

- V. **FINANCE AND ADMINISTRATIVE ACTIVITIES** **Pg. 49**
 - 1) Previous Month's Activities
 - a) Contract Activities
 - b) Anticipated Requests for Proposals, Qualifications, or Quotations and Invitations for Bids

- VI. **COMMUNITY ENGAGEMENT** **Pg. 52**
 - 1) Community Engagement Quarterly Report
Created by: Kim Thomas
Chief Community Engagement Officer

VII. NEW BUSINESS

VII. UPDATES Pg. 58

- 1) Communications and Government Relations

IX. EXECUTIVE OFFICE Pg. 60

- 1) Strategic Plan Overview

Presented by: Ron Jackson, Executive Director

Matt Breitenburg, Straight Path Management

X. CLOSED SESSION Pg. 79

- 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.

FUTURE MEETINGS

Board of Commissioners' Meeting
Thursday, October 13, 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, July 14, 2022.

The meeting was called to order at 9:06 a.m. by Chairman Donald Musacchio. Those Commissioners present and absent were as follows:

Present: Ms. Rose Arrington [*arrived at 9:29 a.m.*]
Mr. Kenneth R. Benassi
Mr. Richard Gresham
Mr. Donald Musacchio

Absent: Mr. Alphonso Albert
Ms. Suzanne Puryear

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

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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 announced that today’s agenda includes an update on the Tidewater Gardens Choice Neighborhoods Initiative (“CNI”) presented by John Majors with Brinshore Development and a resolution authorizing increased funding for armed security in NRHA’s communities, which will be introduced by Donna Mills, Chief of Housing Operations. Chairman Musacchio also mentioned that there will be a closed session to discuss both legal and personnel matters. He noted that the Board would wait until Ms. Arrington arrives to address matters requiring a vote and he will change the order of the agenda and begin with public comments.

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I. Public Comments (Section II in the previously circulated agenda)

Chairman Musacchio stated that members of the public could comment in person or online with the NRHA chat feature by using the “raise hand” icon. He reminded speakers to state their names, addresses and topics before making comments to the Commissioners. Chairman Musacchio recognized three individuals who had signed up to address the Commissioners in person.

The first speaker, Kyle Wilson, indicated that she wants to talk about Franklin Arms. She

reported that there are no stoppers in the apartment sinks in this facility and despite numerous requests, the trash receptacle areas are not always accessible for residents to use them. Ms. Wilson also commented that there are only 2 tables in the downstairs area, but 4 are needed, and added that there is often trash on the floor that does not get cleaned up as it should. She told the Commissioners that she has lived in Franklin Arms for 10 years and although she loves it, things are not being maintained as in the past. Ms. Wilson mentioned that there is feces on the ground outside that needs to be taken care of by property management. She also noted that the carpet in her apartment has not been properly installed because it now has ripples in it.

The second speaker, Monet Johnson, stated that her emails are blocked because she is associated with New Virginia Majority and asked if that situation could be remedied. A third speaker, Raytron White, who resides at 3149 Kimball Terrace, signed up to speak, but he is no longer in the room. Chairman Musacchio stated that he would speak with Mr. White separately to address his concerns.

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II. Remarks (Section III in the previously circulated agenda)

Executive Director's Comments

Mr. Jackson reported that NRHA is still dealing with staff shortages. He noted that the problem is not impacting operations to the same extent as previously, but it still is a significant issue, especially with respect to vacant maintenance positions. Mr. Jackson stated that NRHA is actively recruiting to fill open positions and added that other housing authorities are having the same problem, even when offering signing bonuses. He noted that there have been 52 separations in the last year, 49 of which were voluntary and 3 of which were involuntary.

Mr. Jackson then spoke about recent discussions regarding new appointments to the Board and reported that, at the last City Council meeting, the number of seats on the Board was increased from 7 to 9. He explained that NRHA used to do more redevelopment but has evolved so that the City now considers it primarily as a housing agency; the City wants additional Commissioners to assist with that effort and work closely with residents.

Mr. Jackson reported on the recent Board Retreat that resulted in the formulation of six specific goals and the creation of a task force. He announced that NRHA staff will present a 90-day action plan at the September Board meeting that will set forth items that need to be addressed in the immediate future. Mr. Jackson reminded Board members that there will be no Board meeting in August.

Mr. Jackson recognized the staff at Bobbitt Midrise, Sykes Midrise and Hunter Square; the Real Estate Assessment Center ("REAC") inspections have started back up and all three properties

received a score of 90 or above. He congratulated the staff on a job well done, especially when working with current staff shortages. Chairman Musacchio asked Mr. Jackson to extend the Board's thanks to the staff for their efforts and success.

Commissioners' Comments

None.

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III. Development

1) Tidewater Gardens CNI Development Update

Steve Morales, Project Director, reported that the Tidewater Gardens CNI development (the "Project") is moving forward. He stated that Blocks 19 and 20 are under construction, the tax credits applications are underway, and the design drawings for Phase 3 are being drafted. Mr. Morales explained that John Majors from Brinshore Development, is going to review the final phase, Phase 4, which is on the Tidewater Gardens footprint and contains more family units. Mr. Morales then introduced Mr. Majors, who is participating remotely, together with Troy McGee of Torti Gallas; they will give a PowerPoint presentation on the status of the Project.

Mr. Majors reported that each phase of the Project includes a both a 9% and a 4% Low-Income Housing Tax Credit ("LIHTC") transaction. He thanked both Mr. Jackson and Mr. Morales for attending the Virginia Housing (formerly VHDA) board meeting and helping make sure that the Block 9 transaction received tax credits in this past round. Mr. Majors noted that this is a critical aspect of the project and thanked Mr. Jackson and Mr. Morales again for their assistance. He commented that, for the last phase of the Project, Brinshore is working on the design and plans to present to the City for zoning and site plan approvals in December, prior to submitting a 9% LIHTC application in March 2023.

Mr. Majors reviewed the slide showing the number and types of units to be delivered, as well as the slide that includes an aerial view of the neighborhood. Mr. McGee discussed the slides that depict various views of the buildings in Blocks 9 and 16, as well as the greenway and blueway. *[Ms. Arrington arrived at 9:29 a.m.]* He noted that the carriage homes along Freemason Street are also part of Block 9. Mr. McGee indicated that Block 10 combines smaller apartment buildings with mansion homes and town homes, all of which are part of Phase 3. Mr. Majors added that the design elements from Phase 3 are similar to those included in Phase 4. Mr. McGee indicated that the slide on urban design strategy illustrates that Church Street is being brought back as a main street with more mixed-use and greater density. He explained that Mariner and Freemason Streets are secondary streets and the streets shown in yellow are the neighborhood streets. Mr. McGee

observed that the Project also includes a tree saving plan, for example along Mariner Street, that will provide not only shade, but also a historical connection. He also pointed out how the greenway/blueway is linked to the residential areas.

Mr. McGee turned to the next slide, which depicts the status of the Project, as of last year, that includes a mix of lower density buildings to the east. He then reviewed the next slide which provides a view of E. Mariner Street with the existing trees that will be saved. Mr. McGee noted that this slide also shows Block 10, which is part of Phase 3, and illustrates the building types that will continue to be used in Phase 4. He proceeded to the next slide, which includes a breakdown of housing types. He then moved to the slide that shows images that were used in resident meetings last year in order to get input from residents on their preferences in terms of housing design. Mr. McGee commented that the feedback from residents indicated that they want a variety of building types, and that input was used as a basis for the Phase 3 designs, including the carriage homes and other buildings approved by the Architectural Review Board, City Planning and City Council. He noted that the plan is to construct only two-story town homes, based on the residents' feedback that indicated a preference for two-story rather than three-story town homes.

Mr. McGee reviewed the mansion homes slide that illustrates that these three-story structures consist of 7 to 9 units but look like a large house instead of an apartment building. He mentioned that the walk-up apartments are also three-stories and contain 12 units. Mr. McGee pointed out the larger multi-family apartment buildings that were also included in the design as a result of resident input. He then reviewed a slide that shows how the buildings will tie in with the outdoor spaces.

Mr. Majors once again addressed the Commissioners and told them how proud Brinshore is to be involved with the Project. He noted that Mr. McGee's team did a great job on the design, which reflects over and over the responsiveness to resident input, including the importance of saving the neighborhood's existing trees, providing porches and access to outdoor space for many families, and including a mix of building types. Mr. Gresham stated that he assumes the church property is still off the table. Mr. Majors responded that it currently is not part of the Project, but there is still a possibility that it could be integrated later. Chairman Musacchio thanked both Mr. Majors and Mr. McGee for their informative presentation and for all of their efforts with respect to the Project.

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IV. Approval of Minutes of Board of Commissioners' Meeting (Section I in the previously circulated agenda)

Chairman Musacchio presented for approval the minutes of the June 16, 2022 Board meeting. Upon motion of Chairman Musacchio, seconded by Mr. Benassi, the minutes of the June

16, 2022 Board meeting were unanimously approved by all of the Commissioners present. Chairman Musacchio then presented for approval the minutes of the June 30, 2022 Board meeting. Upon motion of Mr. Benassi, seconded by Mr. Gresham, the minutes of the June 30, 2022 Board meeting were unanimously approved by all of the Commissioners present.

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V. Housing Operations

1) Resolution Authorizing Increased Funding for Sentry Force Security, LLC for Armed Guard Services and Contract Extensions

Ms. Mills introduced a resolution authorizing increased funding for the security services contract. She explained that NRHA initially contracted with Sentry Force Security in 2021 to supplement the police presence in the Authority's neighborhoods. Ms. Mills noted that a change order raising the original contract amount by \$41,990.40 was approved by the Board last December and today an additional change order, in the amount of \$234,518.40, is being presented for approval to provide added security coverage in Young Terrace and Tidewater Gardens where there has been an increase in criminal activity.

Mr. Benassi asked how many security officers this increase will provide and whether NRHA is staying with the same firm that it has used in the past. Ms. Mills confirmed that NRHA is staying with the same firm and responded that the revised contract will provide two roving armed officers from 7:00 p.m. to 2:00 a.m. She noted that in some neighborhoods there is 24/7 coverage, including in Tidewater Gardens where vacant units have been broken into, and in other communities that are experiencing more criminal incidents. Mr. Benassi asked if the security company employees are moonlighting police officers. Ms. Mills responded in the negative and Karen Rose, Security Programs Manager, who was participating by telephone, confirmed that the guards are not with the police force, but are employed by a private security company. She added that police officers currently are not available to work part-time due to scheduling and staff shortages; NRHA needs to supplement with a private security firm because police officers currently are unavailable to provide the additional coverage. Ms. Mills stated that the hours of police coverage under NRHA's contract with the Norfolk Police Department have recently been reduced because of staff shortages; NRHA now pays less to the police department than previously when the officers were working longer hours. She added that supplemental security is one tool; NRHA is also looking into the cost of installing security cameras in the communities.

Ms. Arrington asked why NRHA chose to end the security guards' shift at 2:00 a.m. Ms. Rose responded that 2:00 a.m. has been considered optimal in the industry, but she is looking at activity in the neighborhoods to determine if the time needs to be adjusted. Ms. Rose added that she can call the security company to make changes to the schedule as needed or if there is a specific

incident that needs to be patrolled. Ms. Mills assured the Commissioners that she would come back to them if additional measures are needed.

Mr. Benassi asked for the difference in cost between the police contract and the contract with the private security company. Ms. Mills responded that last year NRHA paid the City approximately \$160,000. She indicated that, with the \$440,000 contract for private guards, NRHA will pay a total of approximately \$600,000 annually for security. Mr. Benassi asked what the cost would be if all security services were provided by the Norfolk Police Department. Ms. Mills replied that it might be around \$600,000, which is the amount that NRHA has paid under the police contract in past years, but that amount could vary depending on the various levels of criminal activity in NRHA's neighborhoods. As more incidents occur in the communities, NRHA spends additional funds for more security coverage. Mr. Benassi commented that he understands that it is not necessarily apples to apples because of the fluctuating levels of crime. Ms. Mills agreed with this comment. Mr. Gresham asked about crime in Tidewater Gardens. Ms. Mills explained that vandals have been breaking into buildings, both vacant and occupied, and stealing various items, including pipes. She observed that NRHA is working to protect the 70 remaining families, who will all be relocated by the end of September. Ms. Mills indicated that security services at Tidewater Gardens will be reviewed and adjusted once the tenants have left and the buildings are demolished.

Ms. Rose confirmed that NRHA's contract with the Norfolk Police Department is for off-duty officers who volunteer to work on the Authority's properties. The officers are not required to do this, but rather participate voluntarily if they are interested in the extra work.

Upon motion of Mr. Benassi, seconded by Ms. Arrington, the following resolution was approved unanimously by all of the Commissioners present.

RESOLUTION 9503

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

WHEREAS, the Authority on December 6, 2021 executed Change Order #001 for an increase of \$41,990.40 as a result of a significant increase in violent crime in Young Terrace;

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

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VI. Finance and Administrative Operations

1) Previous Month's Activities

The reports for last month are included in the previously circulated Board Packet starting at page 40. There were no questions or comments from the Commissioners

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VII. New Business

None.

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VIII. Committee Meeting Notes

Chairman Musacchio announced that the minutes and notes for each of the following committees are included in the Board Packet. He also mentioned that the committees are going back to holding their meetings in the communities. There were no questions or comments from the Commissioners.

1) Housing Choice Voucher Committee

2) Housing and Safety Committee

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IX. Updates

Chairman Musacchio pointed out the various updates contained in the Board Packet. There were no questions or comments from any of the Commissioners.

- 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

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

At 10:02 a.m. upon motion of Mr. Gresham, seconded by Mr. Benassi the following resolution was unanimously approved by all of the Commissioners present.

RESOLUTION 9504

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 July 14, 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 potential litigation related to the St. Paul’s Area and Diggs Town.

- 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.”

Evaluation of Executive Director.

At 10:28 a.m. upon motion of Mr. Gresham, seconded by Ms. Arrington, the following resolution was unanimously approved by all of the Commissioners present.

RESOLUTION 9505

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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Public Comment (Section D), continued

Chairman Musacchio called on Raytron White, who had signed up to speak, and reminded him to state his name and address and adhere to the 3-minute time limit. Mr. White thanked Chairman Musacchio and apologized for the delay that prevented him from speaking during the public comment session earlier in the meeting. Mr. White provided printed materials to all of the Commissioners. He explained that there have been numerous incidents in his community, including a recent shooting, and the security guards do not seem to know how to handle these situations. Mr. White added that each neighborhood is different, but in Grandy Village there are many security issues that need to be addressed after 2:00 a.m.

Mr. White also expressed concern about access to amenities, including the pool, for children and youth in NRHA's communities. He noted that he went to City Council to raise this issue. Mr. White then referred to a flyer, contained in the materials he distributed, for a STEM summer camp in Grandy Village that was sponsored in part by NRHA. He commented that the Tenant Management Council should have been included in planning the activities described in the flyer. He stressed that it is critical for the pool and other recreational facilities to remain open during the summer because otherwise the children in Grandy Village will have no place to go. Mr. White noted that the neighborhood children had a wonderful time on a trip to King's Dominion that was organized by Norfolk State University. He concluded by asking the Board to provide more help and programming for the residents of Grandy Village.

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There being no further business, the meeting was adjourned at 10:38 a.m.

Secretary

Chair



Resolution of Gratitude to
Ken Benassi
for Services Rendered as
Commissioner of
Norfolk Redevelopment & Housing
Authority

WHEREAS, Ken Benassi has served as a member of the Board of Commissioners (the “Board”) of Norfolk Redevelopment and Housing Authority (the “Authority”) since November 2017;

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

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

WHEREAS, Ken’s development expertise, developed through his experience as a commercial real estate agent which has brought valuable insight to the Board and was instrumental in assisting the Board to better guide and address development and finance matters to provide greater accommodations for all of NRHA’s residents;

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

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

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

ADOPTED this 15th day of September 2022.

A handwritten signature in black ink, reading "Don Musacchio".

Don Musacchio, Chairman



Agenda Item

NRHA Board of Commissioners

Subject: Tidewater Gardens CNI Development Update

Executive Contact: Michael Clark

Date: September 15, 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 updated designs for the Phase 4 Tidewater Blocks.



Agenda Item

NRHA Board of Commissioners

Subject: Tidewater Gardens CNI Development Naming Update

Executive Contact: Michael Clark

Date: September 15, 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 along with their contractor Yellow Duck marketing have been conducting surveys and out reach to gather input for choosing a name for the redeveloped Tidewater Gardens. Brinshore will update the NRHA Board members on naming efforts and next steps in the naming process.



yellow duck

MARKETING



ABOUT

LIVE AT ENCORE!

NEIGHBORHOOD

NEWS+MEDIA

CONTACT

DEVELOPMENT
OPPORTUNITIES

Overview

The Ella Senior Residences

The Trio at ENCORE!

The Reed Senior Residences

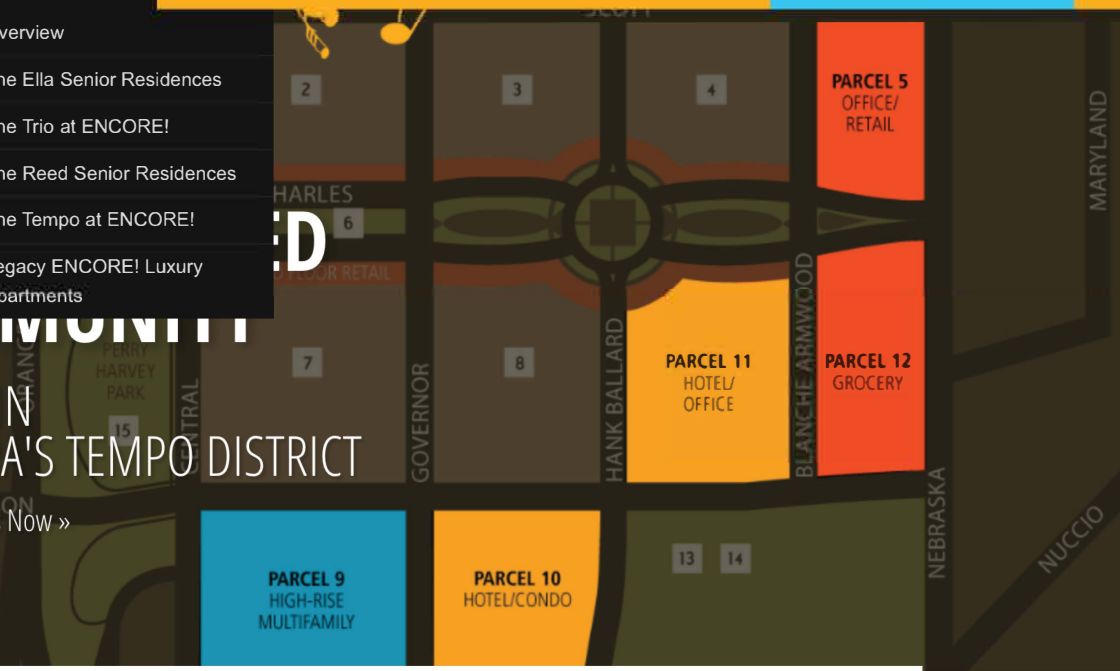
The Tempo at ENCORE!

Legacy ENCORE! Luxury
Apartments

COMMERCIAL WITH COMMUNITY

PARCELS FOR SALE IN DOWNTOWN TAMPA'S TEMPO DISTRICT

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HOTELS. CONDOS.
RETAIL. RESTAURANTS. SERVICES.
DISCOVER SPACE +
DEVELOPMENT OPPORTUNITIES

STREET BY STREET.
PLACE BY PLACE.
EXPLORE DOWNTOWN
TAMPA'S TEMPO DISTRICT

DEBUTING
BRAND NEW
1-2-3-4 BEDROOM
APARTMENTS



LIFESTYLE OVERVIEW



Ella
SENIOR RESIDENCES AT ENCORE!



TRIO
APARTMENTS AT ENCORE!



TEMPO
APARTMENTS AT ENCORE!



REED
Senior Residences at ENCORE!



LEGACY
ENCORE
Luxury Apartments

The Encore Development

The Encore development in Tampa serves as a good example of how the naming may work here:

- Trio Apartments at Encore in Downtown Tampa's Tempo District
- **Property Level:** "Trio" is the name of one apartment community (similar to "Block 19")
- **Development Level:** "Encore" is the name that refers to all the related apartment communities. This themed name is what we are working on for the combined 8 properties of the CNI development.
- **Neighborhood Level:** "The Tempo District" is a name that references the entire neighborhood. This level of branding for the neighborhood would be driven by the City which might cover the 8 properties as part of the CNI development, the development at the Willis Building, the Blue-Greenway, the Heritage Trail, etc. – that are all part of the neighborhood.

Sources of Information & Research

- Resident Conversations
- Pastor Meetings
- Work It Wednesday Event Participant Conversations
- Video from the Saturday Resident Walk
- Community Leader Conversations with representatives from NRHA, City of Norfolk, BBRM, Barbara Hamm Lee
- Past Survey Responses
- People First and NorfolkTV Resident Interview Videos
- Online Research & Videos including:
 - Disrupt & Dismantle, BET
 - Harlem of the South
 - Norfolk City, Uptown vs. Southside
 - Attucks Theater Documentary
 - Storm Water System Video with Tide Sensors
 - Other NorfolkTV and News YouTube Clips

What We Heard from Residents

Top Brand Story Themes:

- Family Friendly / Nurturing
 - Close relationships
 - Looked out for one another (friends, mothers, neighbors, my siblings)
 - Safety / Trust
- Resilient
 - It's about water
 - Creating infrastructure
 - Resilient in every part of their lives
 - Neighborhood & economic resilience
 - Athletes made it to the highest professional level
 - Toughness
 - Legacy
 - Growth
- Vibrant / Fun / Engaging
 - Fellowship
 - Gratitude
 - Investment being made in the blue greenspace
- Historical
 - Respect
 - People
 - Trees
 - Churches
 - Community
 - Parks

What We Heard from Residents

Resident Quotes:

- I am Tidewater Gardens
- I had a beautiful upbringing
- We never went without anything, very poor in the projects, but we were happy
- I am who I am because of Tidewater Gardens
- There are some beautiful old trees we sat under every day
- Multi-Generational household
- We felt safe
- There was a lot of love
- I loved it on Charlotte Street
- My Family Heritage = Tidewater Gardens
- Loved sitting on the porch
- Trees were beautiful they bloomed all year long

What We Heard from the Pastors

When Tidewater Gardens Pastors think about their community this is what came to mind:

- Warmth
- Affection
- Mutuality
- Welcoming community
- Affection toward others
- A community of HOPE
- Resilient residents!
- Different from the past - now just crime & poverty
- Multi-generational
- Joyful people
- Ambitious
- Hard working community
- Make the best of their circumstances
- Our friends were our family
- Community gatherings
- Unity in opportunity & community
- Faith is essential

Pastor Quotes:

- Tidewater Gardens Residents live the 'village concept' - It takes a village to raise a child, everyone helps each other
- It's not a community of hopelessness - some have gone on to do tremendous things
- Tidewater Gardens is a community of HOPEFUL LIVING
- Strength of character is attributed to their faith
- Faith is how they live, they trust, and they know that God will provide
- Happy we are not forgetting the past
- Wake up in HOPE
- Community of people bound together
- Residents want better and deserve better. They are resilient!
- Community of hard-working people who have been left behind
- Make sure there are future opportunities for the kids!

What We Heard

Brand Personality:

- Masculine
- Young
- Luxury
- Modern
- Serious
- Quiet
- Complex
- Obvious
- Organic
- Sleek/Ornate

Name Takeaways:

- Aspirational
- Forward looking
- Reflect past and look towards future
- Modern & fresh
- Streamline
- No more than 2 words

Community Naming Concepts

Triumph

Our purpose is to unite the community by representing rising to the top and achieving greatness in order to create a healthy, active community and an equal playing field for all. We believe in the power of working as a team, sharing knowledge and celebrating our successes together, and learning from our mistakes.

What We Heard from the Community

“I am who I am because of Tidewater Gardens.”

“We never went without anything—it was very poor in the projects, but we were happy.”

“My family heritage = Tidewater Gardens.”

“Not a community of hopelessness—a community of hope.”

A close-up photograph of a baseball field base. The base is made of reddish-brown dirt with a pebbled texture. It is set into a lush green grass field. A dark grey rectangular plaque is placed on the base, featuring the word "Triumph" in a bright yellow, italicized serif font. The word is repeated in a lighter, semi-transparent grey font above and below it, creating a layered effect.

Triumph

Kindred

We love our community and the people who have made it great and continue to do so. We share a common desire to improve the quality of life for the people and knit the community together. We believe that we need a shared collaborative framework between residents and the commonwealth through a sense of unity in every aspect.

What We Heard from the Community

“I had a beautiful upbringing.”

“We all looked out for one another... friends, mothers, neighbors, my siblings.”

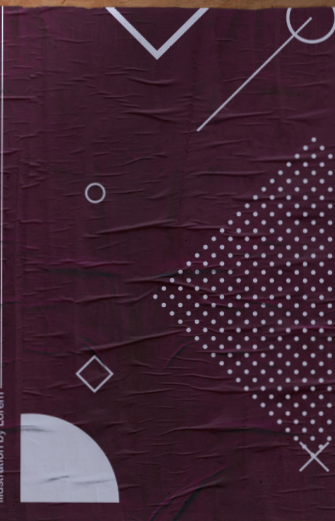
“There was a lot of love.”

“We are a community bound together.”

KINDRED



Illustration by Lorem



UNITY
IS
STRENGTH

Greenway District

Honoring our roots - Emerging renewed.

The restoration of buried waterways will return watershed areas back to nature to create a greenway/blueway system of parks, open spaces and streets that will both manage stormwater and flooding as well as provide connections to bike paths, trails and the Elizabeth River waterfront.

What We Heard from the Community

“There was a lot of love.”

“There are some beautiful old trees we sat under every day.”

“I enjoyed the year-round blooms.”

“Faith is our beacon of hope.”



LIVEATGREENWAYDISTRICT.COM

HONORING
OUR
ROOTS



NOW LEASING

GREENWAY
DISTRICT

LIVEATGREENWAYDISTRICT.COM



LIVEATGREENWAYDISTRICT.COM

EMERGING
RENEWED



NAMES THROUGHOUT THE COMMUNITY

There will be many additional naming opportunities throughout the community including for Buildings, Parks and Greenspace, Streets, etc. Below is a sampling of name ideas that could be used for any number of these categories of places within the community:

- Legacy
 - Legacy Place
- Lineage
- Arbor
 - Arbor North
 - Arbor Point
- Juniper
- Cypress
- Elm
- The Arc
- The Key
- Courage
- Conquer
- Unity
- Endeavor
- Liberty
 - Liberty Square
- Connexion
 - The 'x' in connexion represents the intersection of past and future, through the bond of the influential members of community past and future residents that will foster the same spirit.
- Grace
- Village

Example of Property Naming Patterns (Using: Kindred)



Block 19
becomes “Legacy”
at Kindred

Block 18
becomes “Greenway
Station” at Kindred

Block 20
becomes “The Elms”
at Kindred

Plaza in front of Block 17
becomes “Triumph Terrace”
at Kindred

Block 17
becomes “Triumph”
at Kindred

Note: The City of Norfolk may choose to rebrand the ENTIRE NEIGHBORHOOD (covering the area of the 8 CNI properties, the Blue / Greenway, Aspire development, future Calvert and Young’s Terrace redevelopments, etc) as something like “Resilience Square.” That exercise would be completely outside of the scope of Brinshore / BACDC / BBRM / Yellow Duck.

Theme Recap

Triumph:

Rising to the top –
Achieving greatness

Community Faith:

People as the focus

Greenways:

Honoring our roots –
Emerging renewed.

Concept Recap

Community Names:

1. Triumph

2. Kindred

3. Greenway District

Names Throughout Community:

- Legacy
 - Legacy Place
- Lineage
- Arbor
 - Arbor North
 - Arbor Point
- Juniper
- Cypress
 - Elm
 - The Arc
 - The Key
- Courage
- Conquer
- Unity
- Endeavor
- Liberty
 - Liberty Square
- Connexion
- Grace
- Village

Proposed Next Steps & Timing for Community Engagement

Development of:

- Survey to collect community feedback
- Program online survey + develop/print hard copy versions of the survey
 - Online survey link provided to project partners to disseminate through channels like Community Newsletters/Emails, Websites & Social Media Channels, School Parent Groups, Congregations
 - Hard copy surveys available at NRHA, St. Mary's, City of Norfolk Comms, USI/People First Offices
- Direct mail postcards & mailing list for communicating survey to community and past TWG residents
- Press release to promote / announce survey

Anticipated Timing: 4 – 6 weeks

Trademark Research

We have thoroughly researched trademarking conflicts through the United States Patent and Trademark Office (USPTO) and the World Intellectual Property Organization (WIPO). However, we suggest consulting a trademark attorney to reassure naming availability.

YELLOW DUCK MARKETING

920 Pecan Avenue | Suite 100 | Charlotte, NC 28205

yellowduckmarketing.com

Public Housing Revitalization Grant: Capital Improvements (PHRCI)


Information Session for PHRCI Application

Recorded February 14, 2022





Purpose

- Help preserve the vital stock of very low-income housing
 - Facilitate and accelerate your top-priority capital projects
- 



Priorities

- Fill funding gaps in current public housing transformation projects
- Aid in planning and financing new public housing transformation projects
- Fund capital improvements to enhance and extend the life of traditional public housing



Eligible Uses

- ▶ Administration, up to 10% of the grant or \$200,000, whichever is less
- ▶ Community engagement, up to 5%
- ▶ Development (residential construction costs and materials)
- ▶ Financing and legal, up to 10%
- ▶ Hiring and training of staff related to project, up to 10%
- ▶ Planning, up to 10%
- ▶ Predevelopment (design, permits, site acquisition, demolition, etc.), up to 20%



Ineligible Uses

- ▶ Relocation
- ▶ Management improvements, as defined by HUD
- ▶ Developer fees
- ▶ Assisting units that have previously been transformed
- ▶ Office expansion, furniture, land banking, etc.

Requirements

- ▶ RHA should have a strategic plan in place within one year
- ▶ Analyze use of 4% tax credits for any new transformation projects
- ▶ RHA project planning and development staff—complete VH training module within 6 months
- ▶ Assisted units shall remain affordable for at least 15 years
- ▶ Full grant drawdown within four years of award (7/1/22)
- ▶ Conduct resident engagement process

Virginia Housing Funds Available to NRHA - \$8.4M

Recommended Projects	Funding
CNI-TWG Blk 16-10 (4%)	\$500,000
CNI-TWG-Blk 2, 3, 11 (4%)	\$2,500,000
Sykes	\$1,350,000
Bobbitt	\$1,350,000
Partrea	\$1,350,000
Hunters Square	\$1,350,000

Application Process

- Pre-application (one per project) due 3/9/22
- Virginia Housing review and feedback
- Final application (one per project) due 5/2/22



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

Date Range: 07/01/2022 – 08/31/2022

ACQUISITIONS

Block	Parcel	Address	Owner	Date	Amount
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SALES (DISPOSITIONS)

Disposition #	Address	Developer	Usage	Development Value	Settlement Date	Sales Price
Parcel # 132	237 W. 28 th Street	Bradford Jones	Adjacent homeowner / side yard	\$15,600	08/31/2022	\$15,600.00
Parcel # 1451 Lot 3A	2517 Pleasant Avenue	Asfari Homes, LLC.	Mkt rate single family 3bd/2.5bath	\$605,000	7/20/2022	\$85,000.00
Parcel # 1451 Lot 4A	2508 Pretty Lake Avenue	G & D Builders, Inc.	Mkt rate single family 3bd/2.5bath	\$565,000	07/14/2022	\$82,500.00
Scattered Site property	2437 Minnesota Avenue	NRHA	LM single family 3bd/1½ bath, 1114 sqft.		08/22/2022	\$163,900.00
Scattered Site property	601 Majestic Avenue	NRHA	LM single family 3bd/1 bath, 1008 sqft.		08/24/2022	\$160,800.00
				TOTAL		\$507,800.00

TOTAL DISPOSITIONS \$507,800.00



Resolution Item

NRHA Board of Commissioners

Subject: Resolution Authorizing Increased Funding for Armed Guard Contract
Executive Contact: Donna Mills, Chief Housing Officer Date: 9/7/2022

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 the provision of protective services in our family public housing communities.

On 12/6/2021 a change order was issued for an increase of \$41,990.40 to supply additional armed security 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 current roving security personnel coverage to 24 hours at Young Terrace. This change resulted in a 25% cost increase to the contract.

On 7/7/2022, Change Order #002, and Board Resolution was approved, for the amount \$234,518.40 to increase patrols through August 30, 2022 and to add 3 additional guards rotating a 24-hour shift. The contract base period of performance was extended from Oct 1, 2022 to June 30, 2023 to correlate with the end of the current fiscal year. The adjusted contract value was \$444,861.60 representing a 164% increase to the contract value.

Partially vacated units in Tidewater Gardens have sustained major damages and theft. To minimize the disruption in utility services, and to address safety concerns for residents, staff, and contractors, additional funds in the amount of \$69,120.00 to continue with roving Armed Guard Security Services for Tidewater Gardens 24-hour coverage is requested. These services are to be provided from September 1, 2022 - October 30, 2022. The adjusted contract value is \$513,981.60 representing a 211% increase. The contract period of performance and all other terms and conditions remain the same.

Recommendation:

- **Authorization to increase funding for the public housing armed security services contract for Tidewater Gardens in the amount of \$69,120.00.**

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, The Authority on 7/7/2022 executed change order #2 for an increase 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.

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 additional funding to continue 24-hour armed guard services for Tidewater Gardens through October 30, 2022 in the amount of \$69,120.00.

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: September 15, 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.

August 31, 2022

New contracts issued between \$30,000 and \$99,999:	<i>Contract Ceiling</i>	A	B	C
1. F1053 – Anike Group TWG Demo Phase 2a-2c & 4a)	\$41,883.81	C	M	FF
2. PO-20356 – R.E. Michel Company (Refrigerant)	\$32,680.00	G		FF
3. G1007 – Guaranteed Porcelain (Bathtub Glazing)	\$88,300.00	O		FF
New contracts issued for \$100,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. G1005 – Suttons Lawn Care (Young Terrace Grounds Maintenance)	\$149,700.00	O	M	FF
New task orders issued for \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. A0029 – TO 0021 Riddick Fiedler Stern (Diggs Electrical)	\$78,000.00	P		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. C1003 – One Stope Cleaning (Midrise Carpet Cleaning)	\$ 40,142.44	O	W	FF
2. C1004 – Guild Ventures (Moving Services)	\$ 36,536.00	O		IF
3. C1007 – Hampton Rds Moving & Storage (Moving Services)	\$ 36,536.00	O		IF
4. C1017 – The Community Grp (Mixed Finance Acct Services)	\$250,000.00	P		IF
5. C1018 – TAG Associates (Mixed Finance Acct Services)	\$250,000.00	P		IF
6. C1019 – Cohn Reznick (Mixed Finance Acct Services)	\$250,000.00	P		IF
7. D1019 – Green Alternatives (Diggs & Oakleaf Grounds Main)	\$234,318.00	O	M	FF
8. F1004 – Escape to Eden (Midrise Grounds Maintenance)	\$ 50,383.80	O	M	FF
9. F1012 – Sentry Force (Midrise Guard Services)	\$771,090.24	O		FF

A. KEY to contract type:

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

B. KEY to ownership type, new contracts only:

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

C. KEY to Funding:

FF – Fully-Funded IF – Incrementally-Funded

**BID ACTIVITY FOR CONTRACTS \$100,000 AND ABOVE
FOR THE MONTH ENDING AUGUST 31, 2022**

**G1005 – SUTTON’S LAWN CARE AND LANDSCAPING – YOUNG TERRACE GROUNDS
MAINTENANCE \$761,542.00**

Norfolk Redevelopment and Housing Authority (NRHA or the Authority) sought proposals from qualified lawn care contractors to provide Landscaping and Grounds Maintenance Services for its Young Terrace community.

Grounds maintenance services for the Young Terrace has historically been performed in-house by NRHA personnel. It was decided that it was in the best interest of NRHA seek outside services for the property.

An Invitation for Bid was posted on the NRHA, BonFire, and eVA websites on 5/5/2022. Bids were due to the NRHA Procurement office or BonFire portal by 5/27,2022 at 3:00 pm. The last day for questions was 5/20/2022.

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

Gladiator Enterprises.....	\$ 192,440.00
Oak Ridge Enterprise.....	\$ 590,000.00
Sutton’s Lawncare & Landscaping.....	\$ 761,542.00
Sandford Federal Inc.....	\$1,346,057.50

Gladiator Enterprises was removed from competition due to their bid being extremely low (60% below NRHA’s cost estimate) and was issued a removal from competition letter. On 6/24/2022 an Intent to Award was sent to **Oakridge Enterprises** the next lowest responsive and responsible bidder. NRHA received an email on 7/1/2022 from Oakridge Enterprises stating that they would not be able to take on the contract. After receiving this email, NRHA contacted the second lowest bidder, Sutton’s Lawncare and Landscaping, to seek their interest with providing grounds maintenance services. Sutton expressed interest and NRHA met with the owner via a zoom meeting on 7/7/2022. Sutton’s Lawncare agreed to contract with NRHA to provide grounds maintenance services at Young Terrace.

An award was made to Sutton’s Lawncare for a 5-year contract (base year and four (4) renewal options) in the amount of \$761,542.00.

Sutton’s Lawncare	Base Year	Option Year	Option Year 2	Option Year 3	Option Year 4
	\$149,700.00	\$149,700.00	\$153,954.00	\$153,954.00	\$154,234.00



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

IFB, Tidewater Gardens Phase 1D Bldgs 1-3 & 23-25	Sep-22	DCM
IFB, Mid-Rise Call to Aid	Sep-22	DCM
RFP, Project Based Vouchers (PBV)	Sep-22	Property Management
IFB, Smoking Stations NRHA Midrises	Oct-22	Property Management
IFB, Cabinets for NRHA Communities	Dec-22	Property Management
IFB, Glass Replacement (for Communities, as-needed)	Sep-22	Property Management
RFP, Laundry Equipment at NRHA Midrise	Sep-22	Property Management
Recently Removed (*this section is added for continuity purposes only)		
RFP, NRHA Investment Services	In Evaluation	Finance
RFP, Temporary Staffing Services	In Evaluation	Human Resource
IFB, Structure Parts and Supplies	In Evaluation	Property Management
RFP, File Audit Services (HCV, RAD, LITHC)	In Evaluation	Property Management
IFB, Grounds Maintenance Services for Young Terrace	Awarded	Property Management
RFP, Janitorial Services for Midrise and Communities Center	Awarded	Property Management
IFB, Bathtub and Sink Re-Finishing	Awarded	Property Management
IFB, Demolition of 501 & 503 Berkley Avenue Extension	Awarded	Real Estate Services
RFP, Uniformed Physical Conditions Standard (UPCS) Inspections	Awarded	Property Management
IFB, Grounds Maintenance Services for Partrea Midrise, Cottage Bridge and Franklin Arms	Awarded	Property Management

RFP = Request for Proposal (Price + Factored Criteria)

IFB = Invitation for Bid (Price Only Criteria)

RFQ = Request for Qualifications



Community Engagement Quarterly Report
FY22 4th Quarter: April 2022 through June 2022
Kimberly Thomas – Chief Community Engagement Officer
Aaron Harris – Economic Opportunities Manager
Julius Norman – Youth Services Manager
Gwen Williams- Family Self-Sufficiency Manager
Travis Williams-Community Relations Manager

CLIENT SERVICES PROGRAMS

Workforce Development

The activities of the workforce development program are being reassessed and realigned to target more participants and to produce better outcomes in the program. The program staff was reduced by half (1 full-time position) in May 2022 due to voluntary separation. The position will be fully staffed in September 2022. The program will see the resurgence of the in-person and virtual Job Club which focuses on job searching technics and soft skills training. In addition, staff will be hyper focused on recruitment and retention of currently enrolled participants. We will rely heavily on our community partners as subject matter experts to leverage the benefits of participation.

Family Self-Sufficiency (FSS)

The FSS Team continues to have record enrollments with 19 new enrollments in the 4th quarter. Our recruitment efforts include referrals from administrative assistants in the communities, new family orientations from occupancy, and mailings to zero income participants.

Feel Good Stories of the Quarter (Recardo): Recardo joined the FSS program in March 2022. In his initial assessment, his determination to thrive was evident. His main focus was to find employment and increase his income. When Recardo joined the FSS program he was unemployed. Within, three months he secured full-time employment with a national company as a medical equipment technician earning \$35,000 annually. He is also employed part-time working for a delivery carrier earning \$10,000 per year. He is well on his way to achieving his self-sufficiency goals.

Feel Good Story of the Quarter (Julia): Our FSS team initiated multiple counseling sessions with Julia about finding a career to support herself and her children. After much deliberation, Julia decided to enroll in Mid-Atlantic Maritime Academy's (MAMA) Merchant Mariner program. Julia utilized monies from her escrow account to pay for training for MAMA's mariner program in 2021. She found employment with Chervon Corporation on a mariner ship based on the west coast. Julia has indicated to her FSS specialist that the COVID-19 pandemic was the catalyst that changed her mind-set about her finances and saving for the future. Julia joined the program in 2018, she had \$0.00 in earned income and now earns over \$61,000 annually. Julia has stated to FSS specialist after initial hesitation of joining the merchant marine industry she has concluded it was one of the best decisions for herself and her children. Julia has the ability now to earn up-wards of \$80,000 per year because of her experience. Julia received a final escrow pay-out of nearly \$8,000 upon her graduation from the program. Julie plans to save most of her final escrow disbursement to use towards the cost of purchasing a home once she returns to the area from her current deployment.

Youth Services

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

Youth participants in the College Here We Come program kicked off the college tour season with trips to Tidewater Community College, Norfolk State University, Virginia Commonwealth University, Virginia State University and Elizabeth City State University. The College Here We Come program is offered to high school residents in our assisted housing communities and Housing Choice Voucher program who are interested in seeing, firsthand, the college experience, up close and personal. Visits include glimpses of the academic rigors, student life and amenities of the city or region of the school. Whenever possible, prospective students are guided by NRHA residents who have matriculated to the institution they are touring.

Feel Good Story of the Quarter: Myia is a Housing Choice Voucher (HCV) resident and college graduate that was referred to Client Services because she was experiencing challenges finding employment. Myia felt she needed additional support and guidance in deciding her next steps. Upon assessment she expressed an interest in continuing her education, working in the mental health field, and she wanted employment to earn money to help her family and herself. Client Services Youth Programs was able to assist Myia with applying to Virginia Tech for graduate school and place her in a paid work experience. She was assigned to East Coast Family Services, a mental health service provider in Norfolk VA . Myia's work experience consisted of filing, coding, answering calls, setting appointments with different clients, and shadowing mental health counselors. Randy Walker, her supervisor, provided youth programs with monthly evaluations and rated Myia consistently excellent in customer service, quality of work, and completing task assigned. Myia was accepted into graduate school at Virginia Tech's Master of Science in Agriculture and Life Science, she will be starting virtually in the fall studying to become a veterinarian, her dream career. Myia was offered and accepted a full-time position at East Coast Family Services June 30, 2022.

Workforce Development Program (ROSS)	1st Qtr July-Sept	2nd Qtr Oct-Dec	3rd Qtr Jan-Mar	4th Qtr Apr-Jun
New Enrollments	7	3	1	3
Total Program Participants (Duplicated)	132	125	130	133
Newly Employed Participants (FT and PT Employment)	12	5	3	0
Employment Fairs (Organized and Facilitated by ROSS)	1	0	0	0
Number of Attendees at Employment Fair	32	N/A	N/A	N/A

Family Self Sufficiency Program (FSS)	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr
New Enrollments	18	21	20	19
Total Program Participants	271	285	288	303
Newly Employed Participants (FT and PT Employment)	10	6	8	12
Number of Program Exits	12	7	5	4
Successful Graduates	100%	100%	100%	100
Total Escrow Distribution (Successful Graduates and Interim Disbursements)	\$23,292.73	\$19,894.77	\$28,675.29	\$36,251.13
HomeNet Referrals	5	3	5	
Youth Programs	1st Qtr July-Sept	2nd Qtr Oct-Dec	3rd Qtr Jan-Mar	4th Qtr Apr-Jun
GED Program Participants	1	0	0	2
Youth Executive Council	7	15	15	8
Out of School Youth Program	12	13	14	14
College Here We Come	19	19	20	17
EVMS Youth Program	25	25	25	25
Youth Work Experience (Non OSY participants)	8	13	8	8

Calls to participants	650	250	490	220
Total Number of Youth Program Participants (Duplicated)	71	85	82	74
Out of School Youth Program Outcomes				
Number of Participants in work Experience (Oct-Dec 2021)	3	3	8	8
Total Work Experience Hours Earned (Oct-Dec 2021)	185	200	200	200
Total Compensation For Work Experience (Compensated at \$11.50 per/hr .)	\$1,757.50	\$1,822.00	\$2,300.00	\$2,300.00
Percent Attainment of Degree or Certification at Exit (Target 70%)	N/A	1	1	7
Placement in Education or Employment at Exit (Target 70 %)	67%	67%	67%	80%
Measurable Skills Gain at Exit (Target 70%)	44%	44%	38%	72%
College Here We Come				
College Tours	1	0	3	5
Number of Attendees at College Tours	7	N/A	12	26
College Application, FASFA, or Scholarship Applications Assistance	5	1	4	2
Incentive Programs				
Recreation Connect - Recreation Cards	3	0	0	
Cultural Enrichment Field Trips and Activities	0	0	0	
Seasonal Programs				
NRHA Scholarship - Request Received/Awarded	3	0	4	2
E.L. Hamm Scholarships - Submitted/finalist/awarded	1	1 (pending)	2	2
Summer Camp Enrollment	33	0	0	53
Summer Nutrition Program - Number of Meals (Duplicated)	1,263	436 (Holiday Box Meals)	0	980

Economic Opportunities

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

Workshops and Training Opportunities (3 total)

We seek partnerships with organizations that help entrepreneurs realize their potential for success in business ownership. We support emerging and existing resident entrepreneurs with assessing the feasibility of new business ventures, growth potential, plan development and ongoing supportive services and referrals for 8 resident entrepreneurs in our current pipeline.

Business Growth and Development Opportunities (10 total)

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

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

Compliance Monitoring

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

Community Relations

During this quarter, the Community Relation manager was onboarded and directed to work with our assisted housing communities with facilitating community elections for the HUD-designated resident councils. In all, eight communities hosted elections. Ongoing recruitment and programming efforts continued throughout this timeframe as well.



Commissioners' Update NRHA Board of Commissioners

Subject: NRHA Media Coverage – July & August 2022

Contact: Kristie Knutson

Date: September 15, 2022

STATUS

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

FUTURE ACTION

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

NRHA Media Coverage - July & August 2022

Date	Headline	Publication	Reach	Sentiment
7/6/22	Southwest Virginia included in \$46 million awarded by Virginia Housing for public housing projects	WDBJ-TV	674,048	Neutral
7/6/22	Millions in funding announced for public housing revitalization projects across Virginia	WCAV-TV	172,419	Neutral
7/7/22	10 On Your Side assists Norfolk man in poor conditions in public housing	WAVY-TV	894,365	Neutral
7/12/22	NRHA reopens housing choice voucher waitlists beginning July 12	WTKR-TV	531,727	Neutral
7/13/22	Norfolk City Council increases number of commissioners serving on housing authority board	The Virginian-Pilot	677,798	Neutral
7/13/22	Norfolk City Council increases number of commissioners serving on housing authority board	Yahoo! News	63,022,674	Neutral
7/18/22	Residents of Norfolk government-run apartments forced to leave homes due to elevator repair issue	WTKR-TV	531,727	Negative
7/18/22	Norfolk's housing authority is in 'dire' financial condition, bloated after years of failing to downsize	The Virginian-Pilot	677,798	Neutral
7/18/22	Norfolk's housing authority is in 'dire' financial condition, bloated after years of failing to downsize	The Daily Press	340,506	Neutral
7/18/22	Norfolk's housing authority is in 'dire' financial condition, bloated after years of failing to downsize	Yahoo! News	63,022,674	Negative
7/18/22	Residents of Norfolk government-run apartments forced to leave homes due to elevator repair issue	WTKR-TV	531,727	Negative
7/19/22	Public Featherbedding at the Norfolk Redevelopment and Housing Authority?	Bacon's Rebellion	N/A	N/A
7/20/22	Housing authority subsidiary required to seek projects within Norfolk following City Council vote	The Virginian-Pilot	677,798	Neutral
7/20/22	Housing authority subsidiary required to seek projects within Norfolk following City Council vote	Yahoo! News	63,022,674	Neutral
7/20/22	Housing authority subsidiary required to seek projects within Norfolk following City Council vote	The Daily Press	340,506	Neutral
7/24/22	Letters for July 25: Fire those responsible for mismanagement at the Norfolk housing authority	The Virginian-Pilot	677,798	Neutral
7/25/22	Norfolk leaders need your help to rename the Tidewater Gardens community	WTKR-TV	531,727	Neutral
7/25/22	A New Name Needed for Transformed Norfolk Neighborhood	City of Norfolk, Virginia	156,336	Neutral
7/25/22	Norfolk seeking community input on new name for newly transformed Tidewater Gardens	WAVY-TV	894,365	Neutral
7/26/22	Norfolk city, development leaders seek community input on new name for Tidewater Gardens	WVEC-TV	525,796	Neutral
7/27/22	Public Feedback Needed for HOME ARP Spending Plan	City of Norfolk, Virginia	156,336	Neutral
8/3/22	In Norfolk's version of a hostile takeover, City Council seizes more oversight over troubled housing authority	The Virginian-Pilot	677,798	Neutral
8/3/22	In Norfolk's version of a hostile takeover, City Council seizes more oversight over troubled housing authority	Yahoo! News	63,022,674	Neutral
8/3/22	Public input sought as City of Norfolk receives more than \$4.5 million for housing assistance	WTKR-TV	531,727	Neutral
8/4/22	Segregation patterns dating back to 1930s remain in Norfolk public housing, report says. Here are the proposed solutions.	The Virginian-Pilot	677,798	Neutral
8/4/22	Segregation patterns dating back to 1930s remain in Norfolk public housing, report says. Here are the proposed solutions.	The Daily Press	340,506	Neutral
8/4/22	Segregation patterns dating back to 1930s remain in Norfolk public housing, report says. Here are the proposed solutions.	Yahoo! News	63,022,674	Neutral
8/4/22	Business News from the Fairfax County Economic Development Authority – August 4	Tyson's Today	1,608	Neutral
8/15/22	Patricia Elaine Doughty	Eastern Shore Post	13,887	Neutral
8/16/22	Norfolk attorney defending 2 men charged in triple homicides, including one accused of killing the other's mom	The Virginian-Pilot	677,798	N/A
8/16/22	Norfolk attorney defending 2 men charged in triple homicides, including one accused of killing the other's mom	Yahoo! News	63,022,674	N/A
8/17/22	Tidewater Drive is Norfolk's most dangerous road for pedestrians	Virginia Beach News Source	N/A	N/A



Agenda Item

NRHA Board of Commissioners

Subject: Strategic Plan

Executive Contact: Ronald Jackson, Executive Director

Date: September 15, 2022

BACKGROUND

Executive Director Ron Jackson will provide an overview of the strategic plan, status update, and next steps.



Norfolk Redevelopment and Housing Authority Board Meeting

September 15, 2022

OPEN SESSION



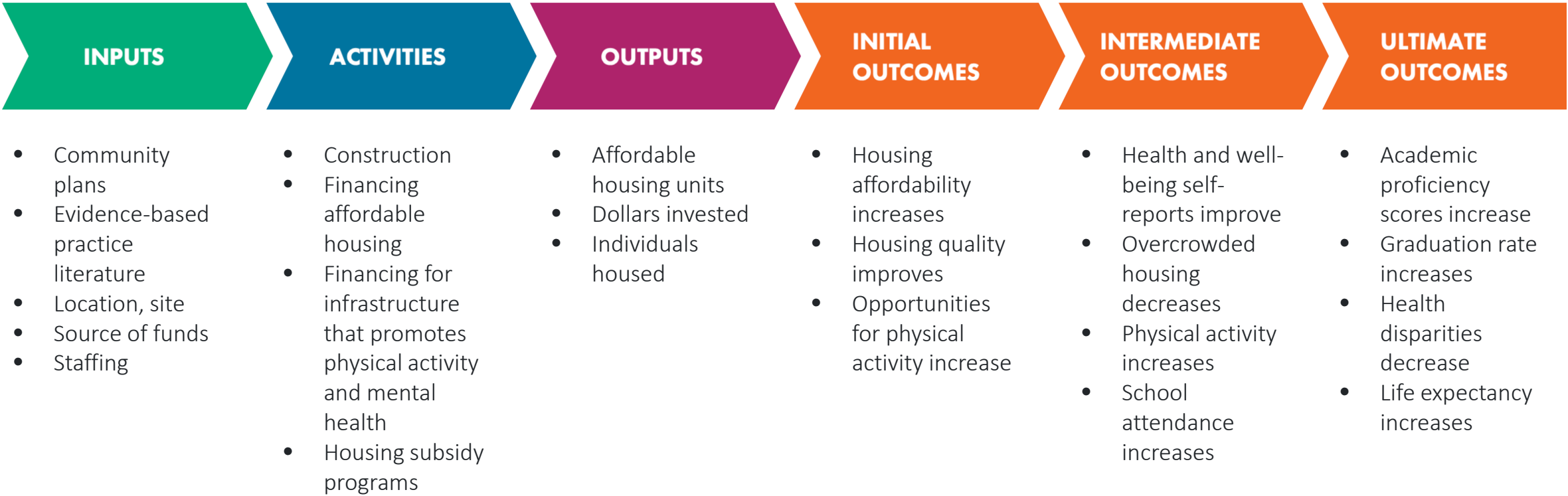
1. External Situation
2. Internal Situation
3. Base Case (2023-2027)



- Stable housing is directly connected to good life outcomes and vice versa.
- There is a significant unmet need for affordable housing in Norfolk.
- The City has increased its role in development which has resulted in the need for a new direction for NRHA's role.
- Shift in HUD funding from LIPH to HCV



A Logic Model developed by Metrics For Healthy Communities demonstrates the importance of stable housing to overall life outcomes. (Below is a sample of factors from the model.)





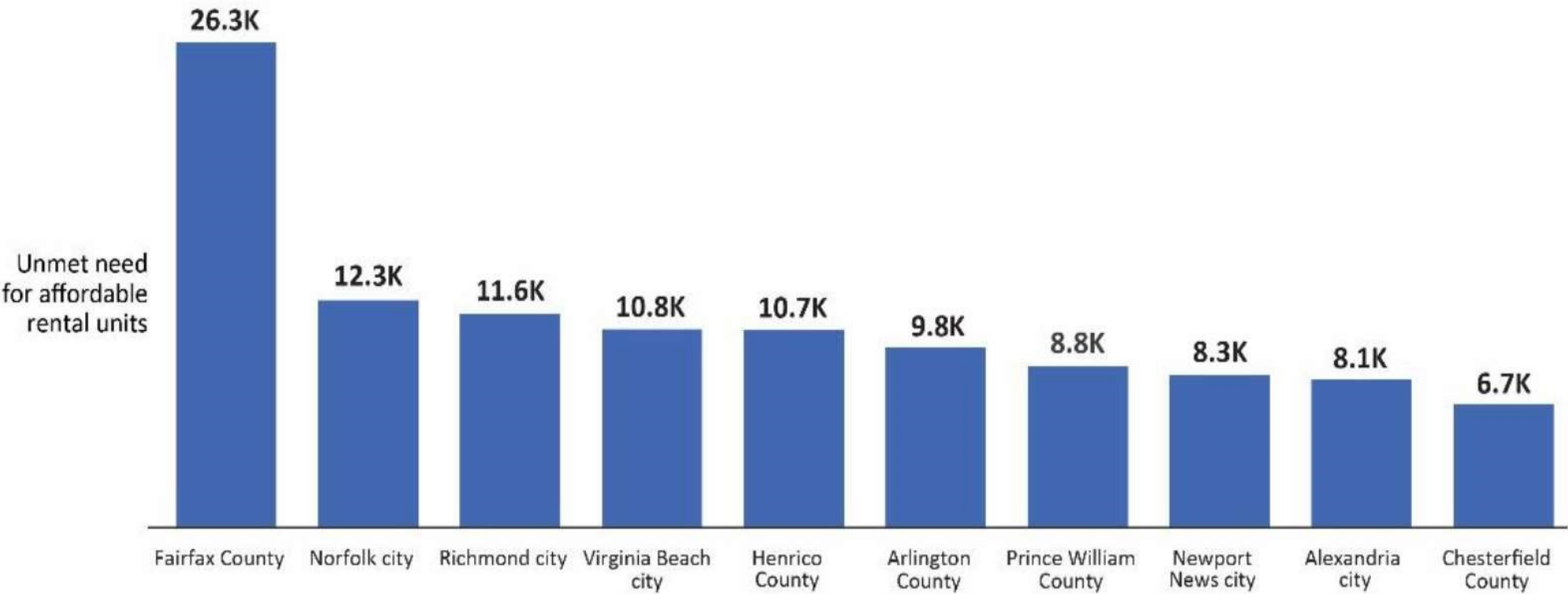
The need for quality affordable housing in the City of Norfolk far outpaces supply.

- As of May 2022 there are nearly 9,000 applicants on NRHA's Public Housing and Housing Choice Voucher Program waiting lists; over 22,000 people sit on the combined waiting list (LIPH, HCVP, RAD, and PBV).
- The Norfolk rental market has the capacity to absorb approximately 100 housing choice vouchers per year.
- 3 of the state's top 10 localities with the largest need for affordable rental units are in Hampton Roads.
- Norfolk has an unmet need for 12,300 affordable housing units.
- NRHA does not have the ability to provide all of its authorized vouchers because of funding or housing supply constraints.

SOURCES: 2017 Real Property Research Group (RPRG) Norfolk Multifamily Absorption Study commissioned by NRHA, p. 92-94
2019 National Low-Income Housing Coalition Report
2021 JLARC analysis of American Community Survey, 5-year data (2015-2019)
NRHA internal data



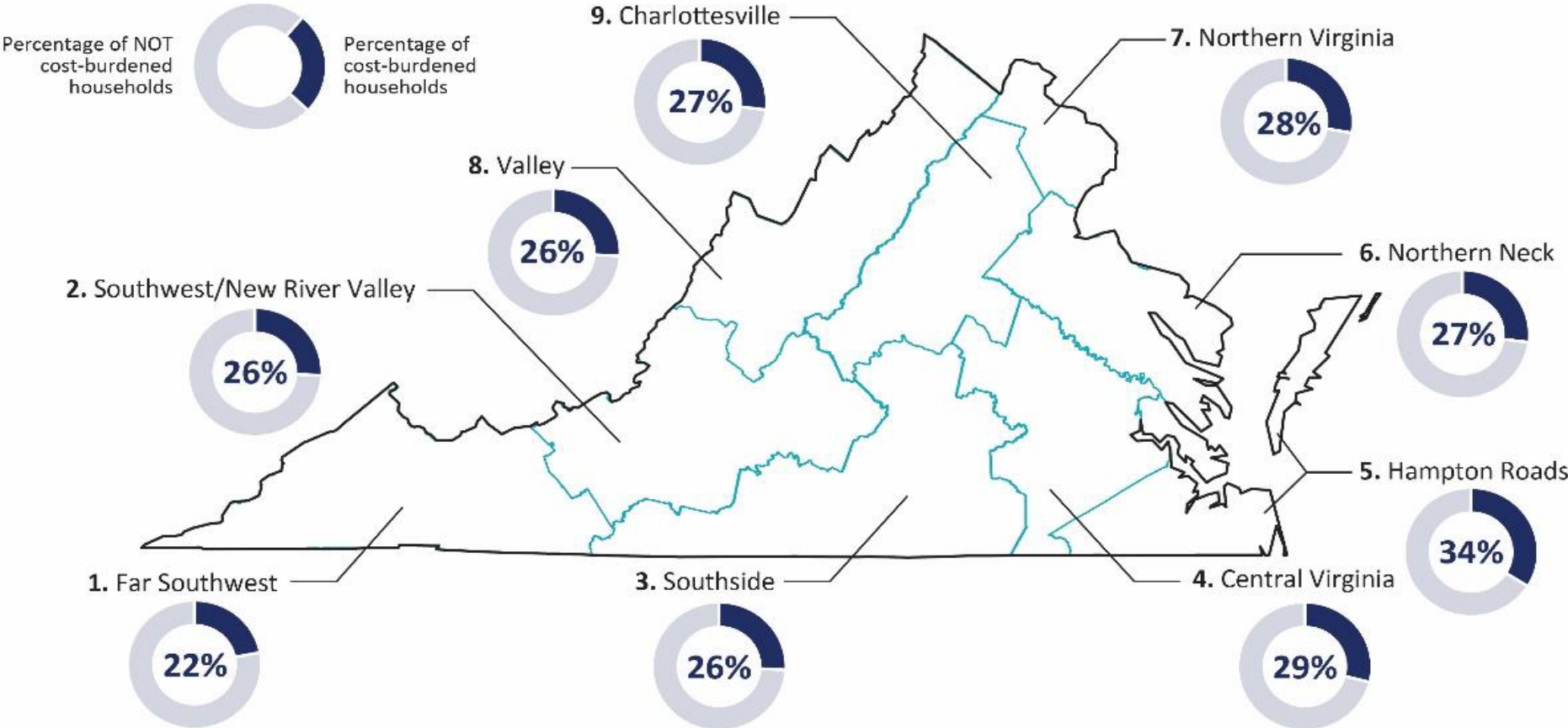
The JLARC report estimates that Norfolk has an unmet need for 12,300 affordable housing units.



SOURCE: 2021 JLARC analysis of American Community Survey, 5 year data (2015-2019)



According to JLARC, Households in Hampton Roads are more likely to be cost-burdened than in other regions.



SOURCE: 2021 JLARC analysis of American Community Survey, 5-year data (2015-2019)



The supply of affordable housing is inadequate to meet voucher demand, meaning more vouchers in and of themselves will not solve the problem.

- As of July 2022, NRHA has leased 3,977 of the 5,233 HCV units authorized, although funding is only currently available for approximately 4,300 units.
- NRHA has a 76% lease success rate with HCVs.
- NRHA averages a little over two months for applicants to lease from the time of voucher issuance.
- Because of high rates of budget utilization (2015-2020), the median Virginia Public Housing Authority could not issue any additional vouchers without reducing program reserves to below HUD recommended levels.
- There are currently 361 voucher holders out searching for housing.



In the last 10 years, NRHA's role in administering and managing community planning and development programs for the City of Norfolk has dramatically changed.

Today, through the Housing and Community Development Department, the City carries out many responsibilities formerly performed by NRHA. These include:

- Neighborhood development
- Acquisition and disposition of residential real estate
- Creating and preserving affordable housing through the Homeownership Rehabilitation Program
- Reprioritizing HUD entitlement grants to community initiatives

The bulk of the Community Development Block Grant and HOME Partnership Investment (HOME) funds from HUD, once received by NRHA, are now retained by the City.

Shift in City Role: City Funding Trends



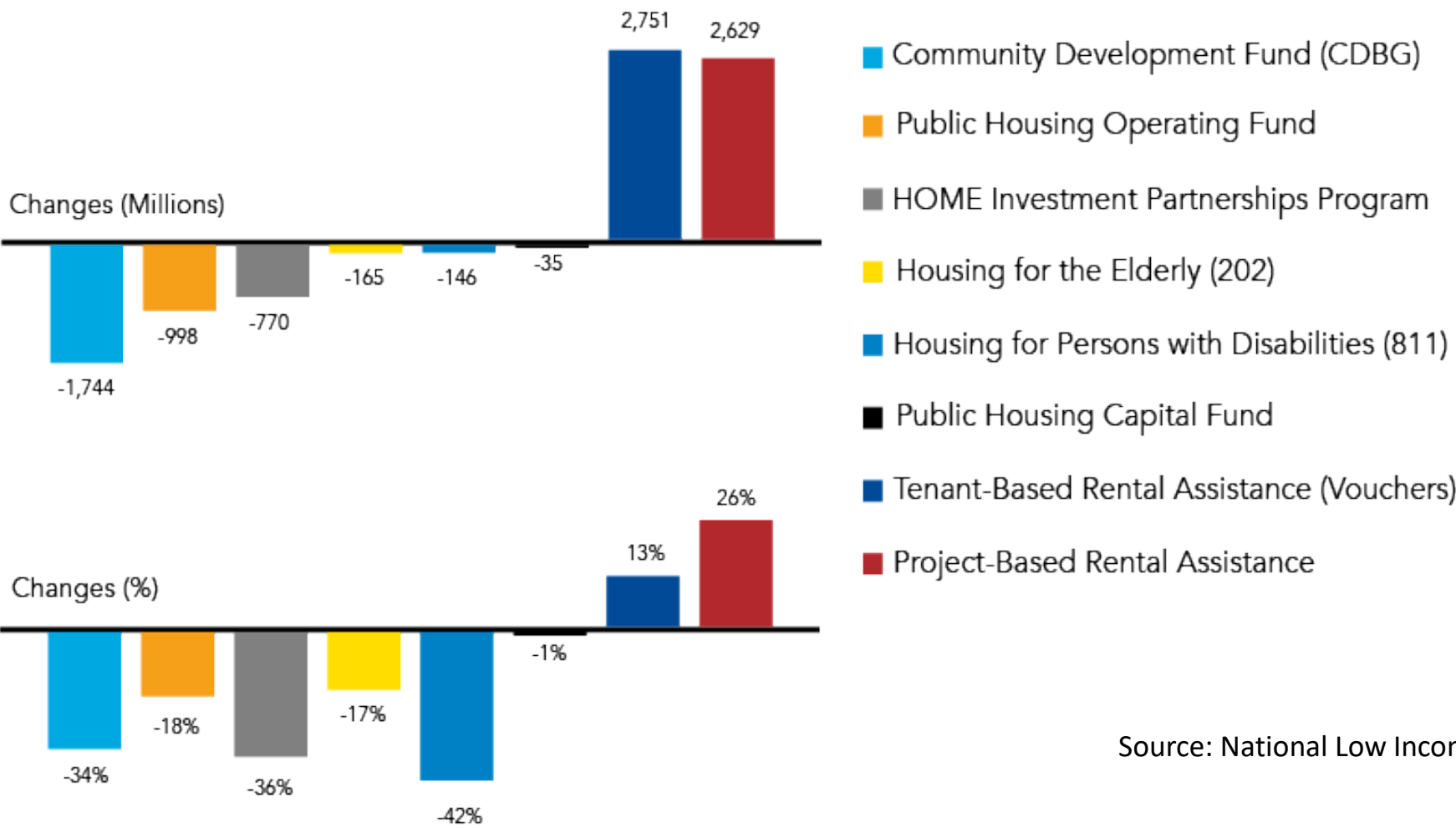


Federal funding from HUD is increasing for Section 8 / voucher programs, signaling HUD's desire for housing authorities to shift away from Low Income Public Housing

- NRHA historically only receives 90% to 95% of eligible operating funds from HUD.
- On average, NRHA receives about \$8 million per year for the capital needs of its 2,416 public housing units. That comes to roughly \$3,311 of capital funds per public housing unit.
- The average age of NRHA public housing stock is 50-60 years old, and current capital fund appropriations fall well short of its deferred maintenance and capital needs.



Changes in funding levels for key HUD programs (FY10 - FY20, adjusted for inflation)



Source: National Low Income Housing Coalition 2021



NRHA's internal situation can be characterized as:

- Shifting from a broad redevelopment agency to property and assisted housing program management (TAG report)
- Managing LIPH units most of which are old and substandard
- Experiencing financial strain that is draining its reserves



NRHA's organizational structure reflects serving as the City's principal redevelopment entity. That role has been significantly diminished but NRHA has not adjusted its structure and operations.

- NRHA does very little city-funded and directed redevelopment, and yet currently maintains related skill sets and capacity which the organization is unable to afford.
- Historically NHRA played a very active role in reshaping Norfolk, including Berkeley, Park Place, East Beach, Light Rail Project, and ODU Expansion.
- NRHA will need to be innovative and creative in using staff hired primarily to support NRHA's redevelopment functions now handled by the City.
- NRHA must concentrate on repositioning its older public housing stock and find opportunities to increase the supply of affordable housing.



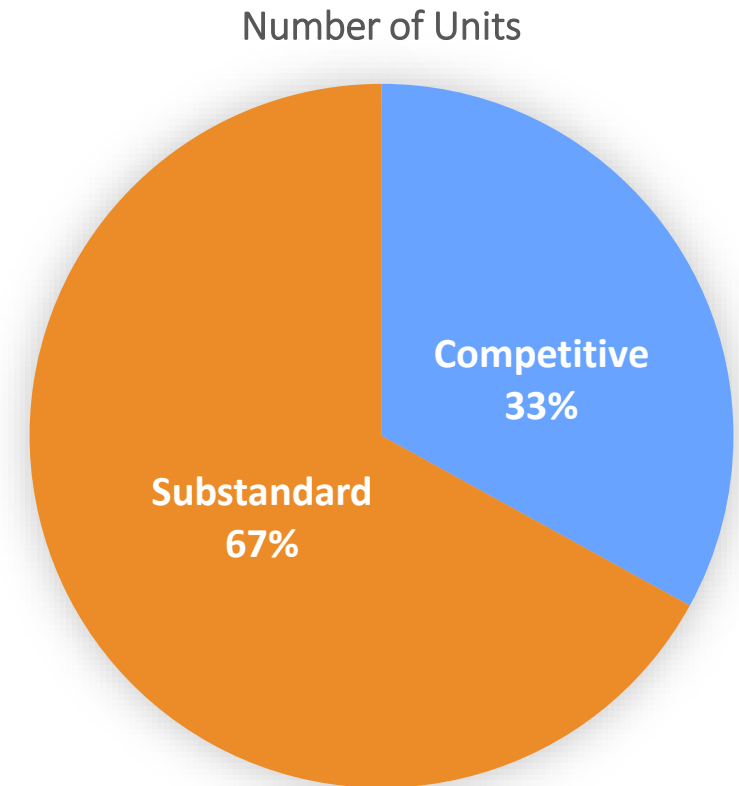
Most of NRHA's LIPH units are sub-standard, and even the "competitive" units are in need of renovation.

Substandard: 60-80 years old; no central AC, elevator or security door (2034 units)

- Tidewater Gardens (618 prior to CNI)
- Young Terrace (746)
- Calvert Square (310)
- Oakleaf Forest (257)
- Diggs Town Phase 2 (103)

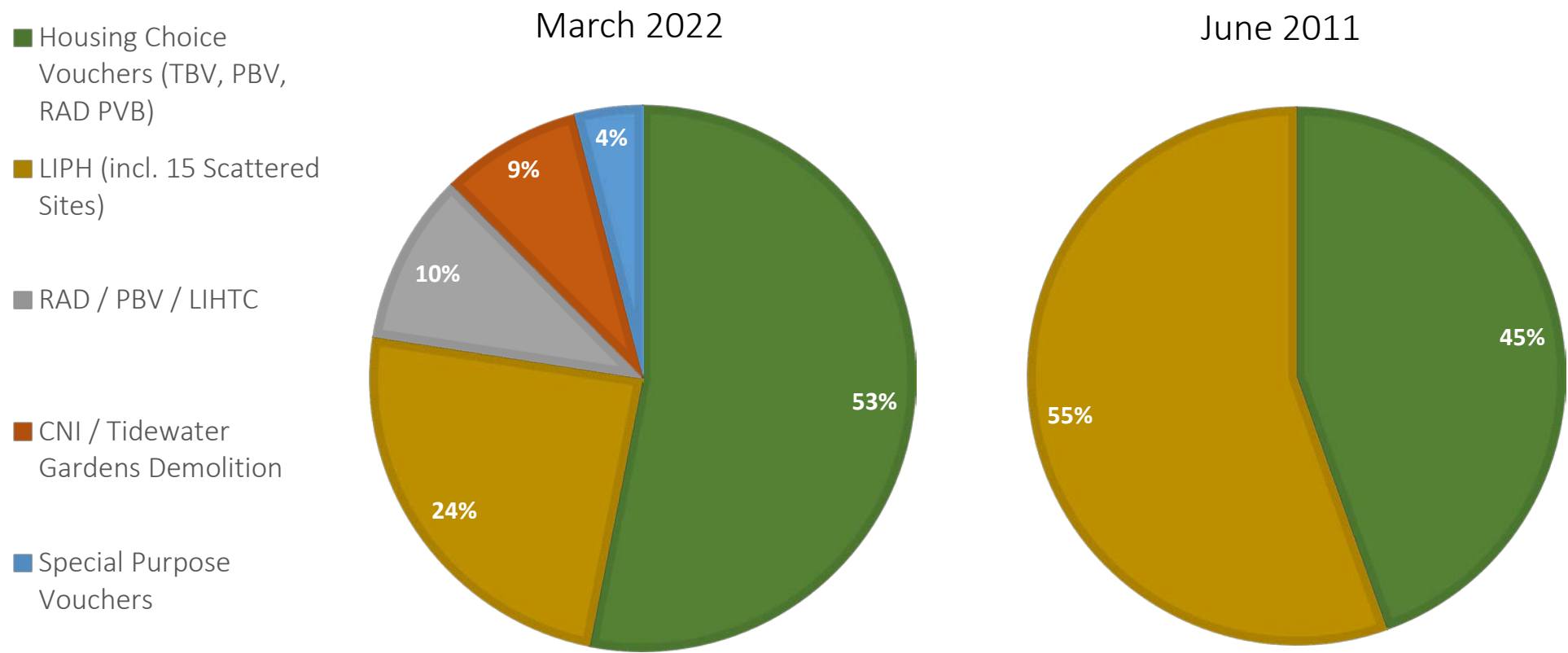
Competitive: 20-50 years old; central air, elevator, most w/ security door (1001 units)

- Diggs Town Phase 1 (222)
- Partrea Apartments (114)
- Hunter Square (91)
- Bobbitt Apartments (84)
- Sykes Apartments (84)
- North Wellington Place (25)
- Franklin Arms (100)
- Scattered Site Transitional (6)
- Grandy Village Revitalization (275)





The use of vouchers is growing, and currently about one quarter of NRHA’s portfolio is LIPH units.





A public housing unit is eligible to provide funding of \$93.39/unit/month to the overhead of the agency. The Section 8 program is eligible to provide only \$19.50/unit/month. On the conversion of Tidewater Gardens this equates to an annual loss of nearly \$548k in funding, and over \$652k for Young Terrace.

	HUD Mandated Safe harbor Fees Per Unit Month	Tidewater Gardens	Young Terrace
Units		618	746
LIPH Program			
Total LIPH Program Fee Eligibility	\$93.39	\$692,580	\$824,820
HCV Program			
Total HCV Program Fee Eligibility	\$19.50	\$144,612	\$172,224
Loss on Conversion		-\$547,968	-\$652,596



A base case was developed in May which represented a continuation of NRHA's current direction.

- Under the base case, NRHA would have experienced significant losses and reduction of reserves.
- After the Board Retreat in May, mitigation efforts were launched.



Resolution Item

NRHA Board of Commissioners

Subject: Resolution Convening a Closed Session

Executive Contact: Ron Jackson, Executive Director

Date: September 15, 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."