

Norfolk Redevelopment and Housing Authority
Board of Commissioners' Meeting
9:00 am Thursday, March 16, 2023
555 E. Main Street, Norfolk, VA 23501





AGENDA
NRHA Commissioners' Meeting and Annual Plan Public Hearing
Thursday, March 16, 2023
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. 4

February 16, 2023 Board of Commissioners' Minutes

II. PUBLIC COMMENTS

III. RECOGNITION

IV. RESOLUTIONS Pg. 15

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

Introduced by Delphine Carnes, Esq.

Delphine Carnes Law Group

Presented by Michael W. Graff, Jr.

Partner of McGuireWoods LLP

- Resolution Accepting the 2022 Capital Fund Program Grant and Approving the 2022 Capital Fund Annual Statement and Five-Year Plan

Presented by Clayton Odom

Director of Design and Construction Management

V. EXECUTIVE DIRECTOR REPORTS Pg. 26

- Performance of Operations
 - Public Housing
 - HCV
 - Other Housing
- Development
 - An Overview of Homeownership Programs

Presented by Michael Clark

Deputy Executive Director

LaShawn Fortes

HomeNet Manager

Cashawn Easter

Neighborhood Programs Manager

- Community Engagement
 - FY2024 Annual and 5-Year Plan Overview
Presented by Kimberly Thomas
Chief Community Engagement Officer
- Finance Activities
 - Previous Months Contract Activities
 - Anticipated Requests for Proposals, Qualifications, or Quotations and Invitations for Bids
- Other
 - Communications and Government Relations

VI. COMMISSIONER COMMENTS

VII. CLOSED SESSION Pg. 62

- 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, April 13, 2023 at 9:00 a.m.
555 East Main Street

MINUTES OF MEETING

The Commissioners (the “Commissioners” or the “Board”) of the Norfolk Redevelopment and Housing Authority (the “Authority” or “NRHA”) met in a regular monthly meeting at 555 East Main Street in Norfolk, Virginia (the “City”) on Thursday, February 16, 2023.

The meeting was called to order at 9:11 a.m. by Chairman Donald Musacchio. Those Commissioners present and absent were as follows:

Present: Mr. Alphonso Albert
 Ms. Amy Chudzinski
 Mr. Donald Musacchio
 Mr. Raytron White
 Ms. Rose Arrington (*joined the meeting by telephone at 10:45 a.m.*)

Absent: Ms. Suzanne Puryear

Also present were Ronald Jackson, Secretary, Delphine Carnes, Attorney, various NRHA staff members, Sarah Black from the Legal Aid Society of Eastern Virginia, Howard Gordon, Rock Bell, and various East Beach residents.

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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 relatively short meeting will include an overview of the Authority’s strategic plan as well as a related Resolution and a review of the Executive Director’s Report. Chairman Musacchio also noted that there are several items for discussion during the closed session that will follow the regular meeting.

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I. Approval of Minutes of Commissioners’ Meeting

Chairman Musacchio presented for approval the minutes of the January 12, 2023 Board of Commissioners’ meeting. Upon motion of Mr. Albert, seconded by Ms. Chudzinski, the minutes of the January 12, 2023 Board meeting were unanimously approved by all of the Commissioners present.

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II. Public Comments

Chairman Musacchio asked speakers to state their names, addresses and the agenda topics to be presented before making comments to the Commissioners. He reminded participants that remarks should be constructive, limited to a maximum of three minutes, address only topics covered in the agenda and include no profane language. Chairman Musacchio noted that specific questions will be referred to NRHA staff members.

The first speaker, Gary Arnold, introduced himself and stated that he resides at 4843 Coventry Lane. He indicated that, as a resident of East Beach for eight years, he has worked closely with the developer over the years, but now has serious concerns about Phase 7 of the East Beach development, specifically the last undeveloped parcel known as the “Triangle.” Mr. Arnold would like to see this parcel developed as was originally intended. He feels that the current plan would result in higher density, more residential units, and less retail, and would also eliminate the green space that the Triangle provides. Mr. Arnold observed that East Beach residents put their trust in NRHA but are now powerless to change the new plan since the developer has veto power. He observed that the City can only issue or deny permits, so it is up to the Authority to keep the developer accountable for implementing the original plan and maintaining the Triangle as green space. Mr. Albert asked Mr. Arnold to share with the Board what he thinks the Board should know in terms of the specific deviations from the original plan that he opposes. Mr. Arnold responded that he circulated handouts that show the original plan to have green space, but now the plan indicates that 28 townhomes are slated to be built on the Triangle. He added that the new plan also shows a smaller amount of retail space and mentioned that a lot of the green space planned for Phase 7 has been paved over.

The second speaker, Monica Johnson, who resides at 9730 27th Bay Street, also addressed the Commissioners on the topic of Phase 7 of the East Beach development. She explained that she had a career as an urbanist, worked for an entity that was a co-developer of the project and was involved in marketing the East Beach community when it was first developed. Ms. Johnson emphasized that the marketing included a promise to build a mixed-use neighborhood. She referred to a 2022 letter from Rock Bell, which talks about the visions of people who initially moved into the neighborhood; East Beach was marketed as a walkable neighborhood, but now there are many small homes squeezed into every available inch and a “town square” that cannot even accommodate the farmers’ market. Ms. Johnson observed that the community was supposed to be a public-private partnership and NRHA is responsible for serving as the “watch dog” to ensure the community is developed as originally planned. She noted the importance of having open community space within the neighborhood and reported that 1,600 citizens have signed a petition asking that the Triangle be retained as green space. Ms. Johnson asked Board members to review the relevant contracts and then determine why the developer and NRHA have not lived up to the promises they made to the public.

Jeff Wells, who resides at 4735 Hammock Lane, spoke about his concerns regarding Phase 7 of the East Beach development. He stated that he is an architect and serves as President of the Rotary and on the Architectural Review Board. Mr. Wells circulated a handout with a petition containing 1,500 signatures and copies of the plans and renderings showing different variations of Phase 7. He explained that he is working with a client on the market square and expressed concern that the mixed-use plan is now all housing and no retail. Mr. Wells indicated that community residents have lost trust in the developer and asked the Board to consider how critical this issue is in light of the fact that over 1,500 signatures were obtained in just 2 or 3 days.

Carl Poole, who resides at 1049 49th Street and represents New Virginia Minority, asked the Commissioners to consider installation of call boxes as a security measure in the St. Paul's Area. He mentioned that he has addressed this issue with City Council and also has spoken with Karen Rose, NRHA's Manager of Security Programs. Mr. Poole acknowledged that funds have been allocated by City Council for various security and safety measures, including security cameras and crosswalks. He suggested that NRHA institute a pilot program by installing one call box to determine if it is effective. Mr. Poole added that the security cameras could monitor the call box to see if residents tamper with it. He asked the Board whether there is data concerning the use of call boxes in public housing and reiterated that he thought it would be prudent to make a concerted effort to determine whether call boxes might be effective, especially since this is a relatively inexpensive measure. Mr. Poole further suggested that NRHA could work with the Norfolk Police Department to collect the data on one or two call boxes to see if this program works to prevent crime and heighten security for residents.

Mr. White asked Mr. Poole if he is expecting NRHA to put traffic signs and stop signs in its neighborhoods. Mr. Poole responded that the City had indicated to him that they have funding for that and were considering installing traffic signs, or even speed tables as suggested by Councilman Smigiel. Mr. Poole stated that he is not sure whether the City or NRHA is responsible for traffic safety in the neighborhoods. Mr. White confirmed that installation of traffic signs is the responsibility of the City, and therefore it is the City's decision as to whether additional signs or speed reduction devices are be provided.

Anthony Houston, the next speaker, introduced himself and stated that he resides in the Sykes Midrise Apartments located at 555 East Liberty Street in Norfolk. He stated that he has come to today's meeting to speak about some "petty" issues regarding the Sykes Midrise. Mr. Houston indicated that he has lived in the apartment building for 9 years and was President of the Tenant Association for two or three years. He reported that a resident meeting was held yesterday with good attendance. Mr. Sykes also noted that there is a new property manager at Sykes, where 90% of the residents are seniors. He mentioned that the previous property manager did not have an understanding attitude towards the senior residents and created problems when she changed various rules, such as when residents are allowed to watch television. Mr. Houston observed that he takes pride in living in an NRHA community, just as he took pride in the home that he

previously owned. He stated that he does not understand why residents are limited in terms of when they can watch television, use the ice machine or use the bar-b-que grill. Mr. Houston commented that he does not think policies should be changed without first consulting the residents and stressed that it is critical for NRHA and the Board to listen to residents' concerns. As an example of what he considers a lack of responsiveness on the part of the Authority, he noted that there have been complaints about garbage not being collected in a timely fashion, yet nothing seems to be done to address this issue.

In response to Mr. Houston's complaints, Chairman Musacchio recommended that Mr. Houston make a list of all of the issues to be considered and send them to the Board. Mr. White mentioned that he attended yesterday's meeting at the Sykes Midrise and is aware that there are numerous concerns. Mr. Houston stated that both the Mayor and Lionel Spruill are aware of these issues as well.

Rock Bell introduced himself as the General Manager of East Beach Company since 2003 and provided his address as 300 W. Freemason Street. He explained that a group comprised of five East Beach residents, which does not represent the community as a whole, is trying to prevent the developer from moving forward with its contractual rights. Mr. Bell observed that most of the signatures obtained for the petition were from individuals who do not reside in East Beach and whose signatures were obtained under false pretenses. He indicated that the official, adopted plan for the Triangle parcel shows a mixed-use building; this parcel was never intended to be a green space. Mr. Bell added that the petition states that the farmers' market is being pushed out, which is simply not true. He reported that the developer has been discussing other potential locations with representatives from the farmers' market; the farmers' market has applied for permits but last week the City denied its application to close 23rd Bay Street for three hours per week. Mr. Bell indicated that the current plan is for the market to use the location where it had operated previously. He added that the contracts East Beach Company has had with the farmers' market have never promised the Triangle as a permanent spot for its operations and the market has no vested right to conduct business on the Triangle. Mr. Bell explained that the property value of the Triangle will be in excess of \$3.4 million when developed and NRHA will receive a share of the sales proceeds; NRHA stands ready to close on the property. He noted that the Master Plan for East Beach has evolved over the years and the developer has provided, and will continue to consistently provide, updates to residents. Mr. Bell confirmed that the community, under the current plan, has over ten acres of open space and there is a market square for which retail leases are being signed.

Howard Gordon, an attorney in the Norfolk office of Williams Mullen located at 999 Waterside Drive, Suite 1700, introduced himself as counsel for East Beach Company and noted that he has been associated with the East Beach project longer than anyone in the room today. He explained that he had numerous conversations in the late 1990s with both NRHA and the City about the proposed East Beach development. Mr. Gordon explained that no one knew if it would be successful and that is why it was planned in phases, with NRHA receiving a share of the sale

proceeds. He indicated that NRHA is contractually obligated to sell the Triangle to East Beach Company. Mr. Gordon referred to a Land Disposition and Development Contracts (“LDDC”), a binding contract between NRHA and East Beach Company, that obligates NRHA to sell parcels in Phase 7 to East Beach Company. He explained that the arrangement between NRHA and East Beach Company was unique in two ways: (1) this was the first NRHA development or re-development in which the developer was obligated to install the infrastructure and (2) this was the first contract in which NRHA received a portion of the sale price for each lot and/or house and lot. Mr. Gordon added that, when the LDDC is signed, East Beach Company is obligated to enter the parcel while it is still owned by NRHA to install the infrastructure that will serve the homes to be constructed on the Triangle parcel. He reported that NRHA and East Beach Company have worked closely together for the development of the community; NRHA has signed every plat and approved the layout and improvements in the entire community during every phase of its development. Mr. Gordon reported that East Beach Company is probably the largest real estate taxpayer in the City. He stated that development of the Triangle parcel will generate \$175,000 to NRHA from the sale of the lots and the City will realize the real estate taxes generated by these improvements. He commented that, with respect to the green space issue, some residents point to properties in Ocean View outside of the East Beach community, including The Tern and multi-family homes south of Pretty Lake Avenue. Mr. Gordon emphasized that those properties are not part of the East Beach development or controlled by East Beach Company. Mr. Gordon reiterated that the Triangle parcel needs to be developed in accordance with the relevant plans and contracts; plans for this property have been vetted many times and East Beach Company would object to any attempt on the part of NRHA to now modify those plans or amend the existing contracts.

Monet Johnson, who was participating online, inquired about the possibility of installing four cell towers in the St. Paul’s Area – two in each of the communities. She indicated that when it comes to the safety of residents, no stone should be left unturned. Ms. Johnson indicated that she has removed four shell casings from the ground near a school bus stop in the neighborhood and emphasized the need to prioritize protection of youth in the St. Paul’s Area.

Mr. White stated that he has never visited the East Beach community and would like to take a tour in the near future.

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III. Recognition

None.

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IV. Resolutions

1) Resolution to Adopt Norfolk Redevelopment and Housing Authority's Mission, Vision, Values Statements, and the Strategic Plan Goals for Years 2023-2027

Mr. Jackson introduced the resolution to adopt NRHA's mission and vision statements, as well as the strategic plan for 2023-2027, and directed the Commissioners to page 18 in the Board Packet. He reported that a committee of employees, joined by Ms. Puryear, met to review NRHA's vision and mission. Mr. Jackson explained that the changes, shown in red, are based on committee discussions and the findings in the TAG report. He then read the new language to the Commissioners. Regarding the values statement, Mr. Jackson indicated that this sets forth what the agency holds as important. He then turned to the 90-day action plan and explained that this plan centers around the goals discussed at the Board retreat and the strategic direction the agency received from the Board at that time.

Mr. Jackson referred the Board to the slides that cover each goal, which show what NRHA is working on and will continue to work on. He stated that the Authority is also looking at an asset repositioning plan for its housing units. Mr. Jackson explained that many of the old units are obsolete and would require a lot of funding to fully renovate. He emphasized that the agency is working on better outcomes for its residents through the services it provides. As an example of a specific action item, Mr. Jackson mentioned that NRHA is getting involved in Boys and Girls Club activities and will continue to work on this initiative. Michael Clark, Deputy Executive Director, Operations, reported that grand openings for the Boys and Girls Clubs will take place in March in Young Terrace and Grandy Village and the facilities will be fully open for spring break.

Mr. Jackson reported that NRHA is working with its Human Resources Department on staff morale and professional development. He commented that the agency is adding services and providing specialized training to help its property management staff be better equipped to handle issues such as dementia and other behavioral concerns. Mr. Clark added that the training sessions will begin this spring. Mr. Jackson acknowledged that these behavioral situations were exacerbated during the COVID pandemic but have now been more clearly identified so that there can be a focused approach to addressing them.

Mr. Jackson moved on to the fourth goal, which encompasses discussions with the City regarding plans for Low-Income Public Housing ("LIPH"). He explained that the U.S. Department of Housing and Urban Development ("HUD") is currently focusing more on vouchers and no longer funding LIPH to the same extent as in the past. Mr. Jackson added that NRHA is reviewing its portfolio of units, including its senior midrises, for which the Authority may be able to access certain pools of funding. With respect to Goal 5, Mr. Jackson noted that financial stability has been a concern for some time and it is critical to look at how NRHA has used its reserves in the past. He emphasized that the Authority has already made progress by changing course so that reserves

are not utilized for the agency's daily operations. Mr. Jackson reported that NRHA is planning to use seed money for affordable housing opportunities and for initiatives to boost staff morale.

Mr. Jackson explained that the Resolution under consideration today is critical because it shows that the goals identified by the Board are extremely important and these strategic tools will help NRHA evaluate how successful the Authority is in fulfilling these goals moving forward. He mentioned that the Executive team and entire NRHA staff worked on this project and they are now asking the Board to adopt these goals, vision, mission and strategic plan. Mr. White stated that he thinks the vision and plans are good as the Authority moves into the future. He also noted that the Boys and Girls Club initiative is especially beneficial as the plan is to recruit NRHA residents to fill available employment positions at the facility. He thanked Mr. Jackson for all of his efforts.

Ms. Chudzinski asked about the vision statement. She commented that she finds the language vague and asked specifically what is meant by the term "full potential." Ms. Chudzinski noted that every resident bears some responsibility and accountability for his or her actions. She observed that she does not want to see NRHA held liable if residents claim that they did not reach their "full potential" due to some failure on the part of the Authority. Mr. Jackson responded that the language used for the vision statement is supposed to be broad and optimistic. He noted that more specific language is used in the goals and action plans for each step, for example with the various services NRHA offers to residents and the support it provides. Chairman Musacchio agreed that an overly optimistic vision is good, but the key is moving these words to action. He also observed that NRHA does its part to eliminate obstacles and provide opportunities, but residents also have to do their part. Chairman Musacchio concluded that this is a good initial step and the Board will need to continue to carefully monitor the plan as additional steps are implemented.

Mr. Albert commented that he has worked on a lot of vision and mission strategies and believes that Ms. Chudzinski is concerned that a nebulous vision can lose its impact if not focused or specific enough. Ms. Chudzinski agreed with Mr. Albert's analysis and stated that she thinks the vision statement should articulate an achievable objective. She suggested language that indicates that NRHA is "assisting" or "encouraging" families. Mr. Albert concurred and observed that just one word can change the tenor of the statement. He acknowledged that drafting the vision, mission, goals and strategies is challenging wordsmithing work. Chairman Musacchio stated that the Board can consider the Resolution with the caveat that some of the wording will be revised. Ms. Carnes observed that the Authority should be careful with the use of the word "assisting" because of the specific meaning and potential legal implications, although the concepts of "encouraging" or "partnering with" residents are good. Mr. Jackson agreed with these suggestions and reiterated that residents need to recognize their involvement and responsibility in successfully meeting their goals. Mr. Albert thanked the Executive team and staff for the great work that has been done formulating these strategic plans. Mr. White added that he is very excited about the implementation of these initiatives.

Upon motion of Chairman Musacchio, seconded by Ms. Chudzinski, the following resolution was unanimously approved by all of the Commissioners present.

RESOLUTION 9521

WHEREAS, the Norfolk Redevelopment and Housing Authority believes that the development of a specific vision, mission, values statements, and both long- and short-term goals from the strategic planning process is vital to the overall viability of the organization to provide the necessary services and support for the communities and residents in its care; and,

WHEREAS, the strategic planning process included information-gathering, an examination of external and internal conditions, and an employee survey that documented their perceptions of the Strengths, Weaknesses, Opportunities and Threats (SWOT analysis) facing NRHA; and

WHEREAS, that information provided significant input for a structured forum, the Retreat held in May of 2022, for the Board to address critical issues and clarify strategic direction, which formed the basis of the strategic goals and helped to define better the vision, mission, and values for Norfolk Redevelopment and Housing Authority.

NOW, THEREFORE, BE IT RESOLVED by the Norfolk Redevelopment and Housing Authority Board, that the attached Vision, Mission, Values, and Strategic Plan Goals are hereby adopted.

Mr. White commented that residents in the Diggs Town community were very pleased with the way certain maintenance issues were handled. He expressed his appreciation to Mr. Jackson and Mr. Clark. Mr. Jackson reported that there was a significant and tragic event at Diggs Town yesterday. Mr. Clark explained that there is still more information coming out, but one person has died and another was wounded; more details will follow pending a full investigation.

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V. Executive Director Comments/Reports

Mr. Jackson reviewed the Executive Director Reports in the Board Packet, which include some of the data that NRHA compiles for HUD. He commented that this information should allow the Commissioners to visualize where the agency stands at this point in time. As an example, Mr. Jackson stated that the occupancy reports, which are also reviewed by HUD, are found on page 41 of the Board Packet. He explained that NRHA staff is still working on this new reporting format,

but he believes this new approach will prove to be a more effective and comprehensive method for relaying critical information.

Staff members were present to answer questions and explain the reports as needed. Sybil Bullock, Occupancy Manager, indicated that some families, for example, do not work so there are some eligibility challenges for certain programs, depending on certain qualifiers and which community is involved. Mr. Albert recommended that some reports could show the percentage of eligible residents, as opposed to the percentage of all residents. Mr. White suggested that NRHA staff make sure that residents are fully aware of the requirements, such as working for six months, and try to encourage them to meet these eligibility obligations.

Mr. Jackson reported that emergency work orders are listed on page 42 and the data on page 45 indicates the unit cost for vouchers and number of units leased since 2018. He noted that page 46 includes information regarding NRHA's landlord recruitment efforts; staff has done an excellent job reaching out to landlords and dispelling various myths and misconceptions about the use of vouchers. Mr. Jackson then turned to page 54, which focuses on NRHA finances and reported that the agency is using less of its reserves than in the past. He added that the Authority had budgeted using much more of the reserve funds but has gotten very close to meeting its goal of not using any reserve monies for daily operations. Mr. Jackson also commented that the 555 E. Main building is unable to sustain itself because of low occupancy, so the Authority needs to determine what must be done to achieve financial stability with respect to this matter. He also pointed out NRHA's new approach with respect to the Communications Department, which used to have five staff members. Mr. Jackson commented that he does not mean to disparage anyone in particular, but noted that, now that this department has been "right-sized," it is far more efficient. He mentioned that NRHA's social media presence has grown significantly through the use of part-time staff and a communications consultant and he added that NRHA has increased its engagement through social media and the timely conveyance of information to residents and to the public.

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VI. Commissioner Comments

Mr. White commented that Norfolk State University sent a letter to the Mayor regarding the Center for Financial Advancement, a company that promotes financial literacy nationwide. Mr. White reported that representatives of this organization are coming to Norfolk on March 20 and will be involved in an event at Grandy Village promoting financial literacy for homeownership. He invited the Commissioners to attend this program, which will provide important information to the community's residents. Mr. White concluded his remarks by indicating how happy and excited he is about the direction the agency is taking.

XI. Closed Session

At 10:36 a.m. upon motion of Mr. Albert, seconded by Mr. White, the following resolution was unanimously approved by all of the Commissioners present.

RESOLUTION 9522

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

Resolution Convening a Closed Meeting on February 16, 2023 for:

1) “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.”

Discussion regarding status of Executive Director recruitment process and next steps, including appointment of an Interim Executive Director.

2) “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.”

Discussion of potential litigation related to East Beach and update on the St. Paul’s Area litigation.

3) “Discussion and consideration of the disposition of publicly held real property as authorized by Section 2.2-3711(A)(3) of the Act.”

Discussion of the potential disposition of 555 E. Main.

[Ms. Arrington joined the closed session meeting at 10:45 a.m. by telephone.]

At 11:58 a.m. upon motion of Mr. Albert, seconded by Ms. Chudzinski, the following resolution was unanimously approved by all of the Commissioners present, including Ms. Arrington, who was participating by telephone.

RESOLUTION 9523

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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Following the closed session, the Commissioners discussed the need to appoint an Interim Executive Director, effective as of March 30, 2023, to serve until a new Executive Director is hired. Chairman Musacchio recommended Mr. Clark for that position. Upon motion of Ms. Chudzinski, seconded by Mr. White, the appointment of Mr. Clark as Interim Executive Director was unanimously approved by all of the Commissioners present, including Ms. Arrington, who was participating by telephone.

There being no further business, the meeting was adjourned at 12:01 p.m.

Secretary

Chair



Resolution Item

NRHA Board of Commissioners

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

Executive Contact: Michael Clark

Date: March 16, 2023

BACKGROUND

This Inducement Resolution involves the proposed issuance of up to \$52,200,000 of multifamily revenue bonds ("Bonds") by Norfolk Redevelopment and Housing Authority ("NRHA" or the "Authority") to support the acquisition, renovation and equipping of the Braywood Manor Apartments, which consist of 220 one-bedroom units and 18 two-bedroom units located at 7000 Auburn Avenue, Norfolk, Virginia 23513 (the "Project"). The proceeds of the Bonds will be loaned to a special purpose entity, Standard Braywood Manor Venture, LP, a Virginia limited partnership ("Borrower"), that is an affiliate of Standard Communities ("Standard"). Standard has extensive experience serving as the owner and developer of similar affordable housing projects.

The issuance of bonds for this Project was previously approved by the NRHA Board of Commissioners on March 10, 2022, and City Council in turn approved the issuance on April 26, 2022. However, said approval is only valid for one year and the parties to the financing are concerned that closing may not occur by the April 26, 2023 deadline, which is the reason for this renewed approval process.

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

This Resolution (i) sets forth the Authority's agreement to cooperate with the Borrower in the proposed issuance of the Bonds, subject to the Authority's final approval and the approval of City Council, (ii) evidences the Authority's "official intent" to reimburse the Project for eligible costs with the proceeds from the issuance of the Bonds, and (iii) recommends that the City Council approve the issuance of the Bonds.

Recommendation: Adopt resolution.

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

RECITALS

A. The Norfolk Redevelopment and Housing Authority (the “Authority”) is empowered, pursuant to the Virginia Housing Authorities Law, Chapter 1, Title 36 (the “Act”) of the Code of Virginia of 1950, as amended (the “Virginia Code”), to issue its bonds for the purpose, among others, of financing the Plan of Finance (as hereinafter defined), located within the territorial boundaries of the City of Norfolk, Virginia (the “City”).

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

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

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

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

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

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

4. To induce the Borrower to acquire, construct, renovate, rehabilitate and equip the facilities which are the subject of the Project as safe and affordable single or multifamily residences within the meaning of the Act, the Authority hereby agrees, subject to approvals required by applicable law, to assist the Borrower in financing the Project by undertaking the issuance of (and hereby declares its official intent to issue) the Bonds in an aggregate principal amount not to exceed \$52,200,000 upon terms and conditions as shall be mutually agreeable to the Authority and the Borrower. The Bonds will be issued pursuant to documents as shall be satisfactory to the Authority and its counsel. The Bonds may be issued in one or more series at one time or from time to time, but in no event later than December 31, 2024, pursuant to the terms of a subsequent resolution or resolutions adopted by the Authority.

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

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

7. As a condition of the issuance of the Bonds by the Authority, the Borrower shall agree in the Bond Documents to indemnify and save harmless the Authority, its commissioners, officers, directors, employees and agents from and against all liabilities, obligations, claims, damages, penalties, losses, costs and expenses in any way connected with the issuance and sale of the Bonds.

8. All costs and expenses in connection with the financing of the Project, including the fees and expenses of the Authority (including, without limitation, any application fee and origination fee or annual fee, as applicable), bond counsel, and counsel for the Authority shall be paid from the proceeds of the Bonds (but only to the extent permitted by applicable law) or from moneys provided by the Borrower. If for any reason the Bonds are not issued, it is understood that all such fees and expenses shall be paid by the Borrower and that the Authority shall have no responsibility therefor.

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

10. The Chair, the Vice Chair, the Secretary/Treasurer of the Authority, any Assistant Secretary of the Authority, or the designee of any of them, any of whom may act alone, are hereby authorized to request an allocation or allocations of the State Ceiling (as defined in Section 15.2-5000 of the Virginia Code) in accordance with the applicable provisions of the Virginia Code and any regulations or executive orders issued thereunder. All costs incurred by the Authority, if any, in connection with such proceeding shall be paid for by the Borrower.

11. No bonds may be issued pursuant to this resolution until such time as (a) the issuance of the bonds has been approved by the City Council of Norfolk, Virginia and (b) the bonds have received an allocation or allocations of the State Ceiling in accordance with the applicable provisions of the Virginia Code and any regulations or executive orders issued thereunder.

12. The Bonds shall be limited obligations of the Authority and shall be payable solely out of revenues, receipts and payments specifically pledged therefor. Neither the commissioners, directors, officers, agents or employees of the Authority, past, present and future, nor any person executing the Bonds, shall be liable personally on the Bonds by reason of the issuance thereof. The Bonds shall not be deemed to constitute a general obligation debt or a pledge of the faith and credit of the Commonwealth or any political subdivision thereof, including the Authority or the Council of the City (the “City Council”) (and the Bonds shall so state on their face), and neither the Commonwealth nor any such political subdivision thereof shall be generally liable thereon, nor in any event shall the Bonds be payable out of any funds or properties other than the special funds and sources provided therefor. Neither the faith and credit nor the taxing power of the Commonwealth, or any political subdivision thereof, shall be pledged to the payment of the principal of the Bonds or the interest thereon or other costs incident thereto. The Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

13. The Authority (including its commissioners, officers, directors, employees and agents) shall not be liable and hereby disclaims all liability to the Borrower and all other persons or entities for any damages, direct or consequential, resulting from the issuance of the Bonds or failure of the Authority to issue the Bonds for any reason. The Authority's agreement to exercise its powers to issue the Bonds as requested by the Borrower is contingent upon the satisfaction of all legal requirements and the Authority shall not be liable and hereby disclaims all liability to the Borrower for any damages, direct or consequential, resulting from the Authority's failure to issue Bonds for the Project for any reason, including but not limited to, the failure of the City Council to approve the issuance of the Bonds.

14. The Applicant, by receiving the benefit of this resolution, has agreed that the Borrower will cause the documents executed in connection with the issuance of the bonds to contain a covenant, in form and substance satisfactory to the Authority and its counsel, substantially to the effect that the Borrower will agree to pay to the Authority an annual administrative fee which shall be due and payable on the date of issuance of the Bonds and on each annual anniversary date thereof until payment in full of the Bonds, which shall be 1/8 of 1% of the outstanding principal amount of the Bonds.

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

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

17. The approval of the issuance of the Bonds does not constitute an endorsement to a prospective purchaser of the Bonds of the creditworthiness of the Project or the Borrower.

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

Adopted: March 16, 2023

CERTIFICATE

The undersigned Secretary of the Norfolk Redevelopment and Housing Authority, Virginia (the "Authority"), hereby certifies that the foregoing is a true, correct and complete copy of a resolution adopted by a majority of the commissioners of the Authority at a meeting duly called and held on March 16, 2023, in accordance with law, and that such resolution has not been repealed, revoked, rescinded or amended but is in full force and effect on the date hereof.

WITNESS the following signature of the Authority as of March 16, 2023.

Secretary, Norfolk Redevelopment and
Housing Authority



Sold To:
McGuireWoods LLP - CU80063108
800 E Canal St
Richmond, VA 23219-3956

Bill To:
McGuireWoods LLP - CU80063108
800 E Canal St
Richmond, VA 23219-3956

Affidavit of Publication

State of Illinois
County of Cook

Order Number: 7387982
Purchase Order:

This day, Jeremy Gates appeared before me and, after being duly sworn, made oath that:

- 1) He/she is affidavit clerk of The Virginian Pilot, a newspaper published by Virginian-Pilot Media Companies, LLC in the city of Norfolk, Portsmouth, Chesapeake, Suffolk and Virginia Beach and the Commonwealth of Virginia and in the state of North Carolina.
- 2) That the advertisement hereto annexed has been published in said newspaper on the dates stated below
- 3) The advertisement has been produced on the websites classifieds.pilotonline.com and <https://www.publicnoticevirginia.com>

Published on: Mar 02, 2023; Mar 09, 2023.

A handwritten signature in black ink, appearing to read 'J. Gates'.

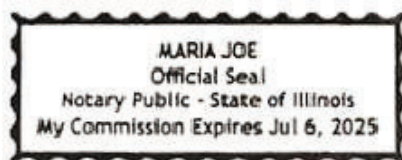
Jeremy Gates

Subscribed and sworn to before me in my city and state on the day and year aforesaid this 9 day of March, 2023

My commission expires July 6, 2025

A handwritten signature in black ink, appearing to read 'Maria Joe'.

Notary Signature



Notary Stamp

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

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

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

The public hearing, which may be continued or adjourned, will be held at 9:00 o'clock a.m. on Thursday, March 16, 2023, before the Authority at 555 East Main Street, 16th Floor, Norfolk, VA 23510.

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

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

NORFOLK REDEVELOPMENT AND
HOUSING AUTHORITY

March 2, 9, 2023 7387982



Resolution NRHA Board of Commissioners

Subject: Resolution Accepting the 2022 Capital Fund Program Grant and approving the 2022 Capital Fund Annual Statement and Five-Year Plan

Executive Contact: Michael Clark

Date: 03/02/2023

BACKGROUND

The Capital Fund Program (CFP) provides funds for the development, financing, and modernization of public housing as authorized under Section 9 of the United States Housing Act of 1937 (42 U.S.C. 1437g) as amended.

This resolution formally accepts the 2021 CFP grant in the amount of **\$10,367,505.00** and approves the 2022 Capital Fund Annual Statement and Five-Year Action Plan.

The amendment to the Annual Contributions Contract (ACC) that authorizes the funds will be implemented through HUD's electronic Line of Credit Control System. When NRHA draws down funds from the 2022 grant, it will automatically become bound to the requirements of the ACC and the 2022 amendment.

Public Housing Authorities must obligate at least 90 percent of the CFP grant within two years (2024) and must expend 100 percent within four years (2026). The effective date for 2022 is May 12, 2022.

RECOMMENDATION: Approve resolution.

RESOLUTION ACCEPTING THE 2022 CAPITAL FUND PROGRAM GRANT AND
APPROVING THE 2022 CAPITAL FUND ANNUAL STATEMENT AND FIVE-YEAR
ACTION PLAN

WHEREAS, Norfolk Redevelopment and Housing Authority (the “Authority”) and the United States of America, Secretary of Housing and Urban Development (“HUD”) entered into a Consolidated Annual Contributions Contract (“ACC”) Number P-5540 dated August 30, 1996 as amended by the 2022 Capital Fund Program (“CFP”) Amendment; and

WHEREAS, HUD has agreed to provide CFP assistance to the Authority in the amount of \$10,367,505.00 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 2022 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 2022 CFP Grant in the amount of \$10,367,505.00 is accepted.
2. The 2022 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 States 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.

The undersigned hereby certifies that this is a true and correct copy of a resolution duly adopted at a meeting of the Board of Commissioners of the Norfolk Redevelopment and Housing Authority held on March 16, 2023.

Dated: _____

Secretary, Norfolk Redevelopment and
Housing Authority



For More Information:

Clayton Odom
codom@nrha.us
(757) 314-1523

For Immediate Release

NRHA Holds Capital Fund Public Hearing

Norfolk, VA (February 1, 2023) – The Norfolk Redevelopment and Housing Authority (NRHA) Board of Commissioners will hold a virtual public hearing on Wednesday, February 15, 2023, from 5:30 – 6:30 p.m. The purpose of this meeting is to hear comments on NRHA’s plan for its Capital Fund Program, which includes funding year 2023.

Members of the public can participate in the public hearing by joining a Microsoft Teams Meeting using Meeting ID: 241 967 959 963 and Passcode: qkiLgQ.

The draft plan is available for a 45-day public review and comment period from January 30 – March 16. Copies of the Capital Fund Plan are available for review during normal business hours at NRHA’s Housing Operations Office located at 910 Ballentine Boulevard in Norfolk. The plan can be viewed at www.nrha.us. Comments can also be made by calling NRHA’s Public Hearing Comment Hotline at 757-314-1320 or by emailing NRHASubmissionInfo@nrha.us.

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

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

###

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

Monthly Performance Reports

for month ending February 28, 2023

Contents

- Performance of Operations
 - Public Housing
 - HCV
 - Other Housing
- Development
- Community Engagement
- Finance Activities
 - Previous Months Activities
 - Anticipated Requests for Proposals, Qualifications, or Quotations and Invitations for Bids
- Other

Housing Operations Public Housing Programs

16

New Admissions

94.5%*

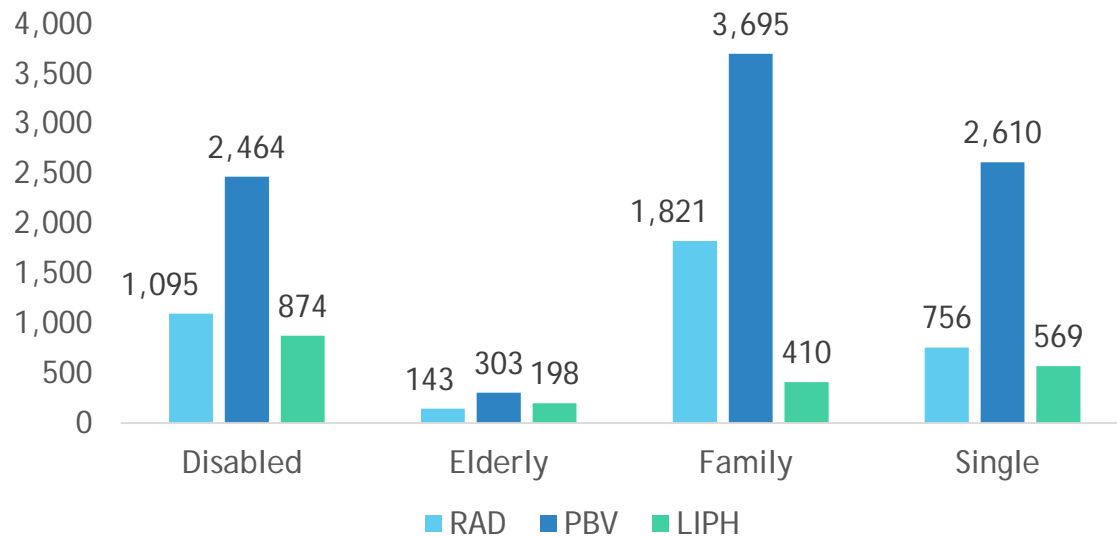
Occupancy

* HUD requires at least 96% occupancy for Public Housing Units

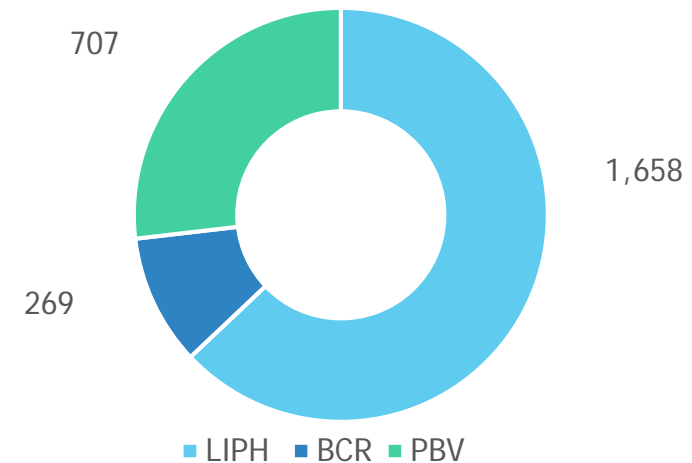
Occupied Units by Community

Community	Total Units	Units Occupied	Percentage
Diggs Town	103	98	97.1%
Young Terrace	746	671	92.7%
Calvert Square	310	294	95.4%
Oakleaf Forest	257	251	98.4%
Partre Midrise	114	109	94.7%
Huntersquare	91	81	93.6%
Bobbitt Midrise	84	81	98.2%
Sykes Midrise	84	73	89.7%

Applicants on the Waitlist



Occupied Units by Program



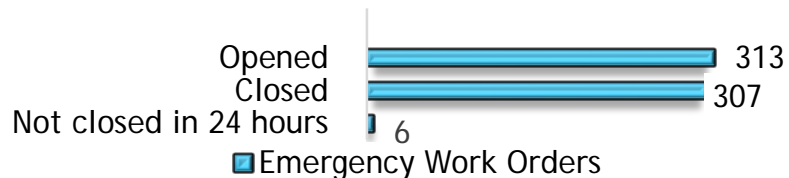
Housing Operations Public Housing Programs

Emergency Work Orders by Zones

Zone 1	Opened	Closed	Not Closed in 24 hrs.	% Completed
Oakleaf Forest	68	67	1	98.5
Partrea Apartments	8	8	0	100
Bobbitt Apartments	15	15	0	100
Sykes Apartments	5	5	0	100
Scattered Sites	5	5	0	100
Grandy Village	49	47	2	95.1
Total Per Zone:	150	147	3	98

Zone 2	Opened	Closed	Not Closed in 24 hrs.	% Completed
Diggs Town	1	1	0	100
Young Terrace	132	130	2	99
Calvert Square	18	17	1	100
Hunter Square	1	1	0	100
Franklin Arms	5	5	0	100
Cottage Bridge	1	1	0	100
Diggs Town Phase 1 and Hotel Units	5	5	0	100
Total Per Zone:	163	160	3	98.16

Total Emergency Work Orders



Move Out Report

Reason for Vacating Unit	Count
Unit Transfer	2
Moved to HCV	6
Moved to PBV	2
Rented Elsewhere	3
Home Ownership	0
Medical	1
Deceased	3
Skipped Out	1
Eviction	0
Criminal Activity	0

Housing Operations Housing Choice Voucher

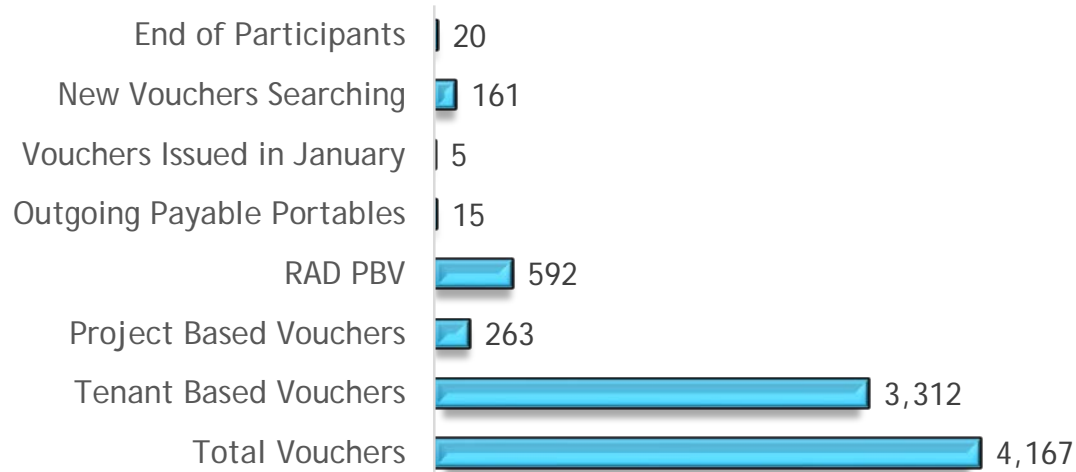
17

New Admissions

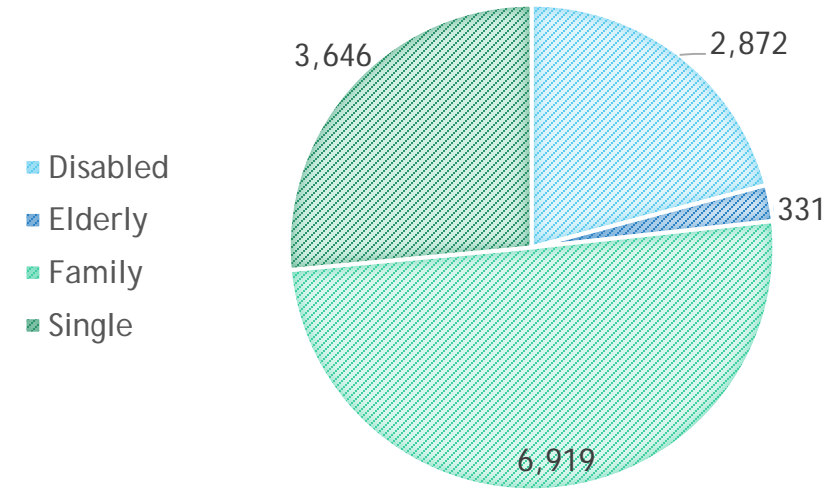
569

HQS Inspections
Performed

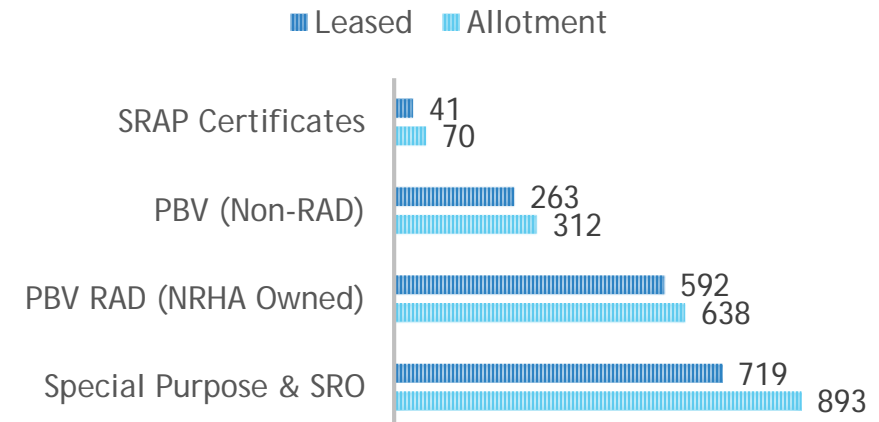
Current Statistics



WAITLIST SUMMARY

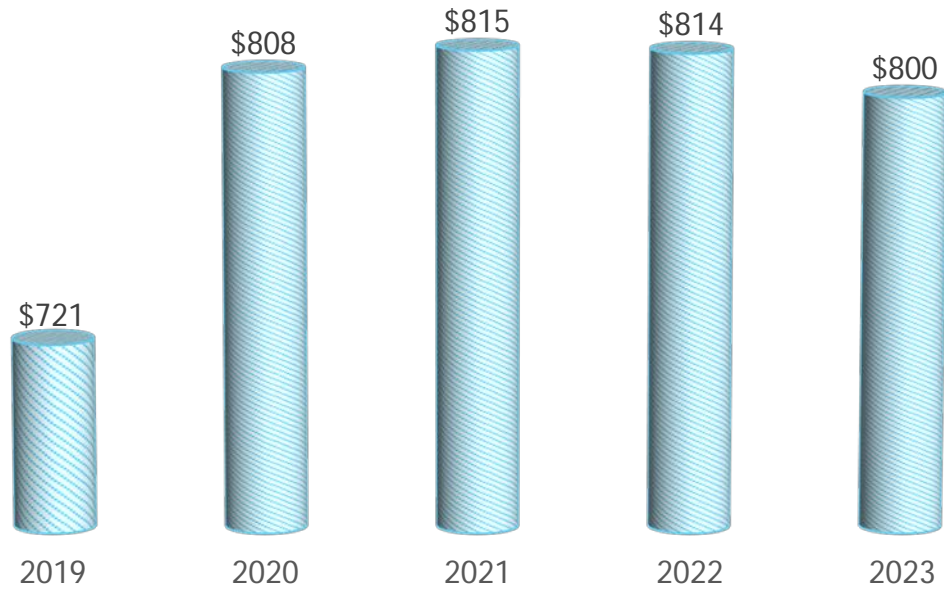


PEOPLE SERVED BY PROGRAM

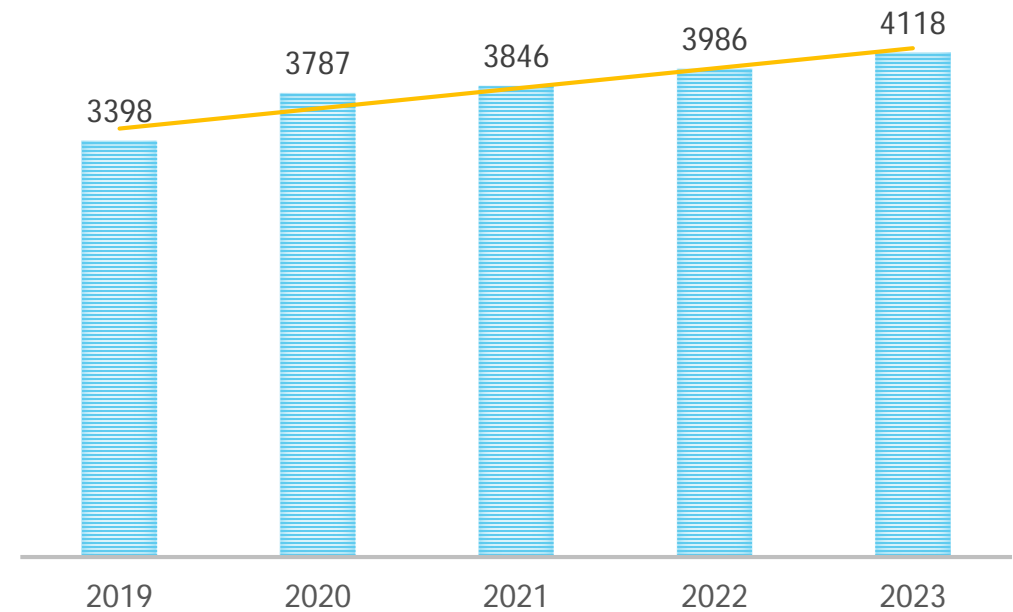


Housing Operations Housing Choice Voucher

AVERAGE MONTHLY HAP PER UNIT, YTD



AVERAGE HCV UNITS LEASED PER MONTH



Housing Operations Landlord Recruitment Efforts

	Previous Month	Current Month
HCV Packets to Property Owners	7	5
Phone Calls to Property Owners	32	24
Referral Listing Add-ons	24	31
Standing Partner Listing Add-ons	0	2
New Admission Surveys Mailed	22	113

10
New
landlords

3
Landlord
Orientation
Attendees



Homeownership Programs

HomeNet and HOME

Fifty years after the passage of civil rights, fair housing, anti-discrimination in the financial services industry, and related legislation, Blacks continue, disproportionately, to experience significant barriers to homeownership.



HomeNet Services

The HomeNet Homeownership Center is a “one-stop shop” to help achieve homeownership. Our mission is to prepare clients for the home buying process through counseling, education and access to resources.

- Comprehensive credit counseling, credit clinic workshops and credit repair
- Individualized action plan to overcome homeownership obstacles
- Assistance with obtaining a mortgage pre-approval letter
- Financial literacy including developing a healthy budget
- Pre-purchase homebuyer counseling
- 16- Month Homebuyer’s Club for Residents
- Monthly Virginia Housing–approved first-time homebuyer education classes
- Post-purchase homebuyer counseling
- HCV Homeownership



HomeNet Services

- Awarded 6-Million In SPARC Funds -1% mortgage interest rate reduction on a 30-year fixed loan. The rate reduction increases the homebuyers purchasing power and may save them thousands of dollars over the life of the loan.
- Administers the Homeward Norfolk Program-This program provides up to \$20,000 in down payment and closing cost assistance to first-time homebuyers with household incomes between 80 and 120 percent AMI who are purchasing a home in one of three neighborhoods in Norfolk: **Ingleside, Monticello Village or Oakdale Farms.**
- Administers the Acquire Renovate and Resale Program ARS
 - Provide up to \$35,000 for Rehab
 - Allowed NRHA to Rehab 15 Scattered Site Units



Barriers to Homeownership

- Low Housing Inventory
- Lack of Affordable Housing
- High Interest Rates
- Appraisal Biases
- Black female borrowers continue to receive a larger proportion of high-cost loans

American Homeowners by Race and Ethnicity



44%

Black households
own their homes.



48%

Latino households
own their homes.



74%

White households
own their homes.

Faces of HCV Homeownership



Resale
I am a Home Health
Nurse's Aid



Under Contract
I am a Social Worker



New Construction
I am a Site
Supervisor



Program Accomplishments

- Currently in the HomeNet Program: 161

Fiscal Year	Achieved Homeownership
2023	23
Last 5 years 2018-2022	147



Children and the Positive Benefits of Homeownership

- Are more likely to perform higher on academic achievement tests
- Are 25% more likely to graduate from high school
- Have more of a sense of community since they don't move as often
- 100% less likely to go on welfare as an adult



\$60k Down Payment and Closing Cost Assistance Program

- NRHA has implemented the HOME program as a subrecipient for the City of Norfolk for over 20 years
- HomeNet Homeownership Center refers applicants after the completion of homeownership counseling
- Program was implemented to expand the supply of decent affordable housing to low-to-moderate income households who choose to purchase a home in Norfolk
- Forgivable, no interest and no monthly payment “soft second” mortgage loan
- Principal residence requirement, affordability period, forgiveness terms, recapture and refinance restrictions
- Eligibility Process – interview, collection of data to analyze assets, revenue, debt for compliance



Summary

How to Apply

- 757-314-4202
- www.nrha.us/housing/ownership

Development Acquisitions and Dispositions

Date Range: 07/01/2022 – 02/28/2023

ACQUISITIONS

Block	Parcel	Address	Owner	Date	Amount
	Single family	1300 Little Bay Avenue	Evelyn Outlaw	11/16/2022	\$265,500.00
TOTAL ACQUISITIONS					\$265,500.00

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	7/14//2022	\$82,500.00
Scattered Site property	2437 Minnesota Avenue	NRHA	LM single family 3bd/1½ bath, 1114 sq ft.		08/22/2022	\$163,900.00
Scattered Site property	601 Majestic Avenue	NRHA	LM single family 3bd/1 bath, 1008 sq ft.		08/24/2022	\$160,800.00
Scattered Site property	755 Marvin Avenue	NRHA	LM single family 3bd/1 bath, 992 sq ft.		12/28/2022	\$189,000.00
Scattered Site property	2711 Pope Avenue	NRHA	LM single family 3bd/1 bath, 1166 sq ft.		12/29/2022	\$185,600.00

East Ocean View Redevelopment/ East Beach

(as per the East beach LLDC, sales price reflects 5% of sales price)

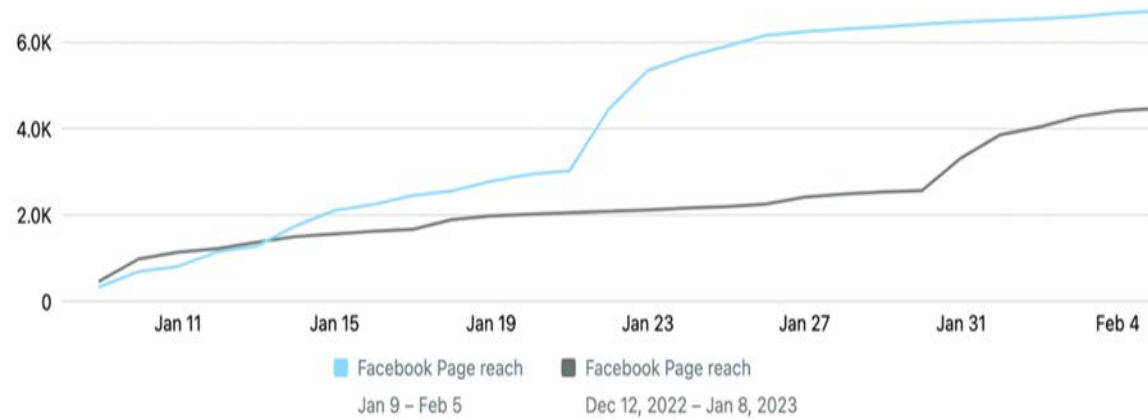
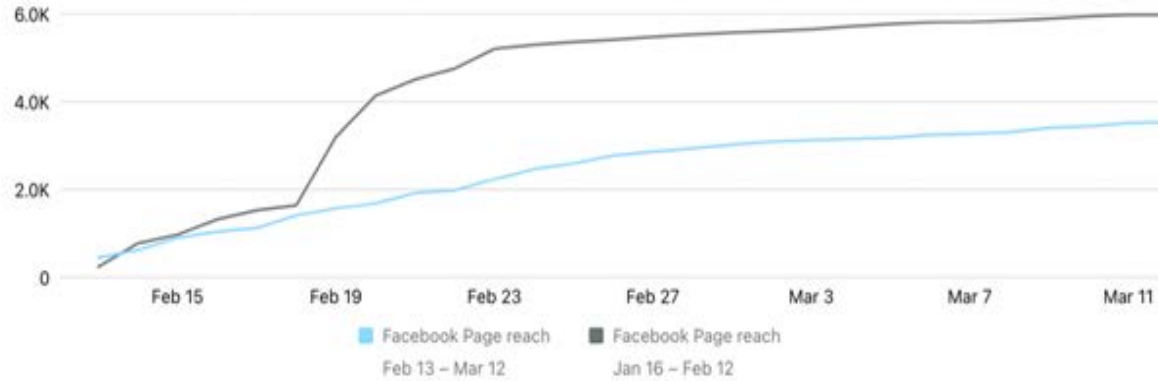
Lots 7-109-111, 7-162-167 and 7-171	9500 Block of Shore Drive and 23 rd Bay	East Beach 0z-2b LLC.	10 separate townhomes	TBD	01/10/2023	\$48,560
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TOTAL DISPOSTIONS \$930,960.00

NO REAL ESTATE ACTIVITY TO REPORT FOR FEBRUARY 2023



Social Media Updates



Facebook Reach Jan 2023

8,800
↑ 73.4%

Instagram Reach Jan 2023

747
↑ 93.5%

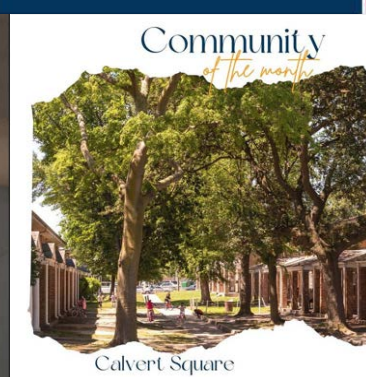
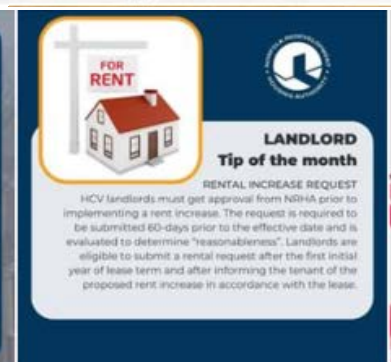
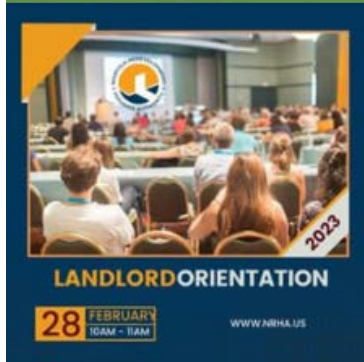
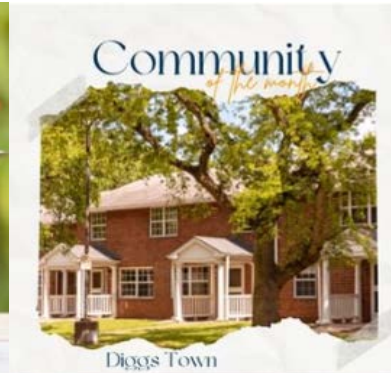
Facebook Reach Jan 2023

6,720
↑ 50.4%

Instagram Reach Jan 2023

555
↑ 228.4%

Social Media February 2023 Posts



Social Media Special Program Highlight

Did You Know You Can Use Your Housing Choice Voucher to Purchase a HOME!

What are the minimum qualifications?

- You must have had your Tenant Based Voucher for at least 12 months before using it towards homeownership
- You must be a first time homeowner with no ownership interest on a property during the past three years
- You must have a minimum household earned income of \$25,000 excluding TANF assistance or unemployment benefits
- You must be continuously employed for a minimum of one year
- Elderly or disabled families can have Social Security or SSI income
- You must have a credit score of 620 or higher to be a participant in the program. If your score is between 580 - 620, we will assist you in achieving the required 620 score

To get started, talk to your Housing Choice Voucher or Family Self Sufficiency caseworker or call HomeNet at 757.314.4202





Agenda Item

NRHA Board of Commissioners

Subject: NRHA FY2024 Annual and 5-Year Plan Public Hearing Overview

Executive Contact: Kimberly Thomas, Chief Community Engagement Officer

Date: March 16, 2023

BACKGROUND

The Quality Housing and Work Responsibility Act of 1998 requires housing authorities to complete a five-year plan and an annual plan for assisted-rental properties and Housing Choice Voucher programs. NRHA's approved annual plan will go into effect as of July 1, 2023. The plan includes information on Norfolk Redevelopment and Housing Authority's (NRHA) major goals, objectives, and strategies for public housing (PH) and Section 8/Housing Choice Voucher (HCV), such as demolition/disposition, site-based waiting lists, requirements/mandates by the Department of Housing and Urban development (HUD) and our objectives and strategies for achieving our mission in (PH) and the (HCV) program.

As a part of this process, NRHA is required to hold a public hearing to receive public feedback and comments in the draft annual plan. The mandatory 45-day review period for the current draft plan is February 1, 2023 through March 20, 2023.

The public hearing is being held on March 16, 2023 following the regularly-scheduled Board of Commissioners meeting will follow this protocol:

- Opening remarks and introduction made by the NRHA Board of Commissioner chairman
- Brief PowerPoint presentation to summarize the draft plan
 - Background of the plan
 - Schedule Overview
 - Call-out (new initiatives/changes)
 - Recognition of the Resident Advisory Board (RAB) members
 - Recognition of Board of Commissioners
 - Remaining steps leading up to the submission of the plan to HUD for final review
- The board and staff will hear public comments
 - The Board may opt to clarify details or statements during the hearing
 - Staff will be available to answer questions related to individual issues or situations
- Meeting will adjourn by 12:30 pm

The comments from today's meeting will be transcribed. Each comment will be reviewed by NRHA staff; responses to each comment will be addressed and included in the final annual plan submission. The final draft plan will be presented for a BOC resolution on April 13, 2023. If approved by the BOC, the plan will be submitted to HUD for review on April 14, 2023.

Norfolk Redevelopment and Housing Authority



FY2024 Annual and Five-Year Plan Process Overview

Presented by: Kimberly Thomas
Chief Community Engagement Officer

March 16, 2023



Background

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

NRHA Board of Commissioners

Don Musacchio-Chair

Alphonso Albert-Vice Chair

Rose Arrington

Amy Chudzinski

Suzanne Puryear

Raytron White



NRHA Resident Advisory Board Members

Diggs Town

Grandy Villiage

Cottage Bridge Midrise

Franklin Arms Midrise

Bobbitt Midrise

Housing Choice Voucher (HCV)



Receiving Public Comments

Public comments are being received two ways:

1. Annual Plan public comment hotline:
(757) 314-1320
2. On today's virtual meeting platform:
<https://bit.ly/NRHA-03-16-23>

Dial: (415)655-0060
Access Code: 653-449-872

Comments will be accepted until 5pm on Friday, March 20, 2023 on the dedicated hotline

Schedule Overview

- Resident Advisory Board (RAB) meetings: January 27, 2023 to March 6, 2023
- Public comment period (45 Days): February 1, 2023 to March 20, 2023
- Public Hearing: March 16, 2023
- RAB recommendation: March 31, 2023
- Final draft completed: April 7, 2023
- Board of Commissioners presentation for resolution: April 13, 2023
- Submission of Annual and 5-Year Plan to HUD: April 14, 2023
- Effective date (if approved by HUD): July 1, 2023 through June 30, 2024

Call Outs

- Annual Plan from July 1, 2023 through June 30, 2024
- Proposed updated overall plan goals
- Administrative Plan updates and changes
 - Demolish/disposition preference policy for applicants
 - Virginia Residential Landlord Tenants Act (VRLTA) updates
- Capital Fund schedule update
- Family Self-Sufficiency Final Rule
- Violence Against Women Act (VAWA) updates
- Housing Opportunities Through Modernization Act (HOTMA) Final Rule

Order of Events

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

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

Speakers please include:

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



NRHA

ANNUAL PLAN PUBLIC HEARING

THURSDAY, MARCH 16, 2023

9 am Commissioners Meeting | 11 am Public Hearing

Members of the public are welcome to join either in person or virtually using the call-in information below.



Scan Me!

Register at: <https://bit.ly/NRHA-03-16-23>

Webinar ID: 172-023-947

Dial-in: (415) 655-0060

Access Code: 653-449-872



FY2024 draft plan for public review: www.nrha.us



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



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

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





Commissioners' Update NRHA Board of Commissioners

Subject: Families First Update

Executive Contact: Kimberly Thomas, Chief Community Engagement Officer

Date: March 16, 2023

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

Eastern Virginia Medical School (EVMS) Inaugural Teen Health 360 Academy at Oakleaf Forest

Twelve school-aged youth from Oakleaf Forest successfully completed the inaugural Teen Health 360 Academy present by EVMS Pediatrics Department. The program adopted the Get Real: Comprehensive Sex Education That Works curriculum. The curriculum highlighted the following areas:

- Connect self-awareness, self-management, social awareness and relationship skills to responsible decision making.
- Name reasons abstinence is a healthy and safe choice for youth their age.
- Describe consequences of sexual activity and ways to reduce the risk of negative consequences.
- Apply a decision making model to real life situations.
- Demonstrate assertive communication and refusal skills for delaying sexual intercourse and avoiding unprotected sexual activity.
- Increase their opportunities for conversations with their parents and other caring adults about personal, family and community beliefs about sexual health.

Participants received a \$60 gift card. Through this engagement, many of the participating youth expressed an interest in pursuing careers in the medical field.

NRHA and the Boys and Girls Club of Southeast Virginia to Host Clubs Grand Opening Events

The Boys and Girls Clubs of Southeastern Virginia and Norfolk Redevelopment and Housing Authority have teamed up to open the Young Terrace Club on Monday, April 3, 2023 and the Grandy Village Club on Tuesday, April 4, 2023.

These clubs will be a place for our school-age residents to participate in youth development and recreational programs that support educational success and help grow social and life skills. Most important, the Club will be a safe place for kids to thrive.



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' MONTHLY CONTRACT REPORT –
Meeting Date: March 16, 2023

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

February, 2023

New contracts issued between \$30,000 and \$99,999:	<i>Contract Ceiling</i>	A	B	C
1. PO-20404 - Sykes Emergency Sewer Repair (East Coast Infrastructure)	\$32,139.00	C		FF
2. PO-50091-3302 – Microsoft Unified Enterprise Support (Microsoft Corporation)	\$36,998.00	O		FF

New contracts issued for \$100,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. G1046 – Partrea Mid-Rise Window Replacement (General Commercial Construction Management)	\$316,000.00	C	M	FF
2. G1049 – Diggstown Recreation Center Repairs (Allcon Contracting Corporation)	\$934,000.00	C	M	FF

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

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

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

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

A. KEY to contract type:

C – Construction

P – Professional Services

O – Other than Professional Services

G – Goods, Equipment, Materials, etc.

B. KEY to ownership type, new contracts only:

M – Minority-owned

3 – Section 3

W – Woman-owned

C. KEY to Funding:

FF – Fully-Funded

IF – Incrementally-Funded

**BID ACTIVITY FOR CONTRACTS \$100,000 AND ABOVE
FOR THE MONTH ENDING FEBRUARY 28, 2023**

**G1046 – General Commercial Construction Management – Partrea Midrise Window
Replacements - \$316,000.00.00**

Bids were requested on January 23, 2023 for “**Partrea Midrise Window Replacements**” Bids were accepted until 11:00 am local prevailing time, February 9, 2023, at 910 Ballentine Blvd, Norfolk, VA, at which time and place all bids were publicly opened and read aloud.

The Following Contractors Submitted a Bid:

Dominion Builders and Contracting, LLC.....	\$332,100.00
Elyon Construction, Inc.....	\$342,624.00
General Commercial Construction Management.....	\$316,000.00
TST Tactical Defense Solutions, Inc.....	\$802,809.00
Williams Window and Glass, Inc.....	\$447,123.45

**G1049 – Allcon Contracting Corporation - Diggstown Recreation Center Repairs –
\$934,000.00**

Sealed bids were requested on January 22, 2023 for “**Diggstown Recreation Center Repairs**” Bids were accepted until 11:00 am local prevailing time, February 21, 2023, at 910 Ballentine Blvd, Norfolk, VA, at which time and place all bids were publicly opened and read aloud.

The Following Contractors Submitted a Bid:

Allcon Contracting Corporation.....	\$ 934,000.00
Associated Contracting Services, Inc.....	\$1,135,400.00
Conrad Brothers of Virginia.....	\$ 969,027.00
Dominion Builders and Contracting.....	\$1,107,826.00

Social Media Information



13
Posts for the month
13
New Followers



Posts for the month
17
New Followers



1
Post for the month
94
Subscribers

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Norfolk Redevelopment and Housing Authority



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Resolution Item

NRHA Board of Commissioners

Subject: Resolution Convening a Closed Session

Executive Contact: Ron Jackson, Executive Director

Date: March 16, 2023

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."