

Norfolk Redevelopment and Housing Authority
Board of Commissioners' Meeting
9:00 am Thursday, June 13, 2024
555 E. Main Street, Norfolk, VA 23501





AGENDA
NRHA Commissioners' Meeting
Thursday, June 13, 2024
555 East Main Street
Norfolk, VA 23501
9:00 a.m.

WELCOME AND REMARKS BY THE CHAIR OF THE BOARD

- I. **FY25 BUDGET PUBLIC HEARING**
- II. **APPROVAL OF MINUTES OF COMMISSIONERS' MEETING** **Pg. 3**
May 30, 2024 Board of Commissioners' Minutes
- III. **PUBLIC COMMENTS**
- IV. **RESOLUTIONS** **Pg. 15**
 - **Resolution to Convert Sykes Midrise and Partrea Midrise to RAD**
Presented by Steve Morales, Chief Development Officer
 - **Resolution to Adopt the FY25 Budget**
Presented by Kim Greene, Interim Chief Finance Officer
- V. **EXECUTIVE DIRECTOR COMMENTS**
- VI. **DEPARTMENTAL UPDATES** **Pg. 52**
 - **Finance**
 - **Public Housing**
 - **Housing Choice Voucher**
 - **Development**
 - **Community Engagement**
- VII. **BOARD COMMITTEE UPDATES**
- VIII. **COMMISSIONER COMMENTS**
- IX. **CLOSED SESSION** **Pg. 78**
 - **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, July 11, 2024 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, May 30, 2024.

The meeting was called to order at 9:00 a.m. by Chairman Alphonso Albert. Those Commissioners present and absent were as follows:

Present: Mr. Alphonso Albert
 Mr. Adam Casagrande (*arrived at 9:11 a.m.*)
 Ms. Amy Chudzinski
 Mr. Terreon Conyers
 Mr. Earl Fraley, Jr.
 Mr. Elbert Louis
 Ms. Suzanne Puryear
 Dr. Philip Smith

Also present were Nathan Simms, Executive Director and Secretary, Delphine Carnes, Attorney, and various other NRHA staff members.

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Welcome and Remarks by the Chairman of the Board

Chairman Albert welcomed the Commissioners and thanked them for their participation. He mentioned that a court reporter is present today, who will record the public hearing on the FY2025 budget.

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I. Approval of Minutes of Commissioners’ Meetings (Item II on the previously circulated agenda)

Chairman Albert presented for approval the minutes of the April 11, 2024 Board of Commissioners’ meeting and the minutes of the April 18, 2024 special Board of Commissioners’ meeting. Upon motion of Mr. Louis, seconded by Mr. Conyers, the minutes of both the April 11, 2024 and April 18, 2024 Board meetings were unanimously approved by all of the Commissioners present. [*Mr. Casagrande had not yet arrived when the vote was taken to approve the minutes.*]

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II. FY2025 Budget Public Hearing (Item I on the previously circulated agenda)

At 9:03 a.m., Chairman Albert opened the public hearing on the FY2025 Budget. No members of the public were present in person to speak, nor were there any participants online or questions posted on the NRHA chat box. The hallways and online portals were checked a second time to confirm that no individuals appeared at today's hearing to comment on the proposed FY2025 Budget. Chairman Albert closed the public hearing at 9:05 a.m.

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III. Public Comments

None.

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IV. Executive Director Comments

Mr. Simms announced that the next Board meeting will be held in two weeks and added that the agency is moving forward with strategic planning and preparation for the Board Retreat (the "Retreat") in June. He reported that NRHA is working on mobility counseling, as well as on providing financial assistance to help residents fund security deposits. Mr. Simms indicated that the FY2025 budget includes a new position for a Chief Compliance Officer, whose duties will include oversight of the Annual Plan, Section 3 compliance, and Davis-Bacon requirements. Mr. Simms noted that NRHA also plans to re-establish performance goals for employees. He added that the FY2025 budget includes funding for a Director of Communications and Government Relations and stressed that it is critical to disseminate accurate information not only locally, but also to the U.S. Department of Housing and Urban Development ("HUD"). Mr. Simms commented that improved communication has been a focus for the past six months, even before that position was included in the budget. He added that the Authority has consistently been working on communications with residents, stakeholders, Norfolk City Council, Virginia Housing ("VHDA"), HUD and other partners. Mr. Simms then reported that NRHA staff is currently working on summer camps and athletic programs for NRHA's residents, as well as a variety of other opportunities for families residing in NRHA communities.

Mr. Simms mentioned that there has been a lot of talk about "changing the conversation" within the organization to ensure that the Authority makes the greatest positive impact possible. He stated that "no one wins if there is infighting." Mr. Simms observed that the FY2025 Budget presents an opportunity to change the conversation and head in a different direction. He acknowledged that a lot of misinformation about the Authority has been spread in the communities. Mr. Simms emphasized that the agency needs to work with people and organizations that are true partners. He commented that some people want to take advantage of the opportunities NRHA

offers without giving the agency any public support. Mr. Simms reiterated that the Authority is ready to move forward and is excited by the beneficial partnerships it has forged.

Ms. Puryear asked for more specific information about the partnerships to which Mr. Simms referred and stated that she would like a deeper conversation regarding how these collaborative efforts fit into NRHA's strategic plan. Mr. Simms agreed to provide that information and noted that NRHA has a diverse Board, which allows it to leverage a wide variety of relationships. As an example, Mr. Simms explained that NRHA's discussions with Old Dominion University are going well and have evolved significantly. He added that Julius Norman's plate is very full, but he is not alone. Mr. Casagrande seconded Ms. Puryear's request regarding information needed as part of the strategic planning process. Dr. Smith also mentioned that he is looking forward to being involved in strategic planning and asked Mr. Simms if he is satisfied with the status of the Authority's planning process for the upcoming retreat. Mr. Simms stated that he is pleased with the agency's progress and noted that he has gathered a lot of good input from various stakeholders. Dr. Smith asked for additional data regarding collection of community input and the stakeholders/community organizations that have been contacted to date. Mr. Simms responded that members of City Council have been asked for input and the Mayor has already shared his thoughts with the Authority's consultants in preparation for the retreat.

Mr. Louis reported on the dedication of a building at Diggs Town that was renamed in honor of Rose Arrington, a former Commissioner. Mr. Simms added that it was a very nice ceremony and highlighted Ms. Arrington's many contributions to the community. He noted that she was a close "runner up" as mayor of Diggs Town. Mr. Simms commended Steve Morales and Clayton Odom on the beautiful signage they prepared for the dedication and noted that Ms. Arrington was present and thoroughly enjoyed the event.

Mr. Louis asked about the types of recreational activities that are available to NRHA residents. Mr. Simms responded that these resources are extremely important, and the Authority is working on many initiatives to provide not only sports programming, but also educational programming. He mentioned that NRHA has developed a strong relationship with the Boys & Girls Club, as well as with other recreation leagues that cater to older children and youth. Mr. Simms commented that these efforts and programs keep the agency's younger residents positively engaged.

Mr. Casagrande stated that he has done a lot of reading about children's education and team building. He noted that it is important for children to feel part of a team, not only in terms of athletics, but also with other activities, such as music. Mr. Simms agreed and indicated that NRHA sponsors reading programs and other initiatives in its communities. He added that he recently read an article on violence among younger people; this violence often stems from a lack of empathy and can be addressed with conflict resolution initiatives. Mr. Simms observed that children are not mature enough to always make the best decisions, so NRHA is committed to providing

opportunities to help children build confidence, empathy and decision-making skills. Mr. Casagrande expressed his appreciation for this type of programming and emphasized that NRHA needs to be inclusive in its youth programming and recognize that children have different abilities; not everyone can make the sports team, so it is critical to provide other activities, such as art and music.

Mr. Simms then spoke to the Commissioners about the issue of certain individuals living in NRHA units who are not listed on the respective leases for those units. He gave the example of residents who are living with a girlfriend or boyfriend. Mr. Simms emphasized that NRHA has to examine each situation individually and try to understand the circumstances behind it. He noted that a lot of residents have pain and hardship in their lives; the Authority needs to be cognizant of this and try to provide counseling and programs that enhance NRHA's relatability. Mr. Simms commented that NRHA needs to change its thought process and relationship with respect to its residents by developing a greater degree of empathy and building conflict resolution. He added that working with credentialed partners provides a healthy opportunity for the agency to increase its outreach to members of its communities. Mr. Simms commented that the FY2025 Budget was planned with a focus not just on real estate, but also on people.

Mr. Casagrande reported that he read an article about a male ballet dancer who became involved in dance the week before being initiated into a gang; he ultimately chose dance over gang involvement, and it changed his life dramatically. Mr. Casagrande commented that this is a wonderful example of how programming can intervene and make a direct impact at a critical point in residents' lives. Mr. Louis stated that he makes a concerted effort to engage with residents when he walks through the community and feels that this makes a real difference. He spoke about a recent experience when he was with Emile Thomas and observed some residents involved in an agency-sponsored program where they shared their thoughts by writing them on notebooks that had been provided by NRHA.

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V. Departmental Updates

Finance: Kimberly Greene, Interim Chief Financial Officer, addressed the Commissioners. She reported that May was a transitional month. She mentioned that the financial statements have been completed through the end of April and the expenditures for all key areas are within the budget. Ms. Greene indicated that the audit has already gone through a system review and is now in line to be reviewed by HUD. There were no questions from the Commissioners regarding her report.

Public Housing: Brenda Fleming, Assistant Property Management Director, told the Commissioners that her favorite television program as a child was "Mr. Rogers' Neighborhood." She emphasized that all of the residents in NRHA's communities are our neighbors; the Authority

needs to extend a hand to its neighbors by building a platform for quality service, quality housing, and self-sufficiency to create a place to call home. Ms. Fleming reported that staff gathered information from residents through a recent survey. She indicated that the results of that survey showed that residents want more educational opportunities and she confirmed that NRHA is currently working on new initiatives in response to that request. Ms. Fleming commented that maintenance is another important issue; NRHA is working with an inspection contractor who routinely inspects all of the units and identifies items that need to be repaired. She observed that, in addition to being a good maintenance practice, these routine inspections help NRHA prepare for the Real Estate Assessment Center (“REAC”) inspections. Ms. Fleming acknowledged that NRHA is still dealing with a number of vacancies, primarily in Young Terrace. She reported that an open house is scheduled at NRHA headquarters for June 4 and June 6 from 9:00 a.m. to 10:00 a.m. and from 1:00 p.m. to 2:00 p.m.; NRHA will be offering one-month of free rent for new lessees.

Mr. Conyers asked Ms. Fleming to confirm the open house location. She stated that it will take place at NRHA headquarters, 555 E. Main Street. Mr. Conyers asked if the open house could be held on site so that residents could tour the actual units. He stated that he thinks this is a better and more welcoming approach because any potential renter would want to see the unit he or she is planning to lease. Ms. Fleming responded that she understood Mr. Conyers’ reasoning. She explained that the open house was scheduled for NRHA headquarters because it is a larger space and allows staff to more quickly process the required documentation to approve renters. Ms. Fleming mentioned that staff members will be available to take residents to see the specific units before signing up.

Mr. Conyers added that progress is being made on handling maintenance work order requests more efficiently. He commented, however, that both the response and completion time at the Bobbitt Midrise seems to take longer than average. Ms. Fleming stated that she will look into that and noted that sometimes the delay is not in completion of the repair itself, but rather in entering the work ticket into the system.

Mr. Louis commented that he would like the Board to take a tour of the Young Terrace facilities, including the food pantry, so that the Board can observe the actual site. Mr. Simms responded that he would be glad to arrange a tour. He noted that he is also working on scheduling a Board meeting to take place at Young Terrace but cannot do so until the proper technology is in place at the site.

Chairman Albert asked the Commissioners to raise their hands if they had ever been inside a Low-Income Public Housing (“LIPH”) unit. Most of the Commissioners raised their hands. Mr. Casagrande stated that he is familiar with these units but is very interested in seeing one again now that he is a Commissioner and has a new perspective.

Housing Choice Voucher (“HCV”): Pamela Jones-Watford, Chief of Rental Assistance Programs, reported that NRHA has a new division known as the Rental Assistance Program. She explained that, with the creation of this division, some staff members now have new titles. Ms. Jones-Watford noted that everyone is pleased about the level of assistance that will be offered to applicants. She stated that Reunion, which is a beautiful facility for seniors, is now fully leased. Ms. Jones-Watford added that NRHA is nearing completion on the Origin facility and the former Tidewater Gardens residents are very excited about moving into their new homes. She referred to the upcoming leasing event for Young Terrace, which was mentioned earlier by Ms. Fleming, and added that there was also an open house at Grandy Village. Ms. Jones-Watford explained that the goal is to process applicants right away by efficiently calculating rent, verifying income and conducting background checks so that residents can move in within as little as 5 days of the event.

Ms. Jones-Watford stated that her team continues to process port-ins. She explained that they are gearing up for the fiscal year end and have scheduled an event on June 29 to attract more landlords to the HCV Program. Ms. Jones-Watford mentioned that they are also preparing for the National Standards for the Physical Inspection of Real Estate (“NSPIRE”) inspections (from HUD) that will take place in September. In addition, she reported that her staff is implementing small area fair market rents.

Mr. Louis commented that he is amazed by the outstanding work done by the HCV Department. He referred to the high number of vacancies in Young Terrace and asked how NRHA publicizes available units. Ms. Jones-Watford responded that these units are heavily advertised, primarily through social media. Mr. Conyers requested more information about the impact of small area fair market rents on the recruitment of landlords. Ms. Jones-Watford explained that these rents benefit the program participants because the higher payment standard makes it possible for HCV holders to rent units that were previously not accessible to them. Dr. Smith suggested that NRHA take advantage of Instagram to publicize its programs.

Chairman Albert stated that he tries to keep the Board meetings to a reasonable length by adhering strictly to the agenda and reminded the Commissioners that there is time at the end of the meeting for their questions and comments.

Development: Steve Morales, Chief Development Officer, thanked Ms. Jones-Watford for the wonderful job she did with leasing up the first two buildings that are part of the Choice Neighborhoods Initiative (“CNI”) Program. He noted that NRHA is working with private developers on the Project Based Voucher (“PBV”) replacement units included in their respective developments and added that Aspire is getting ready to lease up. Mr. Morales explained that the next phase of development on the CNI site is under way and additional units should be available by the summer of 2025. He mentioned that sequential phases are still being finalized because the bids were over budget; his department is working on approvals and gap financing for the next phases so that they can get underway as soon as possible.

Mr. Morales announced that June is Homeownership Month. He reported that NRHA is working on closings for first-time homebuyers through the Home Investment Partnerships (“HOME”) program; seven closings are slated to close in June. Mr. Morales mentioned that informational events related to the HOME and HomeNet programs are scheduled to take place in June both at community sites and the Slover Library. He explained that these events will also provide information to help residents with protection of assets, financial literacy, and estate planning. Mr. Morales added that flyers for these events have been prepared and distributed.

Mr. Morales commented that NRHA is currently working on Rental Assistance Demonstration (“RAD”)/Section 18 conversions for some of its mid-rises. He reported that design teams have been working on-site with residents at Partrea and Sykes to collect their ideas and input. Mr. Morales told the Commissioners that he anticipates introducing a resolution to the Board at its June meeting for approval of RAD application submissions. He explained that, after Board approval, the Authority will start to leave some units vacant in anticipation of the conversion.

Mr. Morales then discussed the Moton Circle community. He explained that the LIPH units in this community were torn down in 2009; 50 of these units have already been replaced through the Broad Creek development. Mr. Morales added that plans for market rate housing on this site have gone through several fits of “stops and starts,” but now are really moving forward. He confirmed that he will be discussing the site plan in more detail with the Board’s Development Committee.

Mr. Morales reported that the deadline for responses to NRHA’s Request for Qualifications for Master Developer (“RFQ”) has been extended to June 13; responses have begun to come in and will be reviewed in the near future. Mr. Morales stated that he would be providing the Board with more information on other development issues in the coming months.

Dr. Smith asked Mr. Morales if the Moton Circle development will involve a public/private partnership. Mr. Morales responded that the lots will be the focus of a Request for Proposals (“RFP”) that most likely will be issued late next year. Dr. Smith inquired whether this matter was discussed as part of the Developers’ Forum. Mr. Morales responded in the affirmative. Mr. Fraley noted that Moton Circle is located adjacent to some City-owned properties and asked if NRHA has discussed this initiative with the City. Mr. Morales stated that discussions have taken place with the City. He added that NRHA will continue to meet with the City on an ongoing basis to discuss a variety of matters, including future development on the Globe Iron site that has been acquired by the City.

Community Engagement: Julius Norman, Client Services Director, opened his remarks by noting that the Diggs Town Recreation Center (the “Recreation Center”) is now officially known as the Rose Marie Arrington Recreation Center. He stated that his department is very proud of the

programs it provides; they are more than just recreational activities. Mr. Norman explained that membership at the Diggs Town Boys & Girls Club gives children/youth access to the Berkley recreational facility as well, which provides a wonderful opportunity for them to interact with youth from other communities. Mr. Norman indicated that the Recreation Center currently serves 60 children between the ages of 6 and 12 years old and 57 teens between the ages of 13 and 17. He noted that the facility also provides programming for young adults in the evening and is utilized by NRHA for job training, leadership training and mental health counseling. Mr. Norman expressed his appreciation of the core team at the facility made up of residents and community partners. He concluded by observing that the Diggs Town facility is being fully utilized and provides a wide variety of services.

Mr. Norman commented that soccer programs begin after the basketball season ends. He discussed the many beneficial partnerships that NRHA has with a number of local organizations and thanked Mr. Simms for helping to make these collaborations possible. Mr. Norman mentioned that his team is working on providing better transportation for residents and is currently focusing on Young Terrace, Calvert Square and Hunter's Square. He spoke about the weekly community Backyard Bar-B-Ques that are held in the residents' yards; NRHA staff members grill hot dogs and hamburgers for residents in various communities on a rotating basis. Mr. Norman explained that, during the course of these events, NRHA staff members knock on doors and ask residents how the Authority can better serve them, as well as provide information on available services offered by NRHA.

Mr. Norman announced that there will be an HCV Bar-B-Que on July 11 at Lakewood Park to reach HCV residents in that area. Mr. Casagrande would like someone at the Authority to send an email to the Commissioners with the dates and times of all of the events that Mr. Norman just mentioned. Both Mr. Norman and Mr. Simms agreed to do so and stated that the list will specify the exact location of the Backyard Bar-B-Ques. Mr. Simms indicated that the Backyard Bar-B-Que event scheduled for today will take place in the 900 block of Tidewater Drive. Mr. Norman mentioned that community events and outreach will continue throughout the summer.

Mr. Norman reported that the Young Terrace Boys & Girls Club has been open for one year now and averages 45 to 50 children per day. The Grandy Village facility serves between 45 and 52 children per day. He spoke about additional partnerships, including a collaboration with Johnson Marine, a company that provides training for individuals to become inspectors. Mr. Norman stated that a graduation ceremony was held last Wednesday at Grandy Village; three ladies graduated from the program and have already found jobs as marine inspectors in the maritime industry. He noted that the company also provides elevator inspector training and is committed to hiring some of the graduates from their training programs. Mr. Norman commented that QED is another company that works with NRHA to provide training for welders. Mr. Louis asked who pays for these training programs. Mr. Norman responded that NRHA covers the cost of the programs.

Mr. Louis asked who pays the membership fees for the Diggs Town Boys & Girls Club. Mr. Norman explained that residents are responsible for those fees, but financial assistance is available from NRHA. He added that NRHA pays for memberships at the Young Terrace and Grandy Village recreation centers. Mr. Louis inquired about transportation services to these facilities. Mr. Norman confirmed that transportation is provided by NRHA.

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VI. Board Committee Updates

Finance Committee: Dr. Smith reported that the Finance Committee met and continues to be engaged. He applauded NRHA staff members on the successful transition in May. Chairman Albert asked Mr. Casagrande if he has been assigned to serve on a committee. Mr. Casagrande responded that he has received a committee assignment.

Economic Inclusion: Mr. Louis observed that he is amazed at the work of the NRHA Board and staff, including their work on economic inclusion. He noted the importance of engaging with stakeholders and collecting data from residents so the Authority can better assess their needs. Chairman Albert agreed and stated that he has had discussions with representatives of the City regarding economic inclusion; the City passed a resolution supporting this initiative, which is most encouraging. Mr. Conyers stated that the committee will be meeting on June 10.

Public Housing: Mr. Louis noted that the Public Housing Committee met and is getting its job done. He added that he is impressed by how quickly the group is able to move forward to address and resolve issues.

HCV Committee: Ms. Puryear stated that the HCV Committee continues to meet to discuss applications and accessibility. She mentioned the Ms. Jones-Watford is doing a wonderful job.

Community Engagement and Safety Committee: Ms. Puryear reported that the Community Engagement and Safety Committee is working on a path to define and articulate its role and purpose.

Chairman Albert commented that NRHA is expanding opportunities to innovate and improve access to resources. He noted that he is very pleased with the various partnerships discussed by Mr. Simms and Mr. Norman. Chairman Albert stated that he did not have a “Mr. Rogers” experience growing up, but he is glad to see expanded resources for current residents of NRHA’s communities. He added that, when he was young, he did not know what a path to college could be because no one guided him in that direction. He mentioned that he joined the Marine Corps right out of high school and acknowledged that his military experience taught him a great deal and helped him mature. Chairman Albert concluded by stating that he is very appreciative of

the interactions he has with the other Board members and has gained a great deal of insight from these relationships.

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VII. Commissioners Comments

Dr. Smith asked for an update on the proposed Compliance Director mentioned by Mr. Simms earlier in the meeting. Mr. Simms stated that this position is included in the FY2025 Budget; NRHA is identifying potential candidates and also working to define the specific tasks and compliance components that the new role will entail. Dr. Smith then inquired about the recruitment of a new Finance Director. Mr. Simms replied that NRHA is happy with the progress that has been made to date on this front.

Mr. Casagrande mentioned that he is curious about the number of children participating in the Boys & Girls Club and whether there are any statistics that show what percentage of neighborhood children are participating. Mr. Norman indicated that he would provide that data to the Commissioners. Mr. Casagrande requested a copy of an acronym manual that outlines many of the acronyms that are used in the affordable housing industry. Mr. Simms responded that it had been sent to all Board members.

Mr. Conyers asked if NRHA still offers summer jobs to residents. Mr. Norman said that the agency offers some summer employment and the City also has employment opportunities for teens 16 years and older. He commented that NRHA signed up approximately 150 children by sponsoring events at local schools. Mr. Norman explained that, once a teen signs up to work with the City, NRHA is not as involved since the teens communicate directly with the City through a City email address; NRHA would need to obtain a release to access this job data. He acknowledged that there are not as many jobs available for children under the age of 16, but NRHA tries to provide some employment opportunities for these younger teens that involve stipends; unfortunately, there is insufficient funding to provide stipends for everyone.

Mr. Casagrande noted that Virginia law allows children under the age of 16 to work. He wondered if NRHA could help younger teens obtain the work permits required to enable them to start work at the age of 13. Mr. Norman responded that NRHA is already doing that but the difficulty is to find jobs for them. He reiterated that the City will not hire anyone under 16 years of age. Mr. Casagrande stated that he would be happy to facilitate the work initiative for resident children under 16 if there is someone on staff who could assist him and provide additional information. Mr. Conyers added that he would also like to be involved, especially with respect to helping maintain contact with teens from the community who are employed by the City. Mr. Simms thanked them for volunteering and mentioned that NRHA will make a concerted effort to expand its employment opportunities for children under 16. Mr. Conyers indicated that, if a committee is formed to address these issues, he would like to participate.

Mr. Fraley asked why there are so many vacancies in the Young Terrace Community. Mr. Simms replied that part of the problem is based on perception about criminal activity in this neighborhood, as well as misinformation that has been disseminated through social media. He added that this community has a lot of positives, but there are some negative misperceptions that need to be addressed. Mr. Simms commented that Young Terrace is one of the Authority's largest communities and has always experienced some challenges. He indicated that it is a real mix; many of the residents love the area and are very loyal to this community. Chairman Albert observed that Mr. Simms is working on a Board briefing that will be presented in the near future. Mr. Fraley stated that he is concerned about the accuracy of media coverage for NRHA and its communities. Mr. Simms agreed that this is an issue and stated that sometimes the media will publish photographs of NRHA units to accompany coverage of incidents that did not even occur in NRHA's communities. He acknowledged that the agency does have to deal with its share of incidents, but it is a problem when local media reporting is inaccurate or misleading.

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VIII. Closed Session

At 10:45 a.m. upon motion of Mr. Louis, seconded by Ms. Puryear, the following resolution was unanimously approved by all of the Commissioners present.

RESOLUTION 9574

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 May 30, 2024 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(A0(1) of the Act."

Discussion of process for evaluating Executive Director.

At 11:21 a.m. upon motion of Ms. Puryear, seconded by Mr. Casagrande, the following resolution was unanimously approved by all of the Commissioners present.

RESOLUTION 9575

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, Mr. Louis mentioned that he would like to discuss revisions to the Bylaws. Ms. Carnes stated that she would let Mr. Simms know of this request.

There being no further business, the meeting was adjourned at 11:24 a.m.

Secretary

Chair



Resolution Item

NRHA Board of Commissioners

Subject: RESOLUTION AUTHORIZING THE SUBMITTAL OF RAD APPLICATION FOR PARTREA AND SYKES

Executive Contact: Steve Morales

Date: June 13, 2024

BACKGROUND

The Rental Assistance Demonstration (RAD) program is a HUD initiative to convert assisted rental units from the Low Income Public Housing (LIPH) program to the Project Based Voucher (PBV) Section 8 program. HUD established this demonstration program in 2012 to limit the potential loss of public housing and other subsidized housing units due to funding reductions which have limited the ability of housing authorities to adequately address the growing backlog of capital needs. To date NRHA has converted 5 projects with 638 apartments.

The RAD program works by combining the operating and capital fund subsidies that are currently received for each public housing unit and converting them into a Section 8 Housing Assistance Payment (HAP) contract. In addition, the HUD deeds of trust that accompany the LIPH program would be replaced with a RAD use agreement that allows the property to be pledged for private loans while maintaining the assisted housing requirement. The HAP assistance contract created through the RAD conversion can provide a steady guaranteed income stream that can be used to leverage private debt and Low Income Housing Tax Credit (LIHTC) financed renovation. The Section 8 HAP contract would lock in the current level of project subsidies, but also include a built-in annual Operating Cost Adjustment Factor (OCAF) that is intended to address inflation. RAD in itself does not provide additional federal dollars to subsidize the project but it will provide NRHA the ability to support borrowing funds and securing tax credits to finance the renovation.

NRHA is now pursuing the conversion of Partrea and Sykes mid-rise communities. The RAD conversion is part of a strategy for the comprehensive renovation of the two properties using Low-income housing tax credits, private debt supported by the PBV rental subsidies. NRHA will also use a RAD conversion matched with a Section 18 Disposition for a portion of the units, that will increase operational subsidies that will be necessary to fund the renovation project.

The resolution before the Board authorizes the Executive Director to submit RAD applications to HUD for Partrea and Sykes and to execute all required applications and supporting documents necessary to complete the proposed RAD conversions.

A Section 18 resolution will be presented to the Board later this year pending the RAD submittal and completion of the renovation project budgets.

Recommendation: Adopt resolution.

Attachments: Resolution
 RAD presentation

Rental Assistance Demonstration (RAD) Program NRHA Board of Commissioners



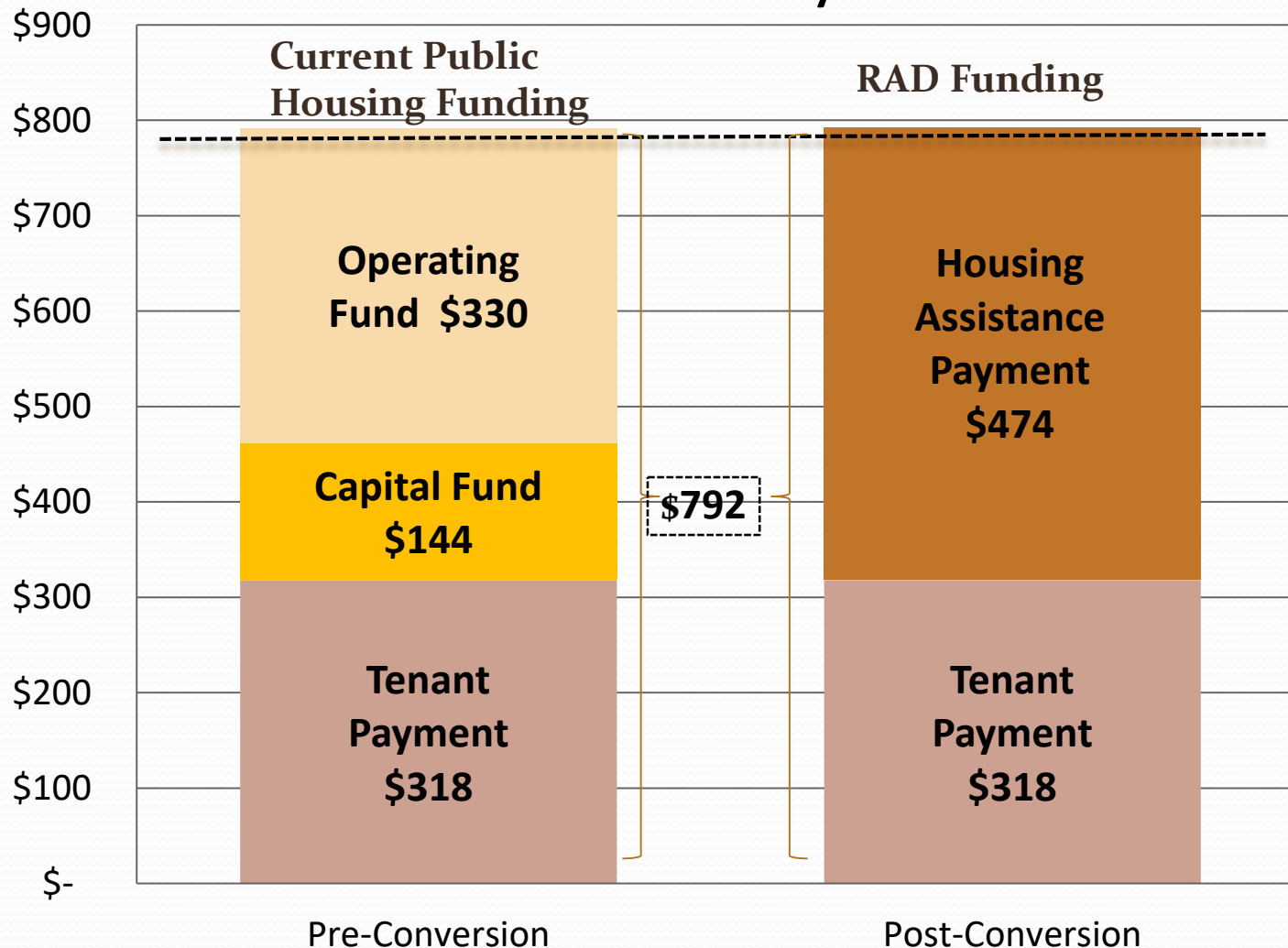
June 2024

What is RAD?

- The Rental Assistance Demonstration (RAD) is a HUD program that will allow the Housing Authority to **convert** properties **from** conventional **public housing** support under **Section 9**, with traditional capital fund subsidies and operating fund subsidies, **to Project Based Section 8** program with a Housing Assistance Payment (HAP) contract.

How does RAD Work?

Sample Public Housing Conversion Per Unit Monthly



RAD
combines
the
operating
subsidy
and **capital
fund** into
one
payment
for the
property

How Does RAD Work?

- Replaces the HUD Deed of Trust with a RAD Use Agreement that requires the units remain affordable so the Authority can borrow against the property to fund renovations
- Locks in the current level of project subsidies in a Section 8 HAP contract with built-in annual increases that would address inflation.
- Units are managed and operated under the Section 8 regulations.

Why was RAD established?

- Across the Country and here in Norfolk the public housing inventory is aging, becoming more obsolete and has an increasing backlog of unmet capital funding needs. **Capital funding has declined 24%** over the past decade and is insufficient to meet the growing backlog of capital needs.
- RAD will provide defined and more secure project subsidy from HUD. This will allow the Authority to more easily seek **Low Income Housing Tax Credits** to renovate communities and build new housing
- RAD creates greater funding certainty while allowing increased operational flexibility for the Authority

Impact on residents?

- **Will the rent residents pay change a result of RAD?**

Residents will continue to pay no more than 30% of adjusted income. If RAD conversion results in a resident's rent going up by more than 10% or \$25.00 per month the increase will be phased in over a 3 to 5 year period.

- **Will residents have to sign a new lease?**

Yes, however, current public housing residents will not be rescreened, or face other income eligibility criteria or income targeting provisions. If you are lease compliant before RAD conversion you can not be displaced

- **Will Residents be displaced?**

No permanent involuntary displacement. Residents temporarily relocated will have a Right to Return - Please Note – Residents will need to be relocated temporarily as part of a renovation

Impact on residents?

- Requirements for adequate written notice of lease termination and access to grievance process are retained
- Residents may still participate in Family Self-Sufficiency and Resident Opportunities and Self-Sufficiency programs
- Residents can still operate tenant organization
- A resident's lease must be renewed unless cause exists

Impact on residents?

- Choice mobility allows residents to leave the project after one year (if convert to PBV) or two years (if convert to PBRA). The Authority must provide a Housing Choice Voucher, if available, or place the resident at the top of the waiting list
- Affected Households that do not want to transition to the new program will be offered transfers to other public housing communities

NRHA RAD Projects

Phase

- Partrea 2024-2027
- Sykes 2024-2027
- Hunter Square 2026-2029
- Bobbitt 2025-2028

Plans for Partrea and Sykes

Partrea and Sykes need Renovation

- Individual Units have not been fully renovated since original construction
- A Physical needs assessment is being completed
- Saunders and Crouse Architects are working on renovation plans
- Scheduling work sessions with Design Team and Residents in June 2024
- The result of the project will be full renovations of resident apartments
- In addition, NRHA is also adding elevators and upgrading existing elevators

Relocation

- Residents will be temporarily relocated for renovation
- The Authority is responsible for relocation expenses
- A Relocation Plan will be established with options for Residents – will be developed over the summer
- Will be working with HUD on holding vacancies – RAD application should allow us that option

Key RAD Items

- There will be no transfer of assistance
- There will not be a reduction in units
- There are no anticipated changes in the number or configuration of assisted units that may impact a household's ability to re-occupy the rehabbed property
- The renovation will address Resident Unit interiors, Common Area enhancements, Electrical, mechanical, Plumbing, Energy Performance, any Structural and Civil Needs-the resulting property will meet 2024 Virginia Housing Minimum Design and Construction Requirements
- A LIHTC Entity will be created and controlled by NRHA for each Project
- The full scope of renovation is in still being developed and will involve resident input and feedback

Partrea and Sykes Strategy

- NRHA is pursuing a RAD conversion and Section 18 Disposition 60/40 Blend for the Partrea and Sykes mid-rise projects
- This will permits 60% of the units to be “disposed” of to the renovation Entity (LLC) created by NRHA
- This will result in 40% of the units at RAD operating subsidy and 60% will receive operating subsidy based on Fair Market rents
- This strategy will support higher debt for comprehensive renovation

Board Resolution

- Approve the submission of the RAD application by NRHA to HUD for Partrea and Sykes
- Authorize the Executive Director to execute all required applications and supporting documents necessary to complete the proposed RAD conversions
- Later this year – will return to the Board for Section 18 resolution once RAD application accepted and Project Budget (sources and uses) established

Next Steps

• Design Work	April-December 2024
• Meetings with Residents	February-Completion
• Conduct Physical Needs Assessment	April-June 2024
• Develop temporary relocation plan	June-November 2024
• Authority Submits RAD/Sect 18 Application	Summer 2024
• Submit Tax Credit Application	January 2025
• Renovation Begins	TBD
• Renovation complete	TBD

****Updates to Schedule as project progresses

For more information call Steve Morales at 757-624-8646, or email at smorales@nrha.us



Questions & Answers

RESOLUTION AUTHORIZING THE SUBMISSION OF APPLICATIONS TO THE
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO
PARTICIPATE IN THE RENTAL ASSISTANCE DEMONSTRATION FOR THE
CONVERSION OF THE ROBERT PARTREA AND SYKES COMMUNITIES

WHEREAS, the Norfolk Redevelopment and Housing Authority (the “Authority” or “NRHA”) has determined that the repositioning of the assets in its Low-Income Public Housing (“LIPH”) portfolio is necessary to ensure the continued availability of affordable housing in Norfolk; and

WHEREAS, the Rental Assistance Demonstration (“RAD”) was authorized by the Consolidated and Further Continuing Appropriations Act of 2012; and

WHEREAS, RAD allows public housing authorities to convert public housing subsidies into a long-term, project-based Section 8 rental assistance subsidy that provides a stable and predictable source of funding; and

WHEREAS, the Authority relies on annually appropriated operating and capital funding from the U.S. Department of Housing and Urban Development (“HUD”) for managing and modernizing public housing units; and

WHEREAS, stable and predictable revenues would allow the Authority to more easily apply for Low-Income Housing Tax Credits (“LIHTC”) and other sources of financing to address capital needs and modernization of the Authority’s communities; and

WHEREAS, by Resolution dated May 14, 2015, the Board of Commissioners of NRHA authorized the Executive Director to investigate the benefits and challenges of RAD and to prepare and submit applications to HUD for the RAD conversion of all or a portion of the Authority’s LIPH portfolio; and

WHEREAS, the Authority has reviewed the benefits of RAD and has already converted five of its LIPH communities with a total of 638 housing units to Section 8 using the RAD program; and

WHEREAS, the Authority desires to conduct a comprehensive renovation of the Robert Partrea Apartments and Sykes Apartments, located at 701 Easy Street and 555 Liberty Street, respectively, in the City of Norfolk, Virginia, and containing a total of 198 housing units (collectively, the “Properties”); and

WHEREAS, the Authority desires to apply to HUD to convert the Properties as separate RAD/Section 18 Construction Blend transactions, which will facilitate the use of LIHTC and private debt supported by Project-Based Voucher rental subsidies to finance the renovations of the Properties; and

WHEREAS, the initial step in the RAD conversion process is the submission of an application for a Commitment to Enter into a Housing Assistance Payment contract ("CHAP") to HUD via the RAD Resource Desk.

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

1. The Board of Commissioners of the Authority hereby authorizes the Executive Director, or his designee, to prepare, execute and submit to HUD applications, together with any and all agreements, instruments, correspondence, and other documentation as may be necessary to request participation in RAD for the Authority's Robert Partrea and Sykes communities and the conversion of said Properties through RAD, and to take such other action and to execute such other documents as may be necessary or desirable in connection with the preparation and submission of such applications for participation in RAD.

2. The Executive Director is hereby appointed as agent for NRHA and authorized to execute on behalf of NRHA all required applications, instruments, agreements and supporting documents and any follow-up documentation necessary to participate in the RAD program and to complete the proposed RAD conversions in accordance with Notice PIH-2019-23, REV-4 (the "Notice"), RAD Supplemental Notice 4b and the RAD Civil Rights Notice PIH 2016-17 (HA).

3. All actions previously taken by the Authority in connection with the transactions contemplated by this Resolution are hereby ratified and approved.

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



Resolution Item

NRHA Board of Commissioners

Subject: FY 2025 Proposed Operating Budget

Executive Contact: Kimberly Greene, Interim CFO

Date: June 13, 2024

BACKGROUND

The FY2025 Proposed Budget was presented at the regular board meeting on Thursday, April 11, 2024 followed by a public hearing on May 30, 2024.

The Authority is budgeting revenues of \$115.4M and uses of \$116.5M for fiscal year ending 2025. The budget will be balanced with the use of current year earnings from privately managed properties. The agency has simplified the budget presentation and package per the recommendations of the Organizational and Efficiency assessment. NRHA will continue to identify cost saving measures with full implementation of the assessment to occur during next fiscal year. NRHA will also continue to evaluate options to generate additional recurring revenue. The proposed budget presents our best efforts to assess our needs for FY2025. The highlights of the proposed budget include:

- A 4.5% Cost-of-living Adjustment
- Dedicated funding to support additional landlord participation in the HCV program
- The establishment of a Compliance Department to enhance NRHA's continued adherence to regulatory policies, guidelines, and requirements
- Asset Performance issues are being addressed through budgeted consultant services that will assist staff with programmatic activity to overcome performance challenges

The FY 2025 Proposed Budget can be viewed at: <https://nrha.us/about/plans-policies-and-disclaimers/>.

We encourage you to submit your questions ahead of time so that we may thoroughly research each item and provide you with the most comprehensive explanation possible. Questions can be submitted to: kgreene@nrha.us.

Recommendation: Approve resolution.



To: Board of Commissioners

From: D. Scott Pontz, Deputy Executive Director for Administration

CC: Nathan F. Simms Jr., Executive Director,

Subject: June 30, 2025 Budget Highlights

Date: April 5, 2024

The memorandum is intended to be an accompaniment to the Fiscal Year 2025 operating budget attached. Staff will highlight portions of the budget as well as some explanations as to revenue generation.

Budgetary Highlights

The Authority is budgeting revenues of \$115.4M and uses of 116.5M for fiscal year ending 2025. This will produce an expected net loss of \$1.1M.

Administrative expenses are projected to operate at a loss of \$4.6M and will be covered by expected discretionary earnings of \$4.8M allowing for a deposit of \$.2M into the discretionary reserves.

The staff is requesting the authorization for the advancing of \$569K to fund a development project to oversee the redevelopment of the Authority's assets. This money will be returned to reserves as developer fees and assets sale proceeds are generated.

The budget sheets and remainder of the memo will outline the specifics of expected operations for the year.

Housing Choice Voucher Program

The housing Choice Voucher Program is made up of two distinct revenue streams.

The first is funding for Housing Assistance Payment sand is passed through the NRHA to its

participating landlords. Revenue and expense will always be a zero-net result.

The second is administrative fees. These are earned on a blended basis and are earned by the agency for each voucher that is leased during a given month. HUD has historically pro-rated its fees giving agencies less revenues than the fee amounts would suggest. For 2025 NRHA projects a shortage of \$312K on these fees. This is the result of two efforts being put into place by the agency to improve operational efficiency and program participation. The agency will be implementing the Yardi computer system in 2025 and the one-time implementation cost will affect the budget.

The Authority will also be setting up two funds within this program area. The first is designed as an asset preservation fund to aid landlords under specific circumstances. The second will be to assist prospective clients through mobility counseling. These will be designed to mirror similar initiatives being implemented at other Authorities.

RAD / PBV Projects

The RAD/PBV sites are projected to operate in a negative manner for 2025 totaling \$418K. Staff is strategizing with consulting partners and internally to produce an operation a solution to these results. It is anticipated that programmatic changes will be brought in the form of a budget revision as the fiscal year unfolds.

Business Activities (Discretionary Projects)

The Merrimack, Oakmont, Park Terrace and Mission College projects are projected to earn \$4.8M in revenue for the agency on 2025. This is a projected improvement over 2024 due to the addition of Mission College.

Low Income Public Housing

The Low-Income Public Housing Program is budgeted to again break-even for fiscal 2025.

This is the third consecutive year we have been at this level for Public Housing.

The Authority will take advantage of available Capital Fund sources to allow the properties to operate at a higher level of maintenance funding while still not operating in a deficit position.

Property staff will also continue to seek ways to reduce operating cost while increasing operating efficiency.

The effect of the Tidewater Gardens' disposition will be felt in 2025 via a drastic reduction in subsidy.

The annual inflation factor (adjusted for utilities) in HUD subsidy this year is 4.5%.

Client services

Client Services programs are hoped to be funded primarily through dedicated grant funds. The funds received from Hampton Roads Ventures supplies the backstop for these grants.

Development Programs

Grant funded development and client assistance programs are budgeted to break-even for the fiscal year.

Central Office Cost Center

The Central Office Cost Center represents the corporate overhead of the agency which is charged with leading and administering the organization. The overhead is funded with management fees earned from the individual programs.

For the second consecutive year the NRHA budget will show no need for an appropriation of discretionary reserves to make up for shortfalls in this area. Expenditures for the fiscal year are projected to be \$10.9M with earned fees totaling \$6.3M. The shortfall of \$4.6M will be funded from the earnings of the Business Activity.

Staff is considering all options to bring this program area closer to a break-even position. \$1.1M of this excess is directly attributable to the operation and occupation of 555 East Main street.

555 East Main Street

The operation of 555 East Main will cost the agency \$1.1M for fiscal 2025. The rent for the space used by NRHA is a bit more than \$700K and the residual costs picked up by the Authority due to continued vacancy is an additional \$400K. This roughly equates to the interest on the mortgage note.

Staff is actively looking at possible space solutions for itself and continues to pursue rental clients for the vacant space in the building.

The \$1.1M figure is included in the Central Office Cost Center projected loss described above.

Norfolk Redevelopment & Housing Authority

Summary of FY2025 Revenue & Expenditures Proposed Budget

Project/Program	Revenue	Expenditures	Balance	Shortfall
Housing Choice Voucher (HCV) Program	\$ 50,300,221	50,609,109	(308,888)	(308,888)
HCV Single Room Occupancy Program	397,620	400,950	(3,330)	(3,330)
HCV Mainstream Program	229,386	229,386	(0)	(0)
State Rental Assistance Program	425,871	426,869	(998)	(998)
RAD & PBV Housing - North Wellington	237,660	177,284	60,376	-
RAD & PBV Housing - Franklin Arms	1,093,115	1,214,247	(121,132)	(121,132)
RAD & PBV Housing - Grandy Village V	169,736	245,707	(75,971)	(75,971)
RAD & PBV Housing - Grandy Village Revit V	2,887,558	3,168,899	(281,341)	(281,341)
Business Activity - Privately Managed Housing	15,400,071	10,672,202	4,727,869	-
Business Activity - City View Tower	1,667,315	2,077,197	(409,882)	(409,882)
LIPH - Low Income Public Housing	22,296,410	22,296,410	0	-
Residential Options, Inc. Housing	142,243	180,669	(38,426)	(38,426)
Capital Fund Program	10,336,315	10,336,315	0	-
HomeNet and HOME	1,578,182	1,577,232	950	-
CNI Implementation Grant	287,272	287,272	(0)	(0)
General Fund Program Direct Activities	619,998	619,998	0	-
HRV	990,991	990,991	0	-
Programs, Projects & Activities Total:	\$ 109,059,964	105,510,736	3,549,228	(1,239,969)
COCC - Administrative Operations	\$ 4,699,629	8,043,763	(3,344,133)	(3,344,133)
COCC - Development & Other Operations	1,000,000	1,430,904	(430,904)	(430,904)
COCC - Specialized Maintenance Operations	24,205	331,904	(307,699)	(307,699)
COCC - Development "entity"	200,000	769,545	(569,545)	(569,545)
COCC - Virginia Housing Capital Grant	350,000	350,000	0	0
COCC Total:	\$ 6,273,834	10,926,116	(4,652,281)	(4,652,281)
Grand Total:	\$ 115,333,799	116,436,852	(1,103,053)	\$ (5,892,250)

Privately Managed Housing Earnings: \$ 4,727,869

COCC and CVT Shortfall	\$ (4,531,045)
Reserves Needed Currently Administratively	\$ (196,824)
Seed needed for Development Activity	\$ 569,545
Reserves needed for "seed"	\$ 372,721
HCVP Reserves Needed	\$ 313,216
LIPH Reserves Needed	\$ -
Cuts needed to RAD sites	\$ 478,444
Costs Attributable to 555 East Main	\$ 1,121,154

Norfolk Redevelopment & Housing Authority
FY2025 Proposed Budget Report
Housing Assistance Programs

030, 032	034, 035	037, 038	043, 044		
HCV HAP & Admin	HCV SRO HAP & Admin	HCV Mainstream HAP & Admin	SRAP HAP & Admin	HCVP Asset Preservation and Mobility Counseling	TOTAL

Capital Subsidy	\$	-	-	-	-	-
Operating Subsidy		50,600,221	397,620	229,386	425,871	51,653,098
Tenant Rent		-	-	-	-	-
Tenant Revenue		-	-	-	-	-
Management Fee Revenue		-	-	-	-	-
Sales Proceeds		-	-	-	-	-
Other Revenue		(300,000)	-	-	300,000	-
Total Operating Revenue:	\$	50,300,221	397,620	229,386	425,871	51,653,098

Administrative Salaries	\$	1,576,472	66,599	-	19,980	80,000	1,743,051
Maintenance Salaries		216,512	-	-	-	-	216,512
Protective Services Salaries		-	-	-	-	-	-
Tenant Services Salaries		-	-	-	-	-	-
Employee Benefits		663,404	24,642	0	7,393	29,600	725,038
Fee Expenses		1,028,645	14,040	-	-	-	1,042,685
Other Administrative Expenses		511,832	6,800	-	2,301	-	520,933
Administrative Expenses:	\$	3,996,865	112,081	-	29,673	109,600	4,248,219

Maintenance Expenses	\$	-	-	-	-	-	-
Protective Services Expenses		-	-	-	-	-	-
Tenant Services Expenses		2,987	-	-	-	-	2,987
Utility Expenses		-	-	-	-	-	-
Housing Assistance Payments		46,560,950	288,611	229,386	396,006	-	47,474,953
General Expenses		48,307	258	-	1,190	190,400	240,155
Capital Improvements		-	-	-	-	-	-
Program Expenses:	\$	46,612,244	288,869	229,386	397,196	190,400	47,718,095

Total Expenditures:	\$	50,609,109	400,950	229,386	426,869	300,000	51,966,314
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Surplus/(Deficit):	\$	(308,888)	(3,330)	(0)	(998)	-	(313,216)
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Norfolk Redevelopment & Housing Authority

FY2025 Proposed Budget Report

RAD & Project Based Voucher (PBV) Housing

022	025	092	084		
North Wellington	Franklin Arms	Grandy Village V	Grandy Village Revite		TOTAL

Capital Subsidy	\$	-	-	-	-	-
Operating Subsidy		119,180	767,342	74,246	1,514,636	2,475,404
Tenant Rent		96,480	314,876	76,790	1,269,270	1,757,416
Tenant Revenue		17,000	4,897	1,700	23,652	47,249
Management Fee Revenue		-	-	-	-	-
Sales Proceeds		-	-	-	-	-
Other Revenue		5,000	6,000	17,000	80,000	108,000
Total Operating Revenue:	\$	237,660	1,093,115	169,736	2,887,558	4,388,069

Administrative Salaries	\$	5,665	89,652	12,381	197,998	305,696
Maintenance Salaries		18,336	135,437	29,680	483,767	667,220
Protective Services Salaries		3,797	14,807	2,278	41,383	62,265
Tenant Services Salaries		2,253	8,787	4,541	73,027	88,607
Employee Benefits		11,119	92,013	18,085	294,585	415,802
Fee Expenses		27,558	110,230	17,637	296,000	451,425
Other Administrative Expenses		17,131	72,702	20,667	131,555	242,055
Administrative Expenses:	\$	85,859	523,627	105,269	1,518,315	2,233,070

Maintenance Expenses	\$	49,544	288,075	39,444	505,052	882,115
Protective Services Expenses		-	81,978	4,382	-	86,360
Tenant Services Expenses		1,233	7,064	710	-	9,007
Utility Expenses		2,120	136,507	73,089	903,362	1,115,078
Housing Assistance Payments		-	-	-	-	-
General Expenses		38,528	176,996	22,813	242,170	480,507
Capital Improvements		-	-	-	-	-
Program Expenses:	\$	91,425	690,620	140,438	1,650,584	2,573,067

Total Expenditures:	\$	177,284	1,214,247	245,707	3,168,899	4,806,137
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Surplus/(Deficit):	\$	60,376	(121,132)	(75,971)	(281,341)	(418,068)
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Norfolk Redevelopment & Housing Authority
FY2025 Proposed Budget Report
Business Activity - Privately Managed Housing

001	050	031			
Merrimack Landing	Oakmont North	Park Terrace	Mission College		TOTAL

Capital Subsidy	\$	-	-	-	-	-
Operating Subsidy		-	-	-	-	-
Tenant Rent		5,898,890	4,410,093	854,400	3,144,705	14,308,088
Tenant Revenue		-	-	21,084	139,380	160,464
Management Fee Revenue		-	-	-	-	-
Sales Proceeds		-	-	-	-	-
Other Revenue		200,000	578,919	40,900	111,700	931,519
Total Operating Revenue:	\$	6,098,890	4,989,012	916,384	3,395,785	15,400,071

Administrative Salaries	\$	203,274	208,663	99,340	203,355	714,632
Maintenance Salaries		359,872	353,974	49,260	304,036	1,067,142
Protective Services Salaries		-	-	-	-	-
Tenant Services Salaries		-	-	3,600	24,000	27,600
Employee Benefits		132,385	107,445	19,746	95,864	355,440
Fee Expenses		331,714	286,967	41,237	118,852	778,770
Other Administrative Expenses		250,077	190,645	48,075	130,194	618,991
Administrative Expenses:	\$	1,277,322	1,147,694	261,258	876,301	3,562,575

Maintenance Expenses	\$	449,715	598,404	90,990	336,150	1,475,259
Protective Services Expenses		36,480	58,788	10,200	36,000	141,468
Tenant Services Expenses		-	-	-	-	-
Utility Expenses		504,396	609,589	131,640	492,297	1,737,922
Housing Assistance Payments		-	-	-	-	-
General Expenses		185,400	1,437,780	72,360	1,113,692	2,809,232
Capital Improvements		115,018	360,640	150,000	320,088	945,746
Program Expenses:	\$	1,291,009	3,065,201	455,190	2,298,227	7,109,627

Total Expenditures:	\$	2,568,331	4,212,895	716,448	3,174,528	10,672,202
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Surplus/(Deficit):	\$	3,530,559	776,117	199,936	221,257	4,727,869
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Norfolk Redevelopment & Housing Authority
FY2025 Proposed Budget Report
Low Income Public Housing (LIPH)

Continued

019	020	021	024	026	027
Hunter Square Midrise	Bobbit Midrise	Sykes Midrise	Family Self- Sufficiency	Bowling Green II	Marshall Manor II

Capital Subsidy	\$	362,000	342,000	228,000	-	-	-
Operating Subsidy		394,540	210,448	401,388	-	85,556	194,228
Tenant Rent		348,642	329,596	381,940	-	-	-
Tenant Revenue		8,961	7,828	11,948	-	-	-
Management Fee Revenue		-	-	-	-	-	-
Sales Proceeds		-	-	-	-	-	-
Other Revenue		8,515	6,412	6,464	3,605	-	-
Total Operating Revenue:	\$	1,122,658	896,284	1,029,740	3,605	85,556	194,228

Administrative Salaries	\$	85,370	85,849	85,849	10,000	-	-
Maintenance Salaries		108,726	114,198	60,510	-	-	-
Protective Services Salaries		13,668	12,529	12,529	-	-	-
Tenant Services Salaries		8,111	7,435	7,435	-	-	-
Employee Benefits		79,874	81,404	61,539	3,700	-	-
Fee Expenses		98,638	95,145	86,650	-	-	-
Other Administrative Expenses		40,198	33,090	30,862	623	-	-
Administrative Expenses:	\$	434,584	429,650	345,374	14,323	-	-

Maintenance Expenses	\$	217,376	166,560	217,752	1,889	-	-
Protective Services Expenses		190,503	137,893	190,535	-	-	-
Tenant Services Expenses		8,467	4,884	7,328	-	-	-
Utility Expenses		256,586	137,091	231,097	-	-	-
Housing Assistance Payments		-	-	-	-	85,556	194,228
General Expenses		15,141	28,811	16,442	-	-	-
Capital Improvements		-	-	-	-	-	-
Program Expenses:	\$	688,073	475,240	663,154	1,889	85,556	194,228

Total Expenditures:	\$	1,122,657	904,889	1,008,528	16,212	85,556	194,228
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Surplus/(Deficit):	\$	0	(8,605)	21,212	(12,607)	0	0
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Norfolk Redevelopment & Housing Authority
FY2025 Proposed Budget Report

Low Income Public Housing (LIPH)

002	006	010	011	012	018
Tidewater Gardens	Diggs Town	Young Terrace	Calvert Square	Oakleaf Forest	Partrea Midrise

Capital Subsidy	\$	-	-	-	-	318,000
Operating Subsidy		1,105,027	720,547	6,211,966	2,170,886	1,912,965
Tenant Rent		-	381,940	2,222,450	1,122,424	786,922
Tenant Revenue		-	8,240	208,060	119,480	17,510
Management Fee Revenue		-	-	-	-	-
Sales Proceeds		-	-	-	-	-
Other Revenue		52,000	10,142	64,390	95,010	22,103
Total Operating Revenue:	\$	1,157,027	1,120,869	8,706,866	3,507,800	2,739,500
						1,125,172

Administrative Salaries	\$	-	76,518	535,499	395,516	209,707	76,212
Maintenance Salaries		-	193,812	1,138,577	508,966	490,897	195,699
Protective Services Salaries		-	15,566	110,102	46,319	38,346	17,085
Tenant Services Salaries		-	29,304	129,113	82,958	75,010	10,139
Employee Benefits		-	116,624	707,918	382,491	301,165	110,680
Fee Expenses		23,490	115,250	795,991	344,146	291,099	121,480
Other Administrative Expenses		-	52,268	240,215	115,700	95,960	53,847
Administrative Expenses:	\$	23,490	599,343	3,657,414	1,876,095	1,502,184	585,141

Maintenance Expenses	\$	51,500	204,842	921,454	371,290	333,840	186,180
Protective Services Expenses		-	51,588	301,733	127,547	131,355	143,816
Tenant Services Expenses		-	8,108	43,684	20,515	17,728	6,474
Utility Expenses		309,000	486,103	3,780,594	1,253,376	679,662	250,973
Housing Assistance Payments		-	-	-	-	-	-
General Expenses		-	68,174	156,973	96,491	74,624	35,942
Capital Improvements		-	-	-	-	-	-
Program Expenses:	\$	360,500	818,815	5,204,438	1,869,219	1,237,209	623,385

Total Expenditures:	\$	383,990	1,418,158	8,861,852	3,745,314	2,739,393	1,208,526
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Surplus/(Deficit):	\$	773,037	(297,290)	(154,986)	(237,514)	107	(83,354)
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Norfolk Redevelopment & Housing Authority

FY2025 Proposed Budget Report

Low Income Public Housing (LIPH)

Continued

080	081	082	083	085	
Bowling Green III	Marshall Manor III	Bowling Green IV	Marshall Manor IV	Broad Creek V	GRAND TOTAL

Capital Subsidy	\$	-	-	-	-	-	1,250,000
Operating Subsidy		125,015	166,257	133,043	119,179	63,611	14,399,057
Tenant Rent		-	-	-	-	-	5,975,046
Tenant Revenue		-	-	-	-	-	393,563
Management Fee Revenue		-	-	-	-	-	-
Sales Proceeds		-	-	-	-	-	-
Other Revenue		-	-	-	-	-	278,744
Total Operating Revenue: \$		125,015	166,257	133,043	119,179	63,611	22,296,410

Administrative Salaries	\$	-	-	-	-	-	1,560,520
Maintenance Salaries		-	-	-	-	-	2,811,383
Protective Services Salaries		-	-	-	-	-	266,144
Tenant Services Salaries		-	-	-	-	-	349,506
Employee Benefits		-	-	-	-	-	1,845,395
Fee Expenses		-	-	-	-	-	1,971,888
Other Administrative Expenses		-	-	-	-	-	662,763
Administrative Expenses:	\$	-	-	-	-	-	9,467,599

Maintenance Expenses	\$	-	-	-	-	-	2,672,683
Protective Services Expenses		-	-	-	-	-	1,274,970
Tenant Services Expenses		-	-	-	-	-	117,188
Utility Expenses		-	-	-	-	-	7,384,482
Housing Assistance Payments		125,015	166,257	133,043	119,179	63,611	886,889
General Expenses		-	-	-	-	-	492,598
Capital Improvements		-	-	-	-	-	-
Program Expenses:	\$	125,015	166,257	133,043	119,179	63,611	12,828,811

Total Expenditures:	\$	125,015	166,257	133,043	119,179	63,611	22,296,410
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Surplus/(Deficit):	\$	(0)	0	0	(0)	0	0
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Norfolk Redevelopment & Housing Authority
FY2025 Proposed Budget Report

Development Programs

070, 071	198	556, 816, 819	564	224	
HOME	Capital Fund Program	HomeNet	CNI	General Fund Program	TOTAL

Capital Subsidy	\$	-	10,336,315	-	-	-	10,336,315
Operating Subsidy		1,368,182	-	210,000	287,272	619,998	2,485,452
Tenant Rent		-	-	-	-	-	-
Tenant Revenue		-	-	-	-	-	-
Management Fee Revenue		-	-	-	-	-	-
Sales Proceeds		-	-	-	-	-	-
Other Revenue		-	-	-	-	-	-
Total Operating Revenue:	\$	1,368,182	10,336,315	210,000	287,272	619,998	12,821,767

Administrative Salaries	\$	133,293	420,679	205,751	161,330	-	921,053
Maintenance Salaries		-	-	-	-	195,686	195,686
Protective Services Salaries		-	-	-	-	-	-
Tenant Services Salaries		-	73,736	42,996	40,693	-	157,425
Employee Benefits		49,318	182,933	92,036	74,749	72,404	471,441
Fee Expenses		-	2,283,632	-	-	-	2,283,632
Other Administrative Expenses		20,000	-	19,108	10,500	-	49,608
Administrative Expenses:	\$	202,612	2,960,980	359,891	287,272	268,090	4,078,844

Maintenance Expenses	\$	-	-	-	-	-	-
Protective Services Expenses		-	-	-	-	-	-
Tenant Services Expenses		-	-	-	-	-	-
Utility Expenses		-	-	-	-	-	-
Housing Assistance Payments		1,014,729	-	-	-	-	1,014,729
General Expenses		-	-	-	-	351,908	351,908
Capital Improvements		-	7,375,335	-	-	-	7,375,335
Program Expenses:	\$	1,014,729	7,375,335	-	-	351,908	8,741,972

Total Expenditures:	\$	1,217,341	10,336,315	359,891	287,272	619,998	12,820,816
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Surplus/(Deficit):	\$	150,841	0	(149,891)	(0)	0	951
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Norfolk Redevelopment & Housing Authority
FY2025 Proposed Budget Report
Residential Options, Inc. Housing

061					
Residential Options, Inc. (Guy Ave.)					TOTAL

Capital Subsidy	\$	-	-	-	-	-
Operating Subsidy		98,365	-	-	-	98,365
Tenant Rent		-	-	-	-	-
Tenant Revenue		-	-	-	-	-
Management Fee Revenue		-	-	-	-	-
Sales Proceeds		-	-	-	-	-
Other Revenue		43,878	-	-	-	43,878
Total Operating Revenue:	\$	142,243	-	-	-	142,243

Administrative Salaries	\$	11,395	-	-	-	11,395
Maintenance Salaries		7,538	-	-	-	7,538
Protective Services Salaries		-	-	-	-	-
Tenant Services Salaries		-	-	-	-	-
Employee Benefits		7,005	-	-	-	7,005
Fee Expenses		31,434	-	-	-	31,434
Other Administrative Expenses		1,860	-	-	-	1,860
Administrative Expenses:	\$	59,232	-	-	-	59,232

Maintenance Expenses	\$	21,218	-	-	-	21,218
Protective Services Expenses		-	-	-	-	-
Tenant Services Expenses		-	-	-	-	-
Utility Expenses		79,619	-	-	-	79,619
Housing Assistance Payments		-	-	-	-	-
General Expenses		20,600	-	-	-	20,600
Capital Improvements		-	-	-	-	-
Program Expenses:	\$	121,437	-	-	-	121,437

Total Expenditures:	\$	180,669	-	-	-	180,669
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Surplus/(Deficit):	\$	(38,426)	-	-	-	(38,426)
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Norfolk Redevelopment & Housing Authority

FY2025 Proposed Budget Report

Community Engagement Programs

049, 314, 325					
HRV					TOTAL

Capital Subsidy	\$	-	-	-	-
Operating Subsidy		343,037			343,037
Tenant Rent		-	-	-	-
Tenant Revenue		-	-	-	-
Management Fee Revenue		-	-	-	-
Sales Proceeds		-	-	-	-
Other Revenue		647,954	-	-	647,954
Total Operating Revenue:	\$	990,991	-	-	990,991

Administrative Salaries	\$	-	-	-	-
Maintenance Salaries		-	-	-	-
Protective Services Salaries		-	-	-	-
Tenant Services Salaries		477,153	-	-	477,153
Employee Benefits		176,547	-	-	176,547
Fee Expenses		-	-	-	-
Other Administrative Expenses		36,908	-	-	36,908
Administrative Expenses:	\$	690,608	-	-	690,608

Maintenance Expenses	\$	-	-	-	-
Protective Services Expenses		-	-	-	-
Tenant Services Expenses		281,843	-	-	281,843
Utility Expenses		-	-	-	-
Housing Assistance Payments		-	-	-	-
General Expenses		18,540	-	-	18,540
Capital Improvements		-	-	-	-
Program Expenses:	\$	300,383	-	-	300,383

Total Expenditures:	\$	990,991	-	-	990,991
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Surplus/(Deficit):	\$	0	-	-	0
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Norfolk Redevelopment & Housing Authority
FY2025 Proposed Budget Report
Central Office Cost Center (COCC)

Administrative Operations	Development & Other Operations	Specialized Maintenance Admin	Virginia Housing Capital Grant	Development Company	TOTAL
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Capital Subsidy	\$ -	-	-	-	-	-
Operating Subsidy	-	-	-	350,000	-	350,000
Tenant Rent	-	-	-	-	-	-
Tenant Revenue	-	-	-	-	-	-
Management Fee Revenue	4,499,629	-	-	-	-	4,499,629
Sales Proceeds	-	-	-	-	-	-
Other Revenue	200,000	1,000,000	24,205	-	200,000	1,424,205
Total Operating Revenue:	\$ 4,699,629	1,000,000	24,205	350,000	200,000	6,273,834

Administrative Salaries	\$ 3,868,367	685,407	-	185,210	196,748	4,935,733
Maintenance Salaries	-	-	-	-	-	-
Protective Services Salaries	-	-	-	-	-	-
Tenant Services Salaries	-	-	-	-	-	-
Employee Benefits	1,431,296	253,601	-	68,528	72,797	1,826,221
Fee Expenses	-	-	-	-	-	-
Other Administrative Expenses	2,668,910	225,538	6,669	-	-	2,901,117
Administrative Expenses:	\$ 7,968,573	1,164,546	6,669	253,738	269,545	9,663,071

Maintenance Expenses	\$ 8,240	221,450	103,000	-	-	332,690
Protective Services Expenses	-	-	-	-	-	-
Tenant Services Expenses	-	-	-	-	-	-
Utility Expenses	-	-	90,963	-	-	90,963
Housing Assistance Payments	-	-	-	-	-	-
General Expenses	66,950	44,908	131,271	-	-	243,129
Capital Improvements	-	-	-	96,262	500,000	596,262
Program Expenses:	\$ 75,190	266,358	325,235	96,262	500,000	1,263,045

Total Expenditures:	\$ 8,043,763	1,430,904	331,904	350,000	769,545	10,926,116
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Surplus/(Deficit):	\$ (3,344,133)	(430,904)	(307,699)	0	(569,545)	(4,652,281)
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**RESOLUTION ADOPTING THE CONSOLIDATED
ANNUAL OPERATING BUDGET
FOR THE FISCAL YEAR BEGINNING
JULY 1, 2024 AND ENDING JUNE 30, 2025**

WHEREAS, the expected operating income and capital funding and related expenditures for the various programs, projects and activities of this Authority for the period beginning July 1, 2024 and ending June 30, 2025 have been carefully reviewed and compiled in a consolidated budget document (the “Consolidated Annual Operating Budget”), a copy of which has been presented to the Commissioners at the April 11, 2024 Board of Commissioners’ Meeting and considered by the Commissioners at the June 13, 2024 Board of Commissioners’ Meeting; and

WHEREAS, the requested funding in the amount of \$115,333,799 is adequate to cover the proposed expenditures as set out in the budget document; and

WHEREAS, a public hearing was held on May 30, 2024 in accordance with mandated state legislature; and

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

WHEREAS, during the course of developing the FY2025 Consolidated Annual Operating Budget vacant positions deemed necessary remain in the budget; and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Consolidated Annual Operating Budget for the fiscal year beginning July 1, 2024 and ending June 30, 2025, is hereby determined to be an estimate of the operating income to be received and expenditures to be incurred in the prudent operation of the administration and program activities and operation of the central offices of the Authority for the fiscal year ending June 30, 2025 and the Consolidated Annual Operating Budget as presented at the June 13, 2024 meeting, to include any modifications approved by the funding providers during the fiscal year, is hereby approved; and

BE IT FURTHER RESOLVED, that the Executive Director or his designee is hereby authorized, in his discretion, to expend during the fiscal year ending June 30, 2025, from unobligated funds in previously approved Cumulative Budgets, as shown in the Consolidated Operating Budget, such amounts in excess of currently budgeted amounts as he may deem appropriate; and

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

Monthly Performance Reports

for month ending May 31, 2024

Contents

- Performance of Operations
 - Public Housing
 - HCV
 - Other Housing
- Development
- Community Engagement
- Finance Activities
- Other

Procurement Activity Update

5/1 – 5/31/2024 (May, 2024)

Executive Contact: Kathy Mosley, Director of Procurement and Admin Services

Date June 13, 2024

Staff

- Director
- 1-Senior Contracts Specialist
- 2-Procurement Specialist

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.

Purchase Orders

Number of Stock or Standard POs initiated in May, 2024: **95**

Total Value: **\$ 421,653.69**

Bobbitt Apartments	0.....	\$0.00
Calvert Square	2.....	\$1,182.93
Client Services	1.....	\$4,082.00
CAGR	0.....	\$0.00
Cottage Bridge Apartments	1.....	\$58.32
Diggstown	12	\$10,731.88
Franklin Arms Apartments	9.....	\$22,282.74
Grandy Village	20	\$18,572.25
Housing Choice Voucher	3.....	\$2,418.99
Housing Operations (Specialized)	4.....	\$26,306.36
Hunter Square Apartments	1.....	\$5,257.00
Information Systems	9.....	\$279,199.37
NRHA	1.....	\$650.00
Oakleaf Forest	10	\$7,753.99
Partrea Apartments	7.....	\$4,555.10
Procurement	1.....	\$2,710.80
Sykes Apartments	5.....	\$13,206.99
Young Terrace	15	\$22,684.97
Totals	95	\$421,653.69

Purchase Requisitions for Contracts, Purchase Orders and Task Orders

Contracts (New)	1.....	\$196,000.00
Change Orders	1.....	\$2,600.00
Options to Renew	7.....	\$774,509.40
Other POs	0.....	\$0.00

May, 2024 Procurement Activity Update/2

Upcoming Projects

PR2236-236-24	Food Desert Transportation Services est. \$65,066.40
PR2237-237-24	Request for Qualifications for General Contractors and Builders
PR2242-242-24	Davis-Bacon/Section 3 Economic Opp's Consulting est. TBD
PR2243-243-24	Relocation Consultant Services est. TBD
PR2244-244-24	Workforce Development Consultant Services est. \$100,000.00
PR2247-247-24	Light Pole Repairs; as needed - Electrical Services est. \$100,000.00
PR2251-251-24	Grant Writing Services est. \$75,000.00
PR2254-254-24	Modular Homes (Demonstration Home) est. TBD
PR2271-271-24	Senior Advisor Consultant est. \$90,100.00
PR2272-272-24	Government Relations est. \$113,950.00
PR2274-274-24	Compliance and Policy Review est. \$90,000.00
PR2275-275-24	Resident Services Consulting est. \$119,600.00

Housing Operations Public Housing Programs

2

New Admissions

89.61%

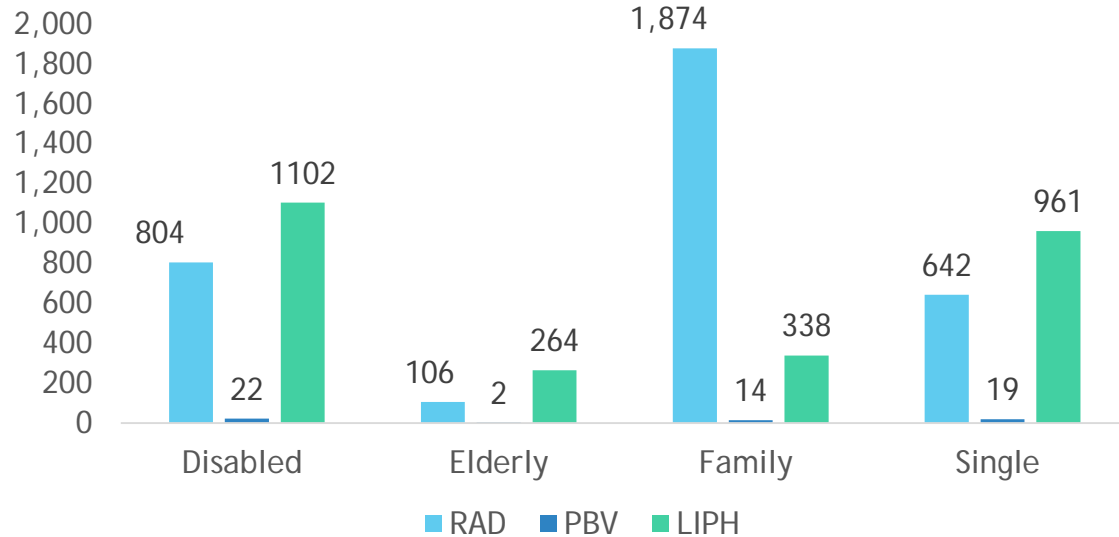
Occupancy

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

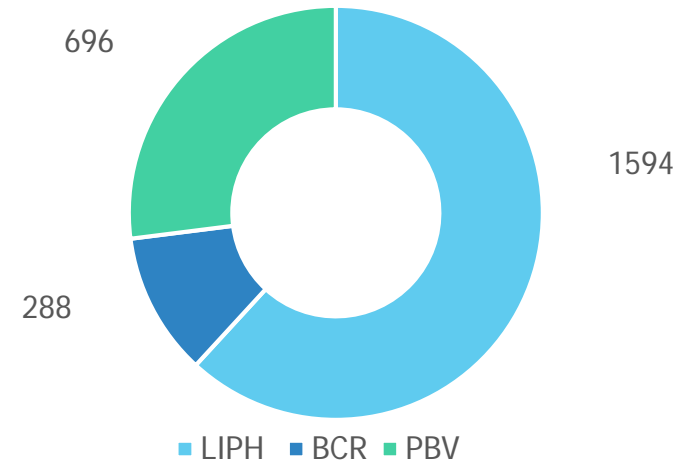
Occupied Units by Community

Community	Total Units	Units Occupied	Percentage
Diggs Town	103	98	95.15%
Young Terrace	746	622	83.38%
Calvert Square	310	287	92.58%
Oakleaf Forest	257	242	94.16%
Partrea Midrise	114	103	90.35%
Huntersquare	91	87	95.60%
Bobbitt Midrise	84	81	96.43%
Sykes Midrise	84	74	88.10%

Applicants on the Waitlist



Occupied Units by Program



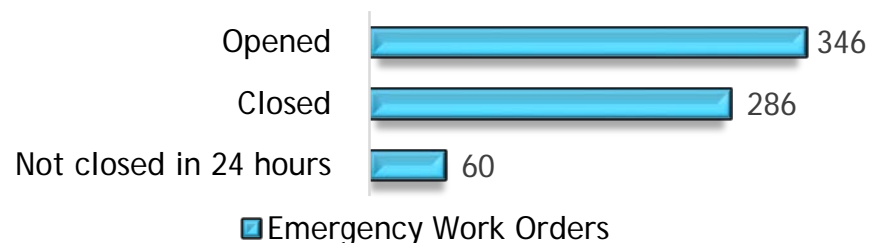
Housing Operations Public Housing Programs

Emergency Work Orders by Zones

Zone 1	Opened	Closed	Not Closed in 24 hrs.	% Completed
Oakleaf Forest	57	55	2	96.49%
Partrea Apartments	7	7	0	100.00%
Bobbitt Apartments	8	8	0	100.00%
Sykes Apartments	7	6	1	85.71%
Grandy Village	66	52	14	78.79%
Total Per Zone:	145	128	17	88.28%

Zone 2	Opened	Closed	Not Closed in 24 hrs.	% Completed
Diggs Town	6	6	0	100.00%
Young Terrace	119	83	36	69.75%
Calvert Square	64	60	4	93.75%
Hunter Square	4	4	0	100.00%
Franklin Arms	5	3	2	60.00%
Cottage Bridge	3	2	1	66.67%
Diggs Town Phase 1 and Hotel Units	0	0	0	0
Total Per Zone:	201	158	43	78.61%

Total Emergency Work Orders



Move Out Report

Reason for Vacating Unit	Count
Unit Transfer	3
Moved to HCV	1
Moved to PBV	0
Rented Elsewhere	8
Home Ownership	0
Medical	1
Deceased	2
Skipped Out	1
Eviction	1
Criminal Activity	0
Moved Prior to Eviction	0



Commissioners' Update NRHA Board of Commissioners

Subject: Housing Choice Voucher Update

Executive Contact: Pamela Jones-Watford

Date: June 13, 2024

BACKGROUND

The Housing Choice Voucher (HCV) program provides affordable, decent, and sanitary housing for low and low to moderate income families, the elderly and the disabled to afford decent, safe housing in the private market.

STATUS

The lease-up process has begun for the Aspire Apartments located at 645 Church St., Norfolk, VA 23510. There are 85 units with 21 allocated as Project Based Voucher units with former Tidewater Gardens residents having first preference for the 21 units.

We attended the Conference for Large Public Housing Authorities Housing Is Summit which afforded the opportunity of building a future where systems work together to improve life outcomes for low-income individuals and families providing them with stable housing.

We participated in the Emphasys Spring Training Symposium, the virtual event covered:

- Portals and waiting list management
- RFTA and Admin Suite functionalities
- NSPIRE and NSPIRE-V inspections
- Month End Balancing and HOTMA/HIP reporting

A large number of Port-Ins and VASH voucher holders from other HA localities continue to port into Norfolk and we are absorbing port-ins and some of the VASH port-ins.

The Finance Department and HCV Department continue to meet monthly to review the HUD Two-year tool and other fiscal matters for the HCV Program. We had training on preparing the tool.

The HCV Inspectors continue to complete biennial, initial, complaint inspections for NRHA's voucher holders, and also for HA owned properties for Suffolk Redevelopment and Housing Authority, and Newport News Redevelopment and Housing Authority.

There have been weekly meetings with representatives from the City of Norfolk, Urban Strategies, The Franklin Johnston Group, and NRHA to facilitate the smooth moves for former Tidewater Gardens Residents.

We have completed the Business Analysis Plan for Yardi Software for the HCV Program.

WAIT LIST:

Aspire at Church St. PBV wait list for former Tidewater Gardens residents will close today and open for the general public on May 20th and will close on June 19th.

Wait list totals

Aspire at Church St. (TG former residents) 104 applied and are being processed to determine eligibility.

Aspire at Church St. 1,582 (wait list currently open and will close on 06/13/2024)

Banks of Berkley- 21

Church Street Station (Homeless)- 2,073

Church Street Station (Not Homeless)-73

Cottage Bridge- 1,122

Crescent Square- 169

Diggs Phase 1 RAD- 496

Franklin Arms- 547

Gosnold-605

Grandy Phase V092 RAD-252

Grandy Phase VI- 362

Grandy Village Revit RAD- 1,829

HCV-4,021

Hérons Landing- 216

Holley Point Apartments- 528

LIPH- 2,424

Market Heights Apartments- 1,146

Market Heights Apartments- Tidewater - 17

North Wellington RAD – 292

Origin Circle at Kindred- 1,061

Origin Circle at Kindred- Tidewater- 2

Reunion Senior Living at Kindred- 154

Riverside Station – 135

South Bay PBV- 261

St. Paul's Apartments- 217

The Ashton – 243

The Retreat at Harbor Point – 241

Landlord Outreach

We continue to market for new landlords and additional properties for the program to lease to voucher holders. There were four (4) new landlords in May that leased to voucher holders. We are in the process of planning a "Landlord Event" to prepare the landlords for the upcoming mandatory program changes with the implementation of NSPIRE inspection standards and SAFMR.

PROJECT BASED VOUCHERS UPDATE

We continue to work with the developers of proposed PBV communities with regards to establishing rents, preparing revised letters of intent, ensuring that the SLR and ER are processed appropriately, and that the units will be decent and affordable.

FUTURE ACTION

HOTMA training and implementation inclusive of updates needed for the Administrative Plan effective 07/01/2024.

NSPIRE to be implemented 10/01/2024,

SAFMR effective 10/01/2024, all of Norfolk zip codes will be impacted due to HUD designating NRHA as a metropolitan area required the use of SAFMRs. This will be helpful in providing voucher holders greater access to low-poverty and/or high-opportunity neighbourhoods.

Project Based Voucher Future Obligations (Non-RAD)

481 allocated units with 220 of the units CNI. The AHAP agreement has been executed for 80 allocated units.

Program Update

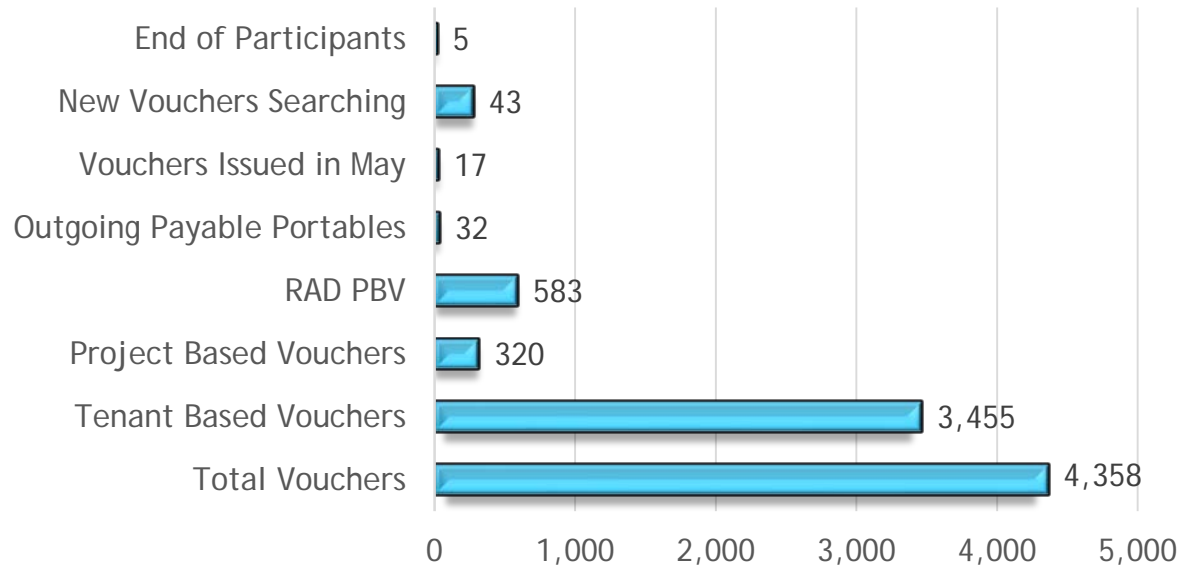
Total Program Overview	
Total Vouchers	4,358
Tenant Based Vouchers	3,455
Project Based Vouchers (PBV)	320
RAD PBV	583
SRAP Certificates	57
Outgoing Payable Portables	6
Vouchers Issued in May	17
New Vouchers Searching	45 (5 PBVS)
New VASH Vouchers Searching	43 (35 Port-ins)
SRAP Certificates Searching	5
End of participations for May	5

Housing Operations Housing Choice Voucher

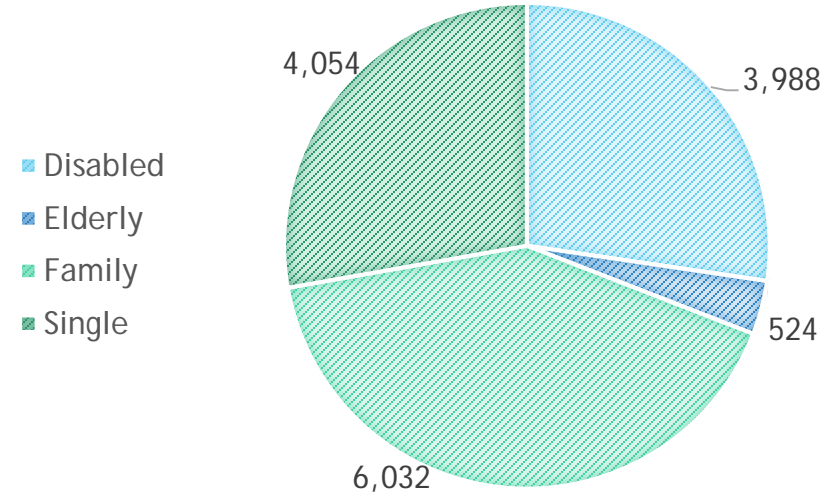
14

New Admissions

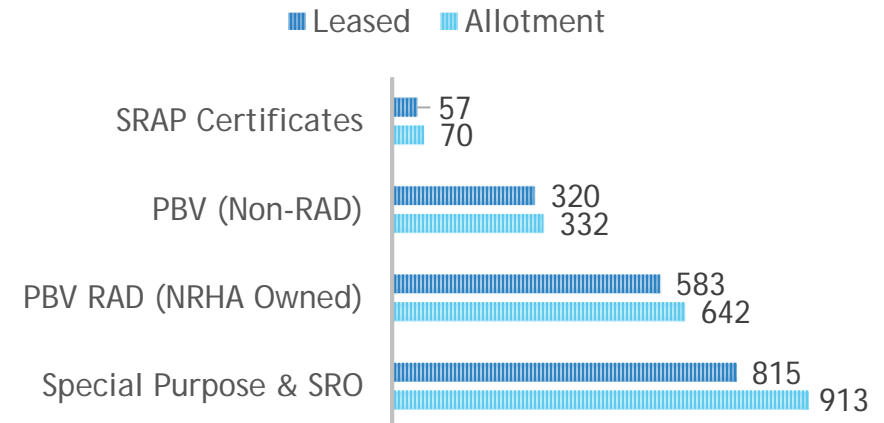
Current Statistics



WAITLIST SUMMARY

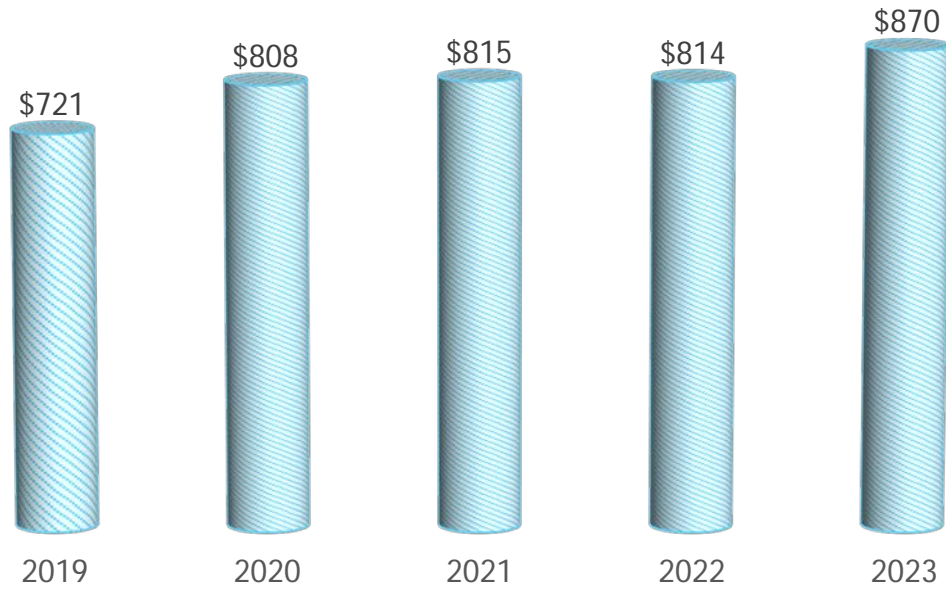


PEOPLE SERVED BY PROGRAM

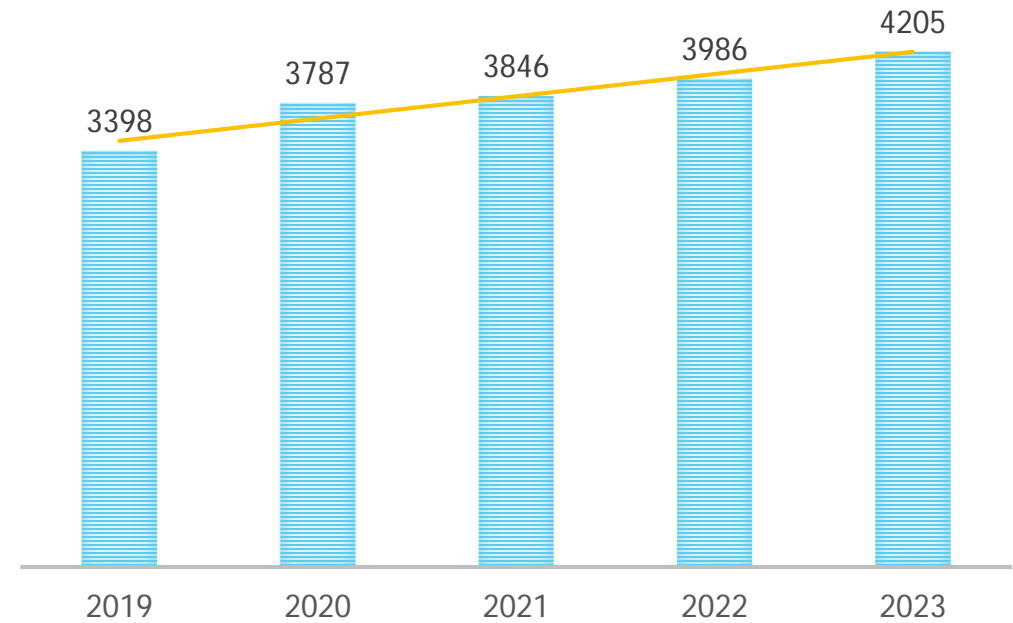


Housing Operations Housing Choice Voucher

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	5	8
Phone Calls to Property Owners	8	13
Referral Listing Add-ons	37	30
Standing Partner Listing Add-ons	0	0
New Admission Surveys Mailed	0	0

5
New
landlords

0
Landlord
Orientation
Attendees

NRHA COMMUNITY SITES CAPITAL FUNDS AND EXPENDITURES BUDGET SUMMARY					
2022		2023		2023 ESSG	
DEVELOPMENT NAME	ESTIMATED BUDGET	DEVELOPMENT NAME	ESTIMATED BUDGET	DEVELOPMENT NAME	ESTIMATED BUDGET
TIDEWATER GARDENS	\$ 328,000.00	TIDEWATER GARDENS	\$ 50,000.00	HUNTER SQUARE	\$ 76,125.00
DIGGSTOWN	\$ 969,640.00	DIGGSTOWN	\$ 377,249.10	PARTREA	\$ 97,750.00
YOUNGS TERRACE	\$ 1,000,969.29	YOUNGS TERRACE	\$ 1,038,888.22	SYKES	\$ 76,125.00
CALVERT SQUARE	\$ 866,535.71	CALVERT SQUARE	\$ 1,029,284.20		
OAKLEAF FOREST	\$ 1,629,988.00	OAKLEAF FOREST	\$ 3,725,911.13		
PARTREA	\$ 2,381,698.99	PARTREA	\$ 1,384,929.07		
HUNTER SQUARE	\$ 335,249.00	HUNTER SQUARE	\$ 146,485.33		
BOBBITT	\$ 222,099.01	BOBBITT	\$ 416,639.10		
SYKES	\$ 252,202.00	SYKES	\$ 662,582.45		
AUTHORITY WIDE	\$ 2,286,751.00	AUTHORITY WIDE	\$ 1,536,885.40		
BROAD CREEK PHASE BG III	\$ 39,290.00				
BROAD CREEK PHASE MM III	\$ 92,180.00				
TOTAL BUDGET	\$ 10,404,603.00	TOTAL BUDGET	\$ 10,368,854.00	TOTAL BUDGET	\$ 250,000.00
TOTAL OBLIGATED	\$ 10,404,603.00	TOTAL OBLIGATED	\$ 3,000,994.48	TOTAL OBLIGATED	\$ -
TOTAL EXPENDED	\$ 3,326,722.47	TOTAL EXPENDED	\$ 96,962.00	TOTAL EXPENDED	\$ -

DESIGN AND CONSTRUCTION MANAGEMENT DEPARTMENT PROJECT STATUS						
Construction Projects						
PROJECT LOCATION	SCOPE OF WORK	CONTRACTOR	COST	COMPLETION DATE	% Complete	MWBE
1300 Little Bay Ave	New Home Construction	Asfari Homes Inc.	N/A	N/A	55%	
Bobbitt & Hunter Sq.	Elevator Upgrades (G1067)	Contracting Solutions	\$1,241,042	8/23/2024	70%	
Bobbitt	Bobbitt Mid Rise Temporary Cooling Tower Rental (H1083)	Comfort Systems of Virginia Inc.	\$77,100	9/3/2024	0%	YES
Bobbitt	Repair of Cooling Towers	Power Mechanical Inc.	\$126,651	TBD	0%	
Bobbitt Mid Rise	Replace Building Water Fountains (H1063)	Joint Resources	\$ 15,600.00	3/31/2024	COMPLETE	
Bobbitt/Sykes	Mid-Rise Common Area Flooring Replacement (H1048)	Continental Flooring Company	\$274,630	5/21/2024	100%	
Calvert Square	Calvert Envision Center Interior Lighting Upgrades (H1065)	Blackout Electric Inc.	\$ 29,900.00	4/20/2024	COMPLETE	Yes
Calvert Square	Calvert Envision Center Walkway Cover Replacement (H1064)	Powermovement General Contractors	\$ 94,180.00	5/20/2024	COMPLETE	YES
Calvert Square	Vacant Unit Painting (H1088)	K-Kontractors	\$8,260	6/11/2024	0%	Yes
Calvert Square	Basketball Court Drain Installation (H1091)	Powermovement General Contractors	\$4,660	6/11/2024	COMPLETE	Yes
Calvert Square	Calvert Square Basketball Court (H1088)	K-Kontractors	\$10,291	7/29/2024	100%	Yes
Calvert Square	Access Door Installation(H1079)	P&M Construction	\$56,895	7/29/2024	0%	YES
Calvert Square	Drain Cleaning and Protection	P&M Construction	\$101,750	8/2/2024	0%	YES
Calvert Square	Site Improvements	Task Order Contract	TBD	TBD	0%	
Calvert Square	Rental Office Renovation	Task Order Contract	TBD	TBD	0%	
Calvert Square	Calvert Square Painting Project (H1091)	Powermovement General Contractors	\$10,550	6/11/2024	0%	Yes
Diggs Town	UFAS Handrail Installation (H1057)	Mid-Atlantic Metals	\$ 40,035.00	4/20/2024	COMPLETE	
Diggstown	PHC Ramp Project (H1071)	Powermovement General Contractors LLC	\$ 20,467.00	3/28/2024	COMPLETE	YES
Diggstown	Recreation Center Fire/Security System Replacement (H1070)	VSC Fire and Safety Inc.	\$ 14,551.80	4/12/2024	COMPLETE	
Diggstown	Rental Office HVAC Replacement (H1087)	Joint Resource Solutions Inc.	\$19,909	6/6/2024	75%	
Diggstown	PHC Exterior Porch Area Painting(H1074)	P&M Construction	\$137,482	7/11/2024	75%	YES
Diggstown	Site Improvements	Advertise (October 2024)	TBD	TBD	0%	
Diggstown	Permanent Recreation Center Renaming of Signs	Task Order Contract	TBD	TBD	0%	
Hunter Square	Common Area Lighting Replacement and Exterior Lighting Upgrades (H1072)	Blackout Electric Inc.	\$75,000	6/22/2024	100%	Yes
Hunters/Partrea	Mid-Rise Common Area Flooring Replacement (H1066)	NRBC Enterprises	\$415,996	5/29/2024	100%	
Oakleaf	Building 23 HVAC Replacement(H1060)	Dominion Builders Contracting Inc.	\$256,500	7/25/2024	50%	YES
Oakleaf	Electrical Meter Box & Panel	Advertise (Bid Opening 06.08.24)	TBD	TBD	0%	
Oakleaf	Window and Roof Replacement Phase II	Advertise (July 2024)	TBD	TBD	0%	
Oakleaf	Fire Damage Apartment Bldg 1939 Renovation	Task Order Contract	TBD	TBD	0%	
Oakleaf	1803 & 1804 Greenleaf 2 ton Condenser Replacement (H1083)	Comfort Systems of Virginia Inc.	\$13,010	7/30/2024	0%	YES
Oakleaf	Window and Roof Replacements Phase I (H1062)	Dominion Builders Contracting Inc.	\$2,185,000	1/29/2025	5%	YES
Oakleaf Forest Bungalows	Bungalow Repair and ADA Conversion (H1068)	Pyramid Enterprises LLC	\$289,900	8/13/2024	35%	Yes
Partrea	Call To Aid Service Call Apt 203 (H1089)	Lundquist Associates Integrated Sys.	\$778	5/16/2024	COMPLETE	
Partrea	Elevator Upgrades and Additions (H1044)	VIRTEXCO	\$4,642,000	7/18/2025	25%	
Spartan Village	Demolition	C.M Munden	\$23,260	TBD	100%	
Sykes	Elevator Upgrades and Additions (H1049)	VIRTEXCO	\$1,986,000	10/9/2024	35%	
Various Sites	Painting of 1649 Campostella Rd/1898 & 1900 Greenleaf Dr. (H1080)	Brush It On Paint	\$8,276	5/29/2024	100%	YES
Young Terrace	Tender Agreement Re-Bid Young Terrace Unit Renovation Completion (H1069)	M&M Enterprises II Inc.	\$345,450	6/25/2024	75%	
Young Terrace	Laundry Facility	Advertise (July 2024)	TBD	TBD	0%	
Youngs Terrace	281 Nicholson Unit Renovation (H1088)	K-Kontractors	\$53,621	6/24/2024	0%	Yes
Youngs Terrace	287 Nicholson Unit Renovation (H1088)	K-Kontractors	\$39,561	6/24/2024	0%	Yes
Youngs Terrace	441 Nicholson Unit Renovation (H1091)	Powermovement General Contractors	\$60,947	6/24/2024	0%	Yes
Youngs Terrace	483 Nicholson Unit Renovation (H1091)	Powermovement General Contractors	\$63,449	6/24/2024	0%	Yes
Youngs Terrace	315 Nicholson Unit Renovation (H1092)	Pyramid Enterprises	\$55,322	6/24/2024	0%	Yes
Youngs Terrace	340 Nicholson Unit Renovations (H1092)	Pyramid Enterprises	\$55,322	6/24/2024	0%	Yes
Youngs Terrace	Rental Office Renovation	Task Order Contract	TBD	TBD	0%	
Youngs Terrace	Site Improvements	Task Order Contract	TBD	TBD	0%	
		Total	\$12,853,345			
		MWBE Contract Value	\$3,707,443	29%		



Development Report: DCM Projects

A&E CONTRACTS							
PROJECT LOCATION	SCOPE OF WORK	CONTRACTOR	COST	COMPLETION DATE	% Complete		PROJECT MANAGER
Calvert Square	Site Improvements	TBD	TBD	TBD	0%		
Calvert Square	Rental Office Renovation	TBD	TBD	TBD	0%		
Diggs Town	Install New Playground Equipment	Saunders & Crouse	TBD	TBD	0%		
Diggs Town	Permanent Recreation Renaming of Signs	Moseley Architects	TBD	TBD	0%		
Diggstown	Site Improvements	TBD	TBD	TBD	0%		
Mission College	Entrance Stairway Condition Report	Saunders & Crouse	\$ 17,415		COMPLETE		
Moton Circle	Moton Cicle Development Study	VHB	\$ 122,700	5/28/2024	50%		C. ODOM
Oakleaf	Mini Split Design	Vansant-Gustlar	\$ 27,610		COMPLETE		
Oakleaf	Fire Damage Apartment Building Rebuild Design	VHB	\$ 147,250	4/26/2024	50%		C.ODOM
Oakleaf	Fire Damage Apartment Building Renovation Design	VHB	\$ 116,625	4/26/2024	50%		C. ODOM
Oakleaf	Window and Roof Replacement Phase 1	MBP	\$ 77,717	2/3/2025	20%		
Oakleaf	Electrical Meter Box & Circuit Panel	American Engineering	\$ 52,890	4/29/2024	100%		C. ODOM
Partrea	RAD Conversion	Saunders & Crouse	\$ 461,583	7/26/2024	25%		C. ODOM
Partrea Mid Rise	PTAC Unit Replacements	Vansant-Gusler	\$ 42,070	3/15/2024	COMPLETE		
Sykes	RAD Conversion	Saunders & Crouse	\$ 539,766	7/26/2024	25%		C. ODOM
Various Sites	5 lots:S. Cape Henry/Harrell Ave. 2 lots May Ave. 2 lots Ballentine Blvd.	Cardinal Civil Resources	\$ 42,070	3/15/2024	60%		C. ODOM/L. GREEN
Various Sites	Housing Related Hazards & Lead Based Paint Capital Fund Program Emergency Safety & Security Grant	Kimley Horn	\$ 23,667	7/1/2024	0%		
Young Terrace	Laundry Facility Design	RFS	\$ 192,997	12/7/2024	95%		C. ODOM
Youngs Terrace	Rental Office Renovation	TBD	TBD	TBD	0%		C.ODOM
Youngs Terrace	Site Improvements	TBD	TBD	TBD	0%		
			Total	\$ 1,864,359.45			



Development Report: Tidewater Gardens Choice Neighborhoods Initiative

NRHA and the City of Norfolk continue implementation of the St. Paul's/Tidewater Gardens Choice Neighborhood Initiative the transformation of the Tidewater Gardens public housing community. The City and NRHA were awarded a \$30 million Choice Neighborhoods Initiative (CNI) implementation grant from HUD in 2019 and another \$10 million CNI supplemental grant in 2023. The initial award has a congressional expenditure date of September 25, 2025, expected to be extended by one year, the supplemental grant already has a HUD expenditure date of September 25, 2026.

Brinshore is Developing the on-site Housing with bank of America CDC, Franklin Johnston Group and BBRM.

Urban Strategies leads case management, resident outreach and mobility counseling

There are in total 714 units planned with 260 replacement units with project based rental assistance, 238 affordable units with income restrictions and 216 market rate housing units to be constructed across four overall development phases. The overall development is now known as "Kindred" completion of all on-site units is now expected by February 2027.

BLI #	BLI Description	CNI Grant Budget	CNI Grant Expended	CNI Grant Balance
1405	Supportive Service	4,232,920.00	(3,618,633.85)	614,286.15
1408	Management Improvements	636,270.00	(617,706.21)	18,563.79
1410	Administration	1,500,000.00	(838,150.40)	661,849.60
1430	Fees and Costs	6,457,157.00	(5,836,700.72)	620,456.28
1450	Site Improvement	1,084,412.00	(850,000.00)	234,412.00
1460	Dwelling Structures	21,709,729.00	(7,733,506.56)	13,976,222.44
1480	Critical Community Improvements	2,250,000.00	-	2,250,000.00
1485	Demolition	1,229,229.00	(1,229,229.00)	-
1495	Relocation Costs	900,283.00	(523,407.76)	376,875.24
	Total	40,000,000.00	(21,247,334.50)	18,752,665.50

Upcoming Events	
Lease Up Origin and Reunion Completion	June-24
Mixed Finance submittal Phase 3	June-24
Aspire Completion-leasing	in process
Mixed Finance submittal Phase 4	Fall 2024
TWG A (Phase III) Construction Start	Feb-25
TWG A (Phase III) Construction Start	Apr-25
Unity (Phase 2) Construction Completion	August/Oct 2025

CNI Construction Status Update	Status	Total Units	Replacement Units	Affordable Units	Market Units	Completion Schedule
Phase I (Blocks 19/20) Reunion and Origin	Complete	192	61	90	41	97% Leased
Phase II (Blks 17/18)-Unity	Under Construction	140	48	49	43	Aug/Oct 2025
Phase III (TWG A)	Planned Finance Close January 2025	191	73	96	22	Feb-27
Phase IV-TWG B1 & B2	Planned Finance Close April 2025	191	78	43	70	Winter 2026/27
Off-Site-Riverside Station	Complete	120	23	97	0	March 2023
Off-Site-Aspire	Under Construction	85	21	64	0	Jul-24
78 at St. Paul's	In Design	259	8	44	207	TBD
Remaining Off-site		18	18			TBD
Totals		1196	330	483	383	

Development Report: Tidewater Gardens Choice Neighborhoods Initiative

Origin and Reunion at Kindred Lease Up Report

31-May-24

Total

Apartments	72	120	192
Replacement Units	24	37	61
Affordable Units	44	46	90
Market Units	4	37	41

Leased	72	114	186
Replacement Units	24	32	56
Affordable Units	44	46	90
Market Units	4	36	40
Total Families Moved-in	72	107	179
Total Families using HCV or PBV rental Assistance	51	59	110

Former Tidewater Families			
Signed up and pulled from PBV Waitlist	38	105	143
Cancelled PBV Application	25	74	99
Approved (PBV+Afford+MRKT)	13	31	44
Moved in	13	30	43
In-process	0	1	1

BRINSHORE



June 2024

Development Report: HOME Program

The HOME Investment Partnership Program, known as HOME, was implemented by the City of Norfolk and NRHA to expand the supply of decent affordable housing to low-to-moderate income households who choose to purchase a home in Norfolk. This program provides up to \$60,000 in down payment and closing cost assistance to first-time homebuyers with household incomes at or below 80 percent area medium income who are purchasing a home in Norfolk.

HOME Fiscal Year	Closings	Cancellations
FY2019	20	4
FY2020	13	3
FY2021	17	3
FY2022	15	4
FY2023	11	2
FY2024*	12	3
Totals	88	19

* Closing as of June 6, 2024

Budget Balances

HOME Fiscal Year	Balance 4/30/2024	Balance 5/31/2024
FY2019	\$ -	\$ -
FY2020	\$ -	\$ -
FY2021	\$ -	\$ -
FY2022	\$ 279,496	\$ 279,496
FY2023	\$ 783,367	\$ 783,367
FY2024	\$ 1,014,729	\$ 1,014,729
	\$ 2,077,592	\$ 2,077,592

Home FY 24 YTD Stats	Qrt 1	Qrt 2	Qrt 3	Qrt 4 April - June	Totals to- date
New Applications	7	20	15	8	50
In-process	25	19	6	11	61
6-month Eligibility Period	4	3	13	15	35
Under Contract	2	3	3	6	14
Closings	1	4	5	2	12
Cancellations	1	1	0	1	3



The Path From HCV to Homeownership

Generational barriers being broken as families pass down the legacy of homeownership success through counseling, access to tools and down payment assistance.

Ms. Johnson-El an HCV recipient enrolled in the homeownership program on November 29, 2022, filled with hope to achieve the dream of homeownership. Her inspiration stemmed from watching her mother's journey from HCV to purchasing her first home renovated by NRHA in 2011, with the invaluable support of HomeNet and access to the down payment assistance grant.

"Homeownership means everything to me and my family," Ms. Johnson-El shares, emphasizing the stability it provides, especially for her children, one of whom has a rare medical condition.

Reflecting on the positive impact of homeownership, she adds, "It brings us closer together and also gives us the opportunity to demonstrate not only the steps required for purchase but also the responsibilities of maintaining our home and being good neighbors and citizens."

Expressing her gratitude for the HomeNet program, Ms. Johnson-El emphasizes, "Without the program, there is no way I would have been able to purchase a home. I love the HomeNet program; it has educated and supported me every step of the way to achieve homeownership utilizing my Housing Choice Voucher."

Through stories like Ms. Johnson-El's, HomeNet continues to empower families across generations, fostering stability, pride, and a sense of belonging in their communities.



(Mother and Daughter)



HomeNet is hosting two electrifying events.

Unlock Your Door to Tomorrow: Explore Homeownership Today! empowers Public Housing residents and Housing Choice Voucher recipient to journey towards homeownership

Grandy Learning Center, June 20, 2024 from 6-8pm

This event is targeted to public housing residents earning \$35k and above. Residents have been identified and mailing labels prepared.

Preserving Your Heritage: Crafting Your Estate Plan for Generations to Come- fostering wealth creation and lasting legacies though estate planning

Slover Library, **June 25, 2024** from 6-8pm

HomeNet's FY 24 YTD Stats	Qrt 1	Qrt 2	Qrt 3	Qrt 4 To date	Totals To Date
Clients Purchased	2	7	9	5	23
Utilized HOME	1	5	5	1	12
HCV	1	1	1	1	4
Public Housing Resident	0	0	2	0	2
HomeWard Norfolk	0	0	2	0	2
Under Contract					
Under Contract w/HOME	1	3	4	7	15
Referred to HOME	10	28	9	6	53
Under Contract HomeWard Norfolk	0	1	2	1	4
New Clients Enrolled					
HCV Participants	48	10	10	6	74
Public Housing	10	0	1	4	15
Tidewater Residents	2	0	0	0	2
Clients	201	34	71	43	349
Total Applications Processed	182	237	220	176	815
HomeWard Norfolk Grant Balance	\$411,700.00	\$411,700.00	\$371,000.00	\$371,000.00	\$371,000.00

20	Clients - Mortgage Approved & Searching for Housing
9	Clients - Under Contract
20	Clients - Mortgage Approved Awaiting Grant Approval (Once approved will begin searching)
17	Clients -Ready and Referred to the Lender for Mortgage Approval
66	Clients are prepared and all barriers removed to achieve homeownership.



Development Report: Repositioning/Transformation

NRHA will plan and implement mixed-finance transactions to achieve the transformation of its assisted housing communities. The range of strategies aimed at transforming the physical environment will include but not be limited to: modernization of housing units; enhancements to open space and infrastructure; improvements to accessibility; demolition of selected units and construction of new units; introduction of market rate and for-sale units; acquisition and development of new units within or outside NRHA properties; and complete redevelopment. Financing strategies will include: the pursuit of federal, state and local grants; utilization of tax credit equity for low income housing, historic properties and new markets; public and private debt; and exploration of conversions between traditional public housing funding, Project-Based voucher (PBV), and the Housing Choice Voucher (HCV) program.

NRHA intends to transform all NRHA public housing properties into sustainable mixed-income communities over the next two decades enhancing neighborhood physical and social environments, and providing a one-for-one replacement of all demolished housing units with either new or refurbished assisted housing units or rental assistance for available private apartments.

Repositioning/Transformation		
Request for Qualifications for Developers	RFQ to create a Developers Pool for future projects	Due June 13
Projects Underway		
Meeting with Sykes Residents	Community engagement for RAD Conversion/LIHTC renovation-Architects	6/20/2024
Meeting with Partrea Residents	Community engagement for RAD Conversion/LIHTC renovation-Architects	6/25/2024
Broad Creek	In discussions with HUD	
Moton Circle	Architect and Engineers Updating Concepts/CIP Funding Request	June 2024 Site Design
Assembling and Review NRHA Land Inventory	Initial Inventory Complete-continue Review	in-process
Project Review	Under Review with CSG Advisors-Developing schedule and evaluate initial funding	in-process
Modular RFP	Modular Demostration Project - Single Family Lot RFP	Jul-24



Acquisitions and Dispositions

Date Range: 07/01/2023 – 4/30/2024

ACQUISITIONS

Address	Action	Date	Amount
9634 13 th View Street	City of Norfolk Auction	2/15/2024	\$211,200*
9638 13 th View Street	City of Norfolk Auction	2/15/2024	\$186,500*
1283 Little Bay Avenue	City of Norfolk Auction	2/15/2024	\$120,000*
TOTAL ACQUISITIONS			\$517,700*

*Funds to acquire Willoughby properties from City of Norfolk – CIP Agreement

Pending Acquisition – 1669 Madison Avenue – Spartan Village for \$215,000, funds from City of Norfolk – CIP Agreement

DISPOSITIONS (SALES)

Disposition #	Address	Developer	Usage	Developed Sales Price	Settleme nt Date	Land Sales Price
Disp. Parcel # 2310	1300 Little Bay Avenue	Asfari Homes	Mkt rate SF	\$600,000	3/4/2024	\$100,000
Norview ROI property	1072 Hugo Street	Richardson/Viridian Homes	Mkt rate SF	\$425,000	2/9/2024	\$ 85,000*
Scattered Site property	1074 Johnstons Road	NRHA to FSS Buyer	LM SF	\$190,000	8/16/2023	\$190,000

*Proceeds from Disposition were returned to VA. Housing per ROI Agreement

East Ocean View Redevelopment/ East Beach		(as per the East beach LLDC, sales price reflects 5% of sales price)				
Lots 7-07	4180 East Beach Drive	Mr. Tushaw Shah	Single family home	\$720,000	7/01/20	\$20,250

TOTAL DISPOSTIONS \$395,250



Monthly Reporting for Privately Managed Properties					
					May-24
Property	Merrimack Landing	Mission College	Oakmont North	Park Terrace	Totals
Total Units	492	260	407	81	1240
Occupancy	98%	98%	97%	100%	98%
Vacant Units	9	5	12	0	26
Pre leased	10	7	8	4	29

Last Rehab	2017	2009	N/A	early 2000's
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Current rents					
1 bedroom	\$815	\$871-949			
2 bedroom	\$910-935	\$1049-1141	\$900-\$1050	\$874-\$1109	
3 bedroom	\$1,020	\$1211-\$1273	\$1015-\$1165		
4 bedroom	\$1300-\$1400	\$1338-\$1392			

Needs	BMP repair/Sewer pipes/Roof repairs	Metal Stairs in Breezeways, Community issues-lighting-Security cameras	Renovation, Too many vehicles	Unit Renovation, Roofs, Lighting Security cameras
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Commissioners' Update

NRHA Board of Commissioners

Subject: Client Service Update

Executive Contact: Julius Norman

Date: June 13, 2024

BACKGROUND

Honoring service providers in communities is essential to recognizing their valuable contributions, dedication and impact on the well-being of residents. With trusted and committed partnerships, NRHA aims to build a more inclusive and supportive environment for all community members.

STATUS

Norfolk Redevelopment and Housing Authority and Q.E. D. Systems, Inc. will host a Training Opportunity Wednesday, June 12th, 9:00 A.M. - 12:00 P.M. at The ROSE MARIE ARRINGTON BOYS/GIRLS CLUB 1401 Melon St. Norfolk, VA. The Hampton Roads Workforce Council will be on-site to assist with registering and funding for qualified applicants interested in:

- Welding/Brazing Certification
- Basic Paint Inspector
- OSHA Maritime Course/Fall Protection
- Emergency First Responder Course

Staff development and training with The Norfolk Department of Public Health was held on May 31, 2024. The training armed staff with knowledge on human trafficking and opiates. Staff earned REVIVE certificates of completion for this training to identify risk factors for overdose, understanding how opioid overdose happens, and Lay Rescuer Training.

The communities Mental Health Professionals will have their first Core Team meeting on June 18, 2024. This quarterly engagement will provide strategies to assist residents with building strong relationships with healthcare providers, hospitals, and human service providers to generate referrals and build a network of support. This engagement will empower residents in shaping community health initiatives that they feel is vital.

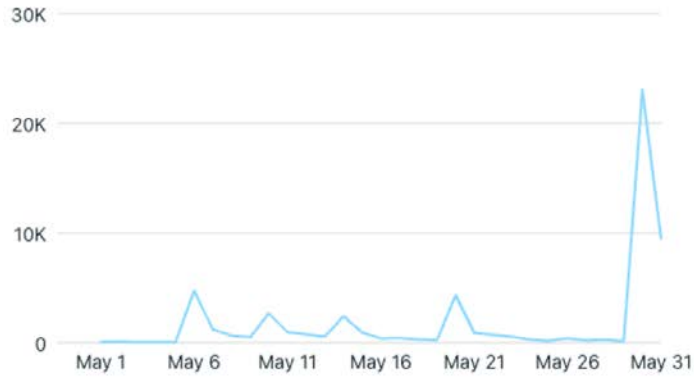
FSS is proud to report the following:

- Currently we have 280 participants.
- Average escrow balance \$4,385.00 Several participants in both LIPH and HCV with balances over \$20,000.00.
- Seven (7) Participants working towards Homeownership with our HomeNet Department and are close to purchasing.
- Partnered with Dollar Bank for Homeownership Event on June 1, 2024. Barbara Hamm-Lee was the Guest Speaker. Nine (9) FSS Participants met Specialist at this event to learn information to start their journey to homeownership.

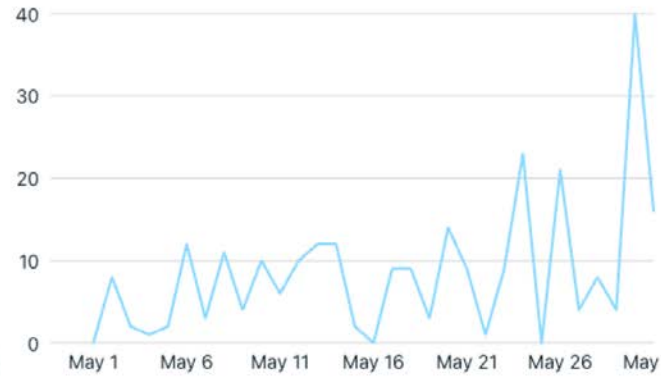
Attachments and Handouts

Social Media Updates

Facebook reach



Instagram reach



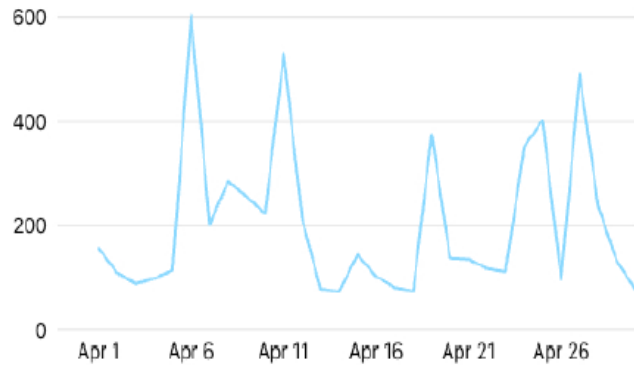
Facebook Reach June 2024

41,200
↑ 877%

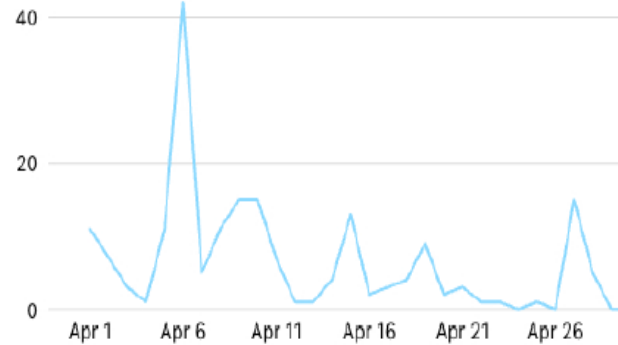
Instagram Reach June 2024

144
↑ 34.6%

Facebook reach



Instagram reach



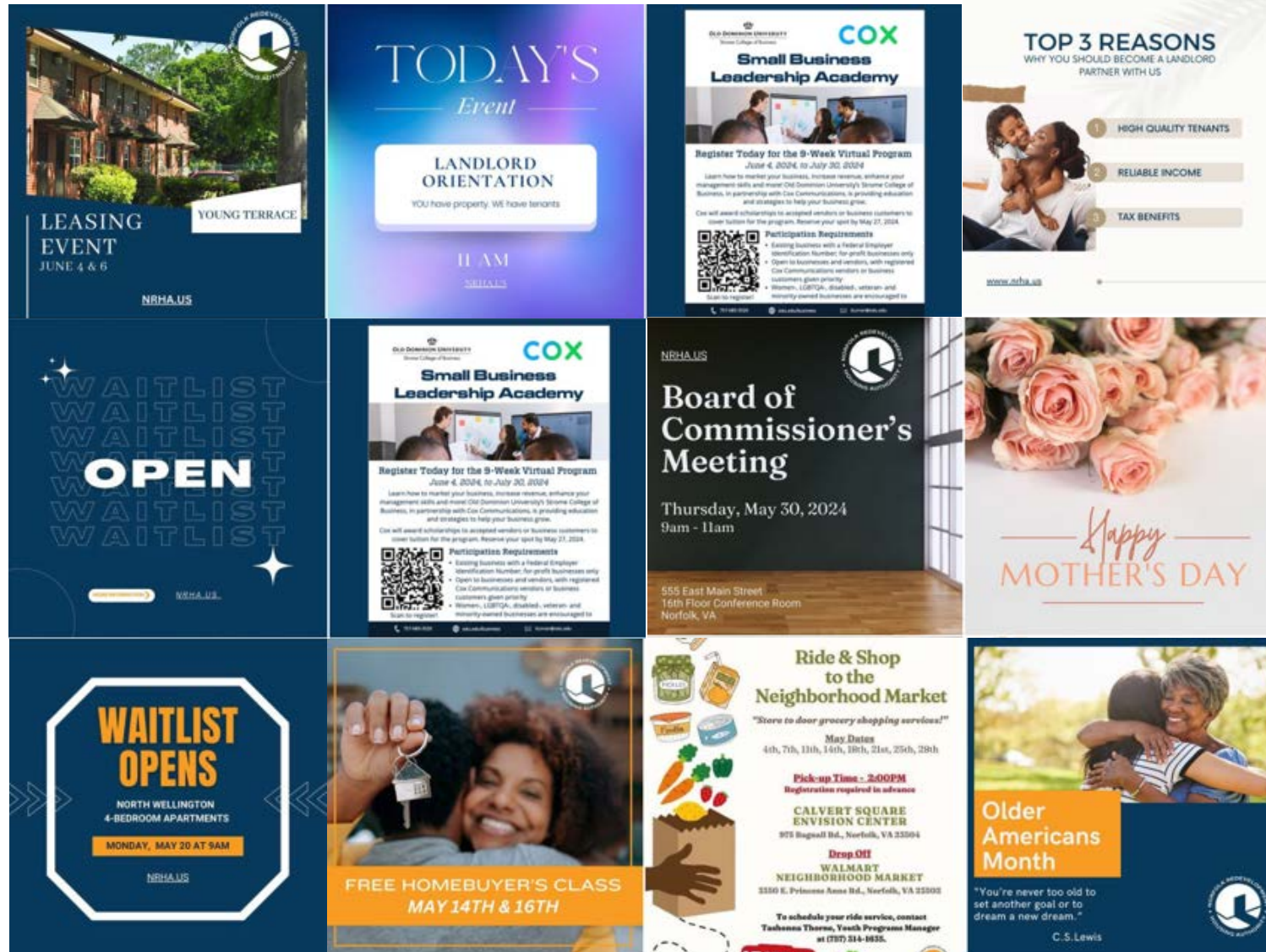
Facebook Reach May 2024

4,100
↑ 5.6%

Facebook Reach May 2024

101
↑ 53.4%

Social Media June 24 Posts



Social Media Information



14

Posts for the month

10,600

Followers



13

Posts for the month

102

Followers



1

Post for the month

94

Subscribers

Follow us

ON SOCIAL MEDIA



@nofolkhousingassistance



Norfolk Redevelopment and Housing Authority



YouTube nrhava

Subscribe, follow, like and share!





Resolution Item

NRHA Board of Commissioners

Subject: Resolution Convening a Closed Session

Executive Contact: Nathan F. Simms, Jr., Executive Director **Date:** June 13, 2024

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.