



AGENDA
NRHA Commissioners' Meeting
Thursday, October 10, 2024
555 East Main Street
Norfolk, VA 23501
9:30 a.m.

WELCOME AND REMARKS BY THE CHAIR OF THE BOARD

I. APPROVAL OF MINUTES OF COMMISSIONERS' MEETING

September 12, 2024 Board of Commissioners' Minutes

II. PUBLIC COMMENTS

III. New Business:

- **Resolution Authorizing Execution and Submission of the FY 2023 Choice Neighborhoods Initiative (CNI) Supplemental Grant Agreement w/ HUD**
- **Resolution for Request for City funding**

IV. EXECUTIVE DIRECTOR COMMENTS

V. DEPARTMENTAL UPDATES

- **Administration (Finance, IT, HR, Admin Services)**
- **Public Housing**
- **Housing Choice Voucher**
- **Development**
- **Communications**
- **Client Services**

VI. BOARD COMMITTEE UPDATES

VII. COMMISSIONER COMMENTS

VIII. CLOSED SESSION

- **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, November 14, 2024 at

555 East Main Street

Norfolk, VA 23501

9:00 a.m.

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, September 12, 2024.

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

Present:	Mr. Alphonso Albert Mr. Terreon Conyers Mr. Elbert Louis Dr. Philip Smith
Absent:	Mr. Adam Casagrande Ms. Amy Chudzinski Mr. Earl Fraley, Jr.

Also present were Nathan Simms, Executive Director and Secretary, Delphine Carnes, Attorney, Sarah Black from the Legal Aid Society of Eastern Virginia, 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 also welcomed members of the staff, residents of NRHA’s communities, and other members of the public in attendance at today’s meeting.

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I. Approval of Minutes of Commissioners’ Meeting

Chairman Albert presented for approval the minutes of the August 15, 2024 Board of Commissioners’ meeting. Ms. Carnes indicated that the minutes need to be changed to delete the word “Assistant” from Ms. Fleming’s title as it appears on page 11; her correct title is Property Management Director. Upon motion of Mr. Louis, seconded by Dr. Smith, the minutes of the August 15, 2024 Board meeting were unanimously approved, as corrected, by all of the Commissioners present.

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II. Public Comments

There appeared to be no online speakers waiting to comment. However, Chairman Albert stated that the NRHA internet connection was experiencing some technical difficulties and explained that a short break would be taken to address these issues. Following a three-minute break (9:03 a.m. to 9:06 a.m.), the meeting was reconvened, and it was confirmed that there were no online speakers who wished to comment.

Raytron White, who was attending the meeting in person, introduced himself as President of the Tenant Management Council at Grandy Village. Chairman Albert reminded Mr. White of the three-minute time limit for public comments. Mr. White reported that he is concerned about safety because there has been a second tragedy in the Grandy Village neighborhood. He emphasized that communication is the key to resolving these issues and he does not feel that an effective line of communication has been established between NRHA and the community. Mr. White told Mr. Simms that the Authority needs to improve its communication methods. Mr. White noted that NRHA needs to keep its neighborhoods safe and the residents informed. He observed that it is critical for the residents to know that NRHA “has their backs,” but complained that this currently is not the case. Mr. White stated that residents often don’t get a response when they try to contact the NRHA office. He called on the Authority to do better. Chairman Albert echoed these comments and noted that the Board and NRHA staff recognize the importance of good communication.

The next speaker, Angel Bronson, indicated that she is a resident of Lexington Park and wants to speak with the Board about the status of the community and the availability of vouchers. She said she is concerned about the demolition of the community and being displaced. Mr. Simms clarified that NRHA does not own Lexington Park and explained that the community is going to be renovated by the private developer who owns it, rather than demolished.

Tiara Lassiter addressed the Board and stated that it is her understanding that the Huntersville community is going to be demolished. Mr. Simms stated that the neighborhood is not slated for demolition, and he reiterated that NRHA does not own the Lexington Park development, which is scheduled to be renovated by a private developer. Ms. Lassiter indicated that she wants NRHA to assist the residents of this community by issuing vouchers. She commented that she believes that NRHA leadership does not respect residents and treats the members of its communities as second-class citizens. Ms. Lassiter stated that she does not like to be interrupted as it makes her feel disrespected and belittled. She emphasized that the housing crisis is not going to go away and a collaborative relationship needs to be established among the City, NRHA, and low-income citizens to promote a more “humanizing” and caring approach to solving the current problems in our communities.

Latanya Newby then introduced herself as a resident of Young Terrace and commented that she is interested in obtaining a voucher through the Section 8 program. Ms. Newby explained that she has been ill since last April and is currently dependent on an oxygen tank. She reported that her apartment, located on Smith Street, has a mold problem that is exacerbating her medical condition; she needs to move, but has not had any response from NRHA to her inquiries. Ms. Newby stated that she is considering seeking legal action to get her situation resolved. Chairman Albert thanked her for her comments and noted that the Board has heard her concerns.

No other members of the public, online or in person, were present to comment. The lobby and website were both checked before the public comment section of the agenda was closed.

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III. New Business Following

There was no new business to be considered by the Board.

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IV. Executive Director Comments

Mr. Simms addressed the issue of communication that was raised earlier in the meeting. He noted that this is an important issue for NRHA and every effort has been made to ensure that the Authority is “at the table.” Mr. Simms spoke about the recent tragedy in Grandy Village and explained that the situation is currently being investigated by the police, and therefore NRHA is limited in discussing certain aspects of the case. He added that, despite the inability to share certain factual elements of the case, NRHA is continuing to communicate with residents and offering support.

Mr. Simms once again clarified that the Lexington Park community is not owned by the Authority. He mentioned that false rumors continue to circulate indicating that NRHA has acquired the property and plans to demolish it. Mr. Simms emphasized that this is not true. He noted that NRHA always tries to be transparent and to provide accurate information. Mr. Simms called on members of the public to disregard inaccurate reports that have no factual basis.

Mr. Simms thanked Barbara Hamm Lee for inviting him to speak on her radio show about all that NRHA is doing in the community. He also thanked *The Virginian-Pilot* for allowing him to tell NRHA’s story. Mr. Simms mentioned that he is tired of the misinformation that is being spread about NRHA and indicated that the Authority is doing a lot in the community that goes unrecognized or is misinterpreted. He stated that he is available if Ms. Lassiter, who spoke earlier, wishes to meet with him. Mr. Simms explained that NRHA wants to fix problems rather than be

divisive, but he cannot be silent when facts are being distorted. He stressed the importance of being able to disagree on an issue without being inappropriate, insulting, or dismissive.

Mr. Simms reported that the Authority has been assessing transportation needs and now provides transportation services to four communities to make it easier for residents to grocery shop. He observed that NRHA is working to expand these services.

Mr. Simms also commented that the negative narrative he hears is not helpful. He indicated that it does not make sense for residents to complain about the condition of their units and then object to the renovation process that is designed to improve those units. Mr. Simms added that he is open to any questions from the community and has met with many concerned citizens, including Mr. White. He stated that he is dedicated to providing accurate information, which he has done repeatedly with regard to the ownership of Lexington Park, and many of the meetings that he has held can be accessed on YouTube. Mr. Simms commented that he recognizes some residents may not have been treated well in the past, but that situation has changed; NRHA is committed to transparency and fairness in all of its dealings.

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V. Departmental Updates

Finance: Demetria Johnson, Deputy Executive Director for Administration, announced that her department is moving along with the year-end close and will be submitting its Real Estate Assessment Center (“REAC”) reports by the end of September. She reported that the Authority entered into a contract to enhance its ADP services that will now include expanded online training for the agency’s employees. Ms. Johnson mentioned that there are over 72,000 training sessions from which to choose. She noted that the Yardi conversion is still on track to go live on July 1, 2025. Ms. Johnson stated that the parking gate for the 555 East Main Street building is broken; the part needed to repair the gate has been ordered.

Public Housing: Brenda Fleming, Director of Property Management, addressed the Commissioners and mentioned that she will piggy-back on what Mr. Simms stated earlier, namely that NRHA really does care about residents’ concerns. She noted that each and every day NRHA staff works and thinks about ways to improve the lives of its residents. Ms. Fleming emphasized that resident concerns are taken very seriously; it is the agency’s mission to serve residents and to improve their lives. She reported that 100% of NRHA’s units will be inspected in October and November. Ms. Fleming indicated that US Inspections Group is under contract to do this work and plans to inspect every unit in Young Terrace within the next 30 days. She added that NRHA also has a team ready to address any specific issues revealed by the inspections. Ms. Fleming commented that the 700 units in Young Terrace will be inspected first and then inspections will take place in NRHA’s other communities.

Ms. Fleming mentioned that information about admissions is included in the previously circulated Board Packet and noted that the Authority is excited about the new move-ins. She added that, in response to Mr. Conyers' comment last month, there are only 87 households whose requests are still being addressed. Ms. Fleming reported that the Call Center response rate is 76%. She explained that her team wants to perfect the Call Center process before expanding it to other communities.

Mr. Conyers complimented Ms. Fleming on the excellent work that she and her staff are doing. He stated that he attended Booter T. Washington High School, knows many Young Terrace residents, and also knows that the newly renovated units look wonderful. He commented that the residents are excited and love the renovated units. Mr. Conyers observed that it is a lofty goal to have all 700 units in Young Terrace inspected in a relatively short time period. He applauded the initiative, noting that it will take a lot of work and demonstrates NRHA's commitment to the wellbeing of its communities. Mr. Conyers concluded by stating that he looks forward to a follow-up report at a future Board meeting.

Housing Choice Voucher ("HCV"): Pamela Jones-Watford, Chief of Rental Assistance Programs, directed the Commissioners to her report in the Board Packet, which includes statistics on certifications completed for the HCV Program as of June 30, 2024. She reported that 2,438 Annual Re-exams were completed, as well as 1,569 Interim Re-exams. Ms. Jones-Watford explained that the Interim Re-exams take place in response to changes in income or household composition. She also mentioned that rent increases were processed where warranted.

Ms. Jones-Watford announced that the HCV Program not only has new participants, but also has residents who have become homeowners. Ms. Jones-Watford told the story of a woman who was homeless and had no income when she first contacted NRHA; she moved into a Project Based Voucher ("PBV") community, received a voucher using choice mobility, obtained employment, and now has become a homeowner using her voucher. Ms. Jones-Watford stated that this wonderful success story shows that the HCV Program works and can be very empowering. She then introduced the resident who was the subject of this story. All present applauded.

Ms. Jones-Watford reported that NRHA's HCV inspectors are continuing to complete inspections in Norfolk, Portsmouth, and Newport News. She added that her staff is actively recruiting landlords to participate in the program; nine new landlords signed up in the month of August alone. Ms. Jones-Watford commented that her report in the Board Packet includes additional information and she offered to answer any questions the Commissioners might have. There were no questions. Chairman Albert congratulated Ms. Jones-Watford on a wonderful report.

Development: Steve Morales, Chief Development Officer, came up and turned the floor over to LaShawn Fortes, Community Development Director. Ms. Fortes reported that NRHA currently has 50 participants working towards homeownership as part of the HomeNet Program,

which provides \$60,000 in down payment and closing costs assistance for each household. She observed that the program has funds and her department is spending them to help new homeowners. Ms. Fortes also noted that there is a matching grant program, as well as a 1% “buy down” program designed to buy down the applicable interest rate on home loans. She added that her department also works with lenders to obtain first rights to purchase foreclosed homes so they can be converted to affordable housing. Ms. Fortes stated that, in addition to these programs, the Authority works with Community Housing Development Organizations (“CHDOs”).

Ms. Fortes announced that a retreat was held in August at which time NRHA staff spoke with representatives from Virginia Housing (“VHDA”) about the Authority’s programs. She explained that NRHA is redesigning and streamlining its programs to reduce the time it takes to process down payment assistance from 45 to 30 days. Ms. Fortes indicated that NRHA’s clients are credit worthy because of the help and financial education they receive through the program. She stated that NRHA gives potential homeowners access to opportunities throughout the City and helps them create generational wealth. Ms. Fortes commented that her department provides classes and counseling for homeownership readiness and fosters not only financial readiness, but also personal empowerment.

Ms. Fortes stated that her team is very busy and works with all other departments at NRHA. She noted that they prepare a robust waitlist for developers that can be used to show lenders that there is a long list of potential residents who are ready to move into the new developments to be financed. Ms. Fortes emphasized that she and her staff treat everyone with respect and dignity. She stated that her department often works with individuals who have suffered financial trauma and helps them with credit issues and challenges that sometimes arise because “life happens.”

Ms. Fortes reported that her department does a lot behind the scenes to help people attain and sustain homeownership. She noted that she gives these clients her personal cell number so they can contact her to resolve any issues. Ms. Fortes mentioned that she wants the people NRHA serves to be successful in the long run. She added that she loves her job and is even happier now that Mr. Simms is at the helm of NRHA; he has staff working hard and is making changes that really make a difference in the community. Ms. Fortes commented that she is excited about all of the opportunities for bringing about positive change.

Ms. Fortes told the Commissioners that she took her team for a separate, off-site meeting at the retreat to discuss specific initiatives. She reported that they came up with a “ring the bell for success” policy to recognize, applaud, and welcome new homeowners. Ms. Fortes stated that a welcome gift basket is presented to all NRHA residents who become homeowners. She reiterated that her team is here to serve and help the local community.

Ms. Fortes mentioned Ms. Brenda Smith, a woman who came to HomeNet in 2015 after having experienced some trauma. Ms. Fortes noted that Ms. Smith just purchased her first home and is very thankful for HomeNet’s help in making her dream a reality. Ms. Fortes commented

that Ms. Smith is a walking testimony of taking “one bite at a time,” being steadfast, staying patient, never giving up hope, and ultimately finding success. Ms. Fortes recognized that many departments, including Client Services and HCV, were involved in this wonderful success story. She concluded by noting that her job is her mission. Ms. Fortes stated that she comes to work each day purpose-driven because she truly understands what a positive impact homeownership can be for a family.

Mr. Conyers noted that it is especially important to follow-up with people after they have achieved homeownership. He asked about those still waiting, commenting that he understands it can be a lengthy process and wondering how NRHA maintains contact and stays on track with those who are ready to buy a home, but still need to wait. Ms. Fortes responded that NRHA stays in close contact with those individuals and helps keep them focused on their ultimate goal, counseling them to continue to budget and not to overspend on cars or furniture. She explained that a member of the NRHA team contacts them once a month, counsels them on smart ways to save money while waiting to purchase a home, and continues to work with them so they are 100% “good to go” when their lender is ready to close. Ms. Fortes acknowledged that occasionally it takes a long time to achieve homeownership, but most clients are successful in meeting their goals. She mentioned again that “life happens,” setbacks can occur, but NRHA is there to support them along the way.

Dr. Smith commented that the NRHA Board, administration, and staff often use the word “care.” He noted that Ms. Fortes truly demonstrates this caring approach. Mr. Morales added that much of what Ms. Fortes discussed is not in her official job description but it involves her commitment to going above and beyond what is required because she cares and is genuinely invested in the success of NRHA’s residents. Mr. Morales thanked Dr. Smith for his comment. Mr. Morales added that there are a lot of other initiatives that NRHA is currently undertaking that involve the entire agency, including the Choice Neighborhoods Initiative (“CNI”) and capital renovations in various communities.

Communications: Leha Byrd, Director of Communications and Intergovernmental Relations, reported that her department is making great strides. She noted that Mr. Simms has been meeting with various leaders in the community and elected officials, including Senator Williams-Graves and Delegate Bonita Anthony, whose district includes NRHA communities. Ms. Byrd noted that the agency’s presence on social media is expanding with more followers that include a number of elected officials. With respect to media relations, Ms. Byrd stated that Mr. Simms has met with representatives of *The Virginian-Pilot* and plans to be on site today with the Mayor at the Partrea Midrise and Cottage Bridge communities. Ms. Byrd noted that she has met with her counterpart in the Norfolk Public School System and is starting to participate in events sponsored by the local schools. She commented that her participation in Norfolk Public School activities and programs allows her to interact with many of NRHA’s residents and discuss services that NRHA

makes available to them. Ms. Byrd also indicated that her department prioritizes communication within the neighborhoods and has added a calendar format to its newsletter.

Chairman Albert asked Mr. Simms if NRHA could formulate an effective strategy in order to better communicate information in situations such as the incident in Grandy Village that Mr. White mentioned earlier. Chairman Albert noted that even he found out about the situation from a neighbor. He agreed that NRHA needs to have a policy for getting appropriate information out to the community where there is a safety threat or criminal investigation. Mr. Conyers stated that he can see both sides of the story; NRHA cannot assume the role of the police, but still needs to have a way to warn residents of criminal activity or dangerous situations. He added that there needs to be a consistent method for keeping the community informed.

Mr. Simms agreed with Mr. Conyers' comments and noted that NRHA often works with other interested community partners when relaying information to the public. Mr. Simms noted that the information may evolve as more facts become available. He gave as an example the incident that occurred in Grandy Village, which also involved the local school and was initially thought to involve only one community, rather than two neighborhoods. Mr. Simms told the Commissioners that NRHA does use an internal "Code Red" warning designation that is sent out in a text format. He indicated that NRHA receives information in real time and Karen Rose, Director of Safety and Security, works with the police to verify and obtain additional information. Mr. Simms commented that NRHA needs to inform staff, residents, and other members of the community about any critical situations; the data disseminated needs to be accurate, but often cannot include details related to ongoing police investigations. He stated that developing an effective policy is a work in progress.

Mr. Conyers acknowledged that there is a natural delay in informing the community because NRHA has to verify any information before sharing it with residents and community members. Chairman Albert warned that the agency and Board need to be careful not to get stuck in a "paralysis of analysis" approach. He mentioned that, to Mr. White's point, it is sometimes necessary to simply let the public know that there is an issue, even if all of the details cannot be initially revealed. Mr. Simms agreed, noting that he receives the internal "Code Red" message on his cell phone and adding that he always makes himself available to Ms. Rose to discuss any issue or incident that affects community safety and security. Mr. Simms suggested that it might be helpful to speak with members of the community to see how they would like to receive information about neighborhood security, perhaps even developing an external "Code Red" that could be shared with residents.

Community Engagement: Julius Norman, Client Services Director, addressed the Commissioners and told them that the Board Packet contains a lot of information about activities and programming sponsored by the Client Services department. He stated that he wants to highlight the fact that Mr. Simms keeps everyone moving and working hard. Mr. Norman

explained that his staff connects the dots and brings talent through partnerships to support the Authority's residents and to improve the quality of life in NRHA's communities. He observed that NRHA's programming cannot be the panacea for everything that happens in the City, but it is definitely part of the effort. Mr. Norman mentioned that he enjoys listening to his colleagues' reports because all of the NRHA staff members and administration share a mission to serve. He commented that he grew up in a Low-Income Public Housing ("LIPH") community and remembers Mr. White as a child. Mr. Norman stated that Mr. White's comments improve the agency, which is continuing to be responsive to the concerns that are raised.

Mr. Norman spoke about engagement in the community, improvement in services (including transportation), and ongoing collaboration with City Council members. He acknowledged that NRHA is not perfect, but the agency is truly working hard to improve life for members of its communities. Mr. Norman noted that Mr. Simms told staff to focus on "communication, collaboration, and accountability." Mr. Norman explained that the alignment of the various departments allows staff to engage with residents for all of their needs, and the involvement of community partners enables the agency to do an even better job.

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VI. Board Committee Updates

Finance Committee: Dr. Smith reported that the Finance Committee had a productive meeting this past Tuesday. He applauded Mr. Simms on the new staff members that have been brought on board. Dr. Smith observed that a lot of work is being done across the agency and asked Mr. Simms to prepare a comprehensive summary to share with the full Board.

Chairman Albert stated that he would like to make some comments, but, since three Board members are absent today, he will wait until a future meeting. He expressed his appreciation for the participation and input of all of the Commissioners.

LIPH Committee: Mr. Louis announced that the LIPH Committee met on September 3. He noted that today he wanted to lean in and listen to all of the reports. Mr. Louis observed that he sees a lot of connectivity among the committees, the staff and the Executive Director, who attends every committee meeting. He reported that a lot of helpful information was shared at the September 3 meeting, including safety and security data provided by Ms. Rose. Mr. Louis commented that he sees NRHA as being accountable and addressing issues in real time. He added that he thinks accountability is critical – "if you see something, say something." Mr. Louis noted that the information regarding the recent incident in Grandy Village was tragic, puzzling, and concerning, but he stated that he believes everyone is working collaboratively to address this issue.

HCV Committee: Mr. Louis reported that this committee is working to prioritize action steps, as well as vision and action statements. He mentioned that he is very pleased with the direction in which the committee is moving forward.

Development Committee: Mr. Conyers observed that this committee is working on a number of initiatives; these initiatives take time, but they are gaining traction. He gave as an example the progress made in obtaining City approval to create a new entity to further NRHA's development efforts. Mr. Conyers added that NRHA is working on producing new units and he is excited about plans for the future.

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VII. Commissioner Comments

Chairman Albert announced that the City has appointed one new Commissioner. He stated that he will keep the Board informed regarding another appointment.

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There being no further business, the meeting was adjourned at 10:28 a.m.

Secretary

Chair



Resolution Item NRHA Board of Commissioners

Subject: Resolution Authorizing Execution and Submission of the FY 2023 Choice Neighborhoods Initiative (CNI) Supplemental Grant Agreement with the U.S. Department of Housing and Urban Development (HUD)

Executive Contact: Nathan Simms, Jr.

Date: October 10, 2024

BACKGROUND

St. Paul's Area/ Tidewater Gardens Choice Neighborhoods Initiative Project

In 2018, NRHA and the City of Norfolk ("City") collaborated in the submission of the HUD Choice Neighborhoods Initiatives ("CNI") Grant application for the St. Paul's/Tidewater Gardens Transformation ("Transformation Plan"). The Transformation Plan consists of redeveloping the Tidewater Gardens Apartments (NRHA public housing property) and the surrounding neighborhood. The Transformation Plan provides additional housing options and supportive services for current Tidewater Gardens' residents, as well as neighborhood amenities. On May 14, 2019, HUD awarded the FY 2018 Choice Neighborhoods Implementation Grant in the amount of \$30,000,000 to NRHA and the City. The grant period was 6 years and 4 months, with an expenditure deadline of September 30, 2025. NRHA's Executive Director and the Norfolk City Manager accepted and executed the FY2018 Choice Neighborhoods Implementation Grant Agreement June 28, 2019.

HUD's FY 2024 appropriations bill included a provision that extended the expenditure deadline of the FY 2018 CNI Grant by one year, from September 30, 2025 to September 30, 2026. To formally extend the grant term, an Amendment to the FY 2018 Choice Neighborhoods Implementation Grant Agreement was executed by NRHA's Executive Director and the Norfolk City Manager, and submitted to HUD September 2024.

Funding for Development of Replacement Housing

In 2022, HUD issued a Notice of Funding Opportunity (NOFO) for CNI grant funding to be awarded as a Supplemental CNI Grant to previously funded CN Implementation grantees. These grant funds may only be used for the construction of replacement housing in mixed-income developments. NRHA and the City applied February 6, 2023, and were awarded an FY 2022 CNI Supplemental Grant in the amount of \$10,000,000 on April 11, 2023. The grant period is 3 years, with an expenditure deadline of April 11, 2027. NRHA's Executive Director and the Norfolk City Manager accepted and executed the FY2018 Choice Neighborhoods Implementation Grant Agreement May 22, 2023. Of the \$10,000,000 awarded, \$9,500,000 has been allocated to phase 3 and \$500,000 has been allocated to phase 4.

In 2023, HUD issued another CNI Supplemental Grant NOFO. NRHA and the City applied March 1, 2024, and were awarded a CNI Supplemental Grant in the amount of \$2,500,000 on July 16, 2024. The grant period is 3 years, with an expenditure deadline of July 16, 2027. The entire grant amount shall be allocated to phase 4.

The resolution presented at this time authorizes the Executive Director, or his designee, to execute the FY 2023 Choice Neighborhoods Supplemental Grant Agreement, form HUD-1044 and all related documents to submit to HUD and take all other actions necessary, or desirable to facilitate acceptance of the supplemental grant.

RESOLUTION AUTHORIZING EXECUTION AND SUBMISSION OF THE FY 2023 CHOICE
RENEIGHBORHOODS INITIATIVE (CNI) SUPPLEMENTAL GRANT AGREEMENT WITH THE U.S.
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

WHEREAS, in 2018, NRHA and the City of Norfolk (“City”) collaborated in the submission of the HUD Choice Neighborhoods Initiatives (“CNI”) Grant application for the St. Paul’s/Tidewater Gardens Transformation (“Transformation Plan”).

WHEREAS, said Transformation Plan shall consists of redeveloping the Tidewater Gardens Apartments (public housing property) and the surrounding neighborhood. The Transformation Plan will provide additional housing options and supportive services for current Tidewater Gardens’ residents, as well as neighborhood amenities.

WHEREAS, May 14, 2019, HUD awarded the FY 2018 Choice Neighborhoods Implementation Grant in the amount of \$30,000,000 to NRHA and the City. The grant period was 6 years and 4 months, with an expenditure deadline of September 30, 2025. NRHA’s Executive Director and the Norfolk City Manager accepted and executed the FY2018 Choice Neighborhoods Implementation Grant Agreement June 28, 2019.

WHEREAS, HUD’s FY 2024 appropriations bill included a provision that extended the expenditure deadline of the FY 2018 Choice Neighborhoods Implementation Grant by one year, from September 30, 2025 to September 30, 2026. An amendment to the FY 2018 CNI Grant Agreement was executed by NRHA’s Executive Director and the Norfolk City Manager to formally extend the grant term September 2024.

WHEREAS, HUD issued a Notice of Funding Opportunity (NOFO) in 2022 for CNI Supplemental grant funding for previously funded CN Implementation grantees. These grant funds may only be used for the construction of replacement housing in mixed-income developments.

WHEREAS, NRHA and the City applied and were awarded an FY 2022 CNI Supplemental Grant in the amount of \$10,000,000 on April 11, 2023. NRHA’s Executive Director and the Norfolk City Manager accepted and executed the FY 2022 Supplemental Grant Agreement May 22, 2023.

WHEREAS, HUD issued another CNI Supplemental Grant NOFO in 2023. Similar to the FY 2022 CNI Supplemental Grant, these grant funds may only be used for the construction of replacement housing in mixed-income developments.

WHEREAS, NRHA and the City applied and were awarded the FY 2023 CNI Supplemental Grant in the amount of \$2,500,000 on July 16, 2024. The grant period is 3 years, with an expenditure deadline of July 16, 2027.

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

1. The Authority is hereby authorized to accept the FY 2023 CNI Supplemental Grant by entering into the supplemental grant documents;
2. The Executive Director or his designee is hereby authorized to execute the supplemental grant documents and submit them to HUD, to execute and deliver any and all other agreements, instruments and documents as may be necessary or desirable to facilitate acceptance of the supplemental grant, to

consummate the transactions contemplated by the foregoing resolutions, and to take such actions as he may deem necessary or desirable to carry out the intent of this Resolution;

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 NRHA Board of Commissioners

Subject: Resolution Authorizing the Submission of FY2026 City Funding Grant Applications

Executive Contact: Steve Morales

Date: October 10, 2024

BACKGROUND

Before the Board is a public hearing on the application for City funding and a resolution to authorize the submission of the FY2025 City funding applications in the amount of \$8,648,829.00.

Each year, NRHA requests funding from the City of Norfolk to support its neighborhood development activities. Funding is provided by the City through the Capital Improvement Program for Neighborhoods and the General Fund. Funding is also received from the U.S. Department of Housing and Urban Development which funds the Community Development Block Grant and the HOME Investment Partnership Program. The purpose of the public hearing is to hear the views of the citizens prior to the Authority's application submission.

The attached applications for funding are for the fiscal year beginning July 1, 2025 and ending June 30, 2026.

Staff recommends approval of the resolution

Attachments:

FY2026 Proposed City Funding Application

RESOLUTION AUTHORIZING THE SUBMISSION OF FUNDING APPLICATIONS TO THE CITY OF
NORFOLK FOR FISCAL YEAR 2026

WHEREAS, the Norfolk Redevelopment and Housing Authority (the “Authority”) Development Division’s FY2025-2026 applications for City funding in the amount of \$8,648,829.00 have been presented to the Board of Commissioners and a public hearing held on October 10, 2024; and

WHEREAS, the requested funding as detailed in the attached applications have been proposed as necessary to accomplish the FY-2026 goals and objectives of the Authority’s neighborhood redevelopment and conservation programs;

WHEREAS, that the attached applications for funding for the fiscal year beginning July 1, 2025 and ending June 30, 2026, are hereby determined to be a realistic estimate of funding requirements and the applications are hereby approved;

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

1. The Executive Director or his designee is authorized and directed to submit such applications to the City of Norfolk for its consideration and such approvals as may be necessary, and to take such actions as he may deem necessary or desirable to carry out the intent of this Resolution;
2. This Resolution shall be in effect from and after the date of its adoption.

FY2026 City Funding Application Summary

Proposed Funding Request	Fiscal Year 2026	%
Capital Improvement Neighborhood Program	4,975,000	57.52%
City of Norfolk General Fund	1,330,079	15.38%
HOME Program	2,193,750	25.36%
Community Development Block Grant	150,000	1.73%
Total Proposed Requests	\$ 8,648,829	<u>100.00%</u>

FY2026 City Funding Application
Capital Improvement Neighborhood Program

Proposed Requests	\$ 4,975,000
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Proposed Uses	Fiscal Year 2026	%
Transforming Public Housing Communities	3,000,000	60%
Acquisition and Demolition of Blighted Property- Willoughby	450,000	9%
Dreamkeepers Infrastructure	1,525,000	31%
Total Proposed Uses	<u>\$ 4,975,000</u>	<u>100.00%</u>

FY2026 City Funding Application
General Fund

Proposed Requests	\$	1,330,079
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Proposed Uses	Fiscal Year 2026	%

Program Management	1,000,000	75%
Disposition	200,000	15%
Monroe Building Rent	130,079	10%
Total Proposed Uses	<u>\$ 1,330,079</u>	<u>100.00%</u>

FY2026 City Funding Application

HOME Investment Partnership Program

Proposed Requests	\$ 2,193,750
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Proposed Uses	Fiscal Year 2026	%
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Homebuyer Assistance	1,755,000	80%
CHDO Set-Aside	263,250	12%
Program Management	175,500	8%
Total Proposed Uses	<u>\$ 2,193,750</u>	<u>100.00%</u>

FY2026 City Funding Application

Community Development Block Grant

Proposed Requests	\$	150,000
-------------------	----	---------

Proposed Uses	Fiscal Year 2026	%
---------------	------------------	---

HomeNet	150,000	100%
Total Proposed Uses	<u>\$ 150,000</u>	<u>100.00%</u>



Commissioners' Update NRHA Board of Commissioners

Subject: Deputy Executive Director, Administration Services

Executive Contact: Demetria Johnson

Date: October 10, 2024

BACKGROUND

Administration Services oversees Finance, Human Resources, Information Technology, and Administration Services. The following Report summarizes Administration Operation activity in September 2024.

STATUS

Finance Department Updates

- **Year-End Close Out and REAC Submission** – Finance staff is working on completing reconciliations and posting entries to close-out the fiscal year. REAC submission due August 31, 2024; however, NRHA received an extension which is now October 15, 2024.
- **FY2024 Single and Financial Audit** – NRHA has received the preliminary request. Jump, Perry and Associates are scheduled to be onsite at NRHA the week of October 7, 2024 and compliance testing will begin at this time.
- **FY2025 Budget** – Planning for a mid-year revision to realign based on expenditures and new projected forecast.
- **Financial Reporting** – Working on enhancing a dashboard based on sources and uses per department and communities.
- **Efficiency Efforts** – (1) Paper reduction. Drafted letter to vendors/contractors to send invoices electronically instead of mailing. Requesting vendor banking information for NRHA to start sending ACH payments instead of paper checks. Aiming for a November 8, 2024 start date.
- **Vacant Positions** – Finance Director – position is filled with an internal candidate, Cashawn Easter, Senior Program Accountant (2) – One position filled and employee starts Oct 7th, Associate Accountant (1). Anticipate filling positions October 11, 2024.

Human Resources Updates

- **FY2024 Performance Evaluations** – Complete
- **ADP** – Preparing for 2nd phase of implementation.
- **Benefits** – Open enrollment is October 1 – 21, 2024.
- **Efficiency Efforts** – (1) Provided method to eliminate paper timesheets for salary employees charged to grants. Time is now entered directly into ADP. (2) Working with Compliance to establish various policies and procedures.
- **Vacant Position** -Interviewing for vacant position – Employee Relation Generalist.

Information Technology Updates

- **Yardi Update** – On track to go live July 1, 2025.
- **DocuSign** – Contract executed. 10 licenses received and staff identified as the point of contact to start routing documents. After the equipment agreement is executed, training will occur within the next 2 weeks for designated employees.
- **Zoom** – Waiting for quote for 10 Licenses to start purchase process.
- **Intranet** – Enhancements are underway. SharePoint Communication site is being developed to replace current Intranet
- **SharePoint** – Implementation in process with a go live date of July 1, 2025. Human Resources and Communications will be the first departments to be completed.
- **Efficiency Efforts** – (1) Hired a Network Engineer for succession planning. (2) Started implementing ZenDesk a helpdesk software which will eliminate requests via phone and emails. Software will provide an efficient way to track Help desk tickets and provide dashboard reports.

Administrative Services Updates

- **555 E Main Street** – Researching kiosk for garage to accept credit card only payments. This will eliminate cash receipts and provide a more accurate account of the parking revenue.
- **Purchase Card** – Revising policy to be more efficient.
- **Upcoming Solicitations** – Auditing Services, Property Management (555 E Main), Banking Services, and Ground Maintenance (bench).
- **Efficiency Efforts** –

Other



COMMISSIONERS' MONTHLY CONTRACT REPORT –
Meeting Date: October 10, 2024

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.

September, 2024

New contracts issued between \$30,000 and \$99,999:	<i>Contract Ceiling</i>	A	B	C
1. I0016 – Agape Travel & Tours (Transportation Services for Client Services)	\$79,330.35	O	M	FF
2. PO-64422-4295 – EPlus Technologies (Flex Renewal Cisco)	\$52,401.21	O		FF
New contracts issued for \$100,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. Oakleaf Forest Electric Meter Box and Circuit Panel	\$590,950.00	C	M	FF
New task orders issued for \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. H1088 (TO#10) Tidewater Gardens Pile and Concrete Slab Removal	\$58,646.66	C	MW	FF
2. H1084 (TO#4) Young Terrace 532 E. Brambleton Unit Upgrades	\$77,461.25	C	M	FF
3. H1084 (TO#5) Young Terrace 534 E. Brambleton Unit Upgrades	\$76,993.75	C	M	FF
4. H1087 (TO#5) Boiler Preventative Maintenance Services	\$39,098.00	C	N/A	FF
5. H1091 (TO#12) Greenleaf Dr. Fire Damage Unit Renovation	\$138,940.45	C	M	FF
New Interagency Agreements for \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. None				
Change orders issued for \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. None				
Options exercised for \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. None				

A. KEY to contract type:

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

B. KEY to ownership type, new contracts only:

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

C. KEY to Funding:

FF – Fully-Funded IF – Incrementally-Funded

**BID ACTIVITY FOR CONTRACTS \$100,000 AND ABOVE
FOR THE MONTH ENDING September 30, 2024**

**NRHA OAKLEAF FOREST ELECTRICAL METER BOX & CIRCUIT PANEL
REPLACEMENT (\$590,950.00)**

Sealed Bids were requested on Sunday, **May 12, 2024** for “**NRHA Oakleaf Forest Electrical Meter Box & Circuit Panel Replacement**” located in Norfolk, Virginia. Bids were accepted until **11:00 AM** local prevailing time, **Thursday, July 11, 2024**.

The following companies submitted a bid:

L&M Electric & Plumbing LLC..... \$590,950.00
No other bids were received

After reviewing the bids it was determined the apparent low bid received in response to this solicitation was fair and reasonable for the proposed contract work therefore; it will be in the best interest of the Authority to award a contract in the offered the amount.



**Anticipated Requests for Proposals,
Quotations and Invitations for Bids
October 2024**

Project	Status	Dept
RFP , 555 East Main St Property Mangement Services	Oct/Nov	Administrative Services
IFB , Sykes Midrise Renovations	Oct/Nov	Development
IFB , As Needed Electrical Services	Oct/Nov	Property Management
RFP , Banking Services	Oct/Nov	Finance
RFQ , Grounds Maintenance Bench	Oct/Nov	Property Management
RFP , Audit Services	Oct/Nov	Finance
Recently Removed (*this section is added for continuity purposes only)		

RFP = Request for Proposal (Price + Factored Criteria)

IFB = Invitation for Bid (Price Only Criteria)

RFQ = Request for Qualifications

CA = Cooperative Agreement



Commissioners' Update NRHA Board of Commissioners

Subject: Housing Choice Voucher Program Update

Executive Contact: Pamela B. Jones-Watford

Date: October 10, 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

HUD announced that PHAs will not be required to be compliant with HOTMA Section 102 and 104 income and assets provisions by January 1, 2025, except for the Earned Income Disregard (EID) provisions. Although the implementation of the HOTMA Section 102 and 104 Final Rule remains in effect, these income and asset provisions of the final rule require access to new HOTMA-compliant HUD-50058 forms in the Housing Information Portal (HIP), the not-yet-released replacement for IMS/PIC. However, HIP will not be ready by January 1, 2025.

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 to review the HUD Two-year tool and other fiscal matters for the HCV Program.

We continue to meet with representatives from Yardi approximately four times weekly to plan and develop the implementation of Yardi.

We are in the middle of training to launch Housing Pro Software for the administration of the SRAP program participants.

A fall newsletter will go out to all existing landlords with program updates inclusive of:

- New Smoke Alarm Regulation
- Virginia Statement of Tenant's Rights and Responsibilities as of July 1, 2024
- October is Domestic Violence Awareness Month and VRLTA protections
- Small Area Fair Market Rents

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. Completed inspections for the month of September.

Biennials	Initials	Complaints	QA	SRAP	TOTAL
415	135	22	0	2	574

Wait list totals:

Aspire at Church St (TG)- 6
Aspire at Church St- 3,035
Banks of Berkley- 934- Waitlist open 9/3 to 10/3
Church Street Station (Homeless)- 1,967
Church Street Station (Not Homeless)-309 Waitlist open 9/3 to 10/3
Cottage Bridge- 67
Crescent Square- 139
Diggs Phase 1 RAD -1,338
Diggs Phase I RENO-4
Franklin Arms- 607
Gosnold-581
Grandy Phase V092 RAD-388
Grandy Phase VI- 345
Grandy Village Revit RAD- 1,843
HCV-4,035
Herons Landing PBV- 216
Holley Point Apartments- 525
LIPH-
 Bobbitt Midrise-2,363
 Calvert Square- 3,679
 Diggs Site- 2,083
 Hunters Square Midrise – 2,139
 Oakleaf Forest- 3,759
 Partrea Midrise- 2,197
 Sykes Midrise- 2,194
 Young Terrace-3, 748
Market Heights Apartments- 1,139
Market Heights Apartments- Tidewater - 15
North Wellington RAD – 357
Origin Circle at Kindred- 1,051
Origin Circle at Kindred- Tidewater- 2
Reunion Senior Living at Kindred- 154
Riverside Station – 220
South Bay PBV- 261
St. Paul's Apartments- 218
The Ashton – 244
The Retreat at Harbor Point – 216

Landlord Outreach

We continue to market for new properties for the program to lease to voucher holders. There were five (5) new landlords in September that leased to voucher holders. 14 landlords registered for the monthly landlord orientation that is held every fourth Tuesday of the month.

Phone calls to landlords inviting them to offer their property for the HCV Program – cold Calls (15)
Landlord Mailings/Package Information – 20
Referral listing add-ons – 18
New Landlord Orientation attendees – 4

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

SAFMR effective 01/01/2025, all of Norfolk zip codes will be impacted due to HUD designating NRHA as a metropolitan area required the use of SAFMRs. The implementation of SARMR is believed to be helpful in providing voucher holders greater access to low-poverty and/or high-opportunity neighbourhoods.

NSPIRE inspection standards pending HUD's guidance for implementation. Effective December, 23, 2024, for all assisted housing there must be a qualifying smoke alarm is installed in accordance with applicable codes and standards published by the International Code Council or the National Fire Protection Association and the requirements of the National Fire Protection Association Standard 72, or any successor standard, in each level and in or near each sleeping area in any dwelling unit, including in basements, but excepting crawl spaces and unfinished attics, and in each common area in a project containing such a dwelling.

Project Based Voucher Future Obligations (Non-RAD)

475 allocated units with 144 of the units CNI. The AHAP agreement has been executed for 21 allocated units.

Program Overview	As of August 31, 2024
Total Vouchers	4,379
Tenant Based Vouchers	3,431
Project Based Vouchers (PBV)	369
RAD PBV	579
Outgoing Payable Portables	42
Vouchers Issued	6
New Vouchers Searching	33
New VASH Vouchers Searching	5
New VASH port-in Searching	17
SRAP Certificates Searching	1
Port-Ins Searching	17
End of participations	13

Special Purpose Vouchers

Vouchers Totals	Allocation	Current Month Leased
VASH vouchers	168	148
VASH vouchers (Port-In)		27
NED vouchers	225	155
Homeownership voucher(s)	open	11
Homeownership voucher VASH	Open	1
SRO (Gosnold Mod Rehab)	60	50
Main Stream	40	18
Park Terrace	47	28
Tidewater Gardens TPV	312	263
FYI TPV	10	5
SRAP	70	58

Project Based Vouchers (RAD NRHA Owned)

NRHA Owned RAD Property	Total Units	Current Month Leased
Grandy Village 092	16	14
Grandy Village 032	275	235
Grandy Rev NT	4	3
North Wellington	25	23
Franklin Arms	100	96
Diggs Town	222	208
Total	642	579

Project Based Vouchers (Non-RAD)

Project Based Voucher	Total Units	Current Month Leased
Crescent Square (Virginia Beach)	10	7
Heron's Landing (Chesapeake)	6	6
South Bay (Portsmouth)	6	5
Cottage Bridge (Norfolk) NRHA Owned	47	43
Banks of Berkley (Norfolk)	5	2
Church Street Station (Norfolk)	70	60
St. Paul's Apartments (Norfolk)	13	13
Grandy VI (Norfolk) NRHA Owned	70	62
The Retreat at Harbor Pointe (Norfolk)	50	46
The Ashton	7	7
Holley Pointe	5	5
Riverside Station/ Curlew Apartments	23	24
Market Heights Apartments (CNI)	41	39
Reunion Senior Housing (CNI)	24	24
Origin	37	26
Total	332	369



Commissioners' Update

NRHA Board of Commissioners

Subject: Property Management Update

Executive Contact: Brenda Fleming

Date: October 3, 2024

BACKGROUND

Updates as of 09/30/2024

STATUS

Property Management will begin the unit inspections for our LIPH communities beginning October 15th running through the end of the fiscal year.

The Call center closing ratio for the month of September is reported at 69% with a total of 886 work orders between the two communities: Calvert Square and Oakleaf Forest.

The Property Management continues to focus on the lease-up efforts in our communities. Our September occupancy rate sits at 90.42%.

Attachments and Handouts

Monthly Performance Reports

for month ending September 2024

Contents

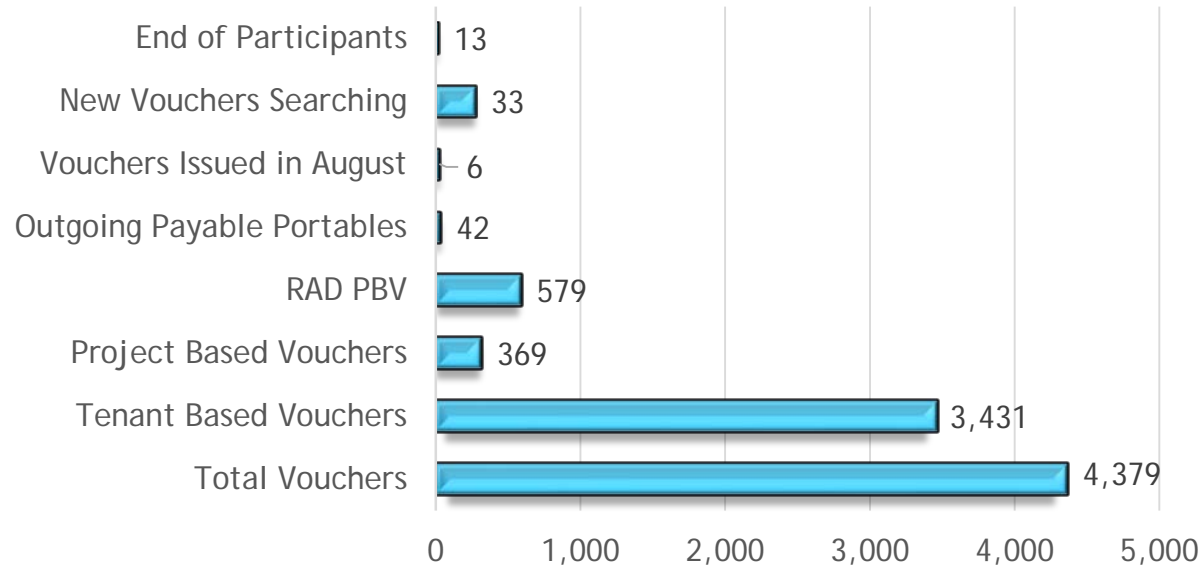
- Performance of Operations
 - Public Housing
 - HCV
 - Other Housing
- Development
- Community Engagement
- Finance Activities
- Other

Housing Operations Housing Choice Voucher

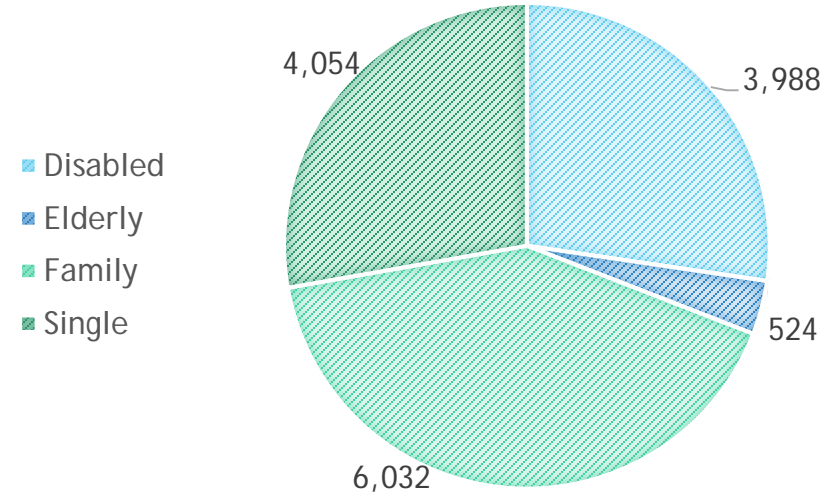
16

New Admissions

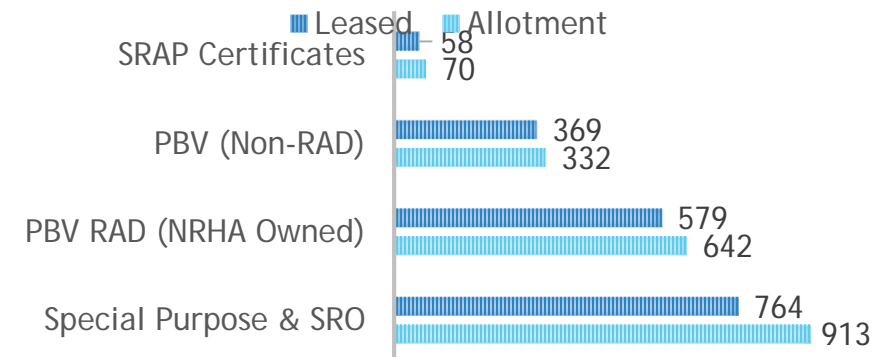
Current Statistics



WAITLIST SUMMARY

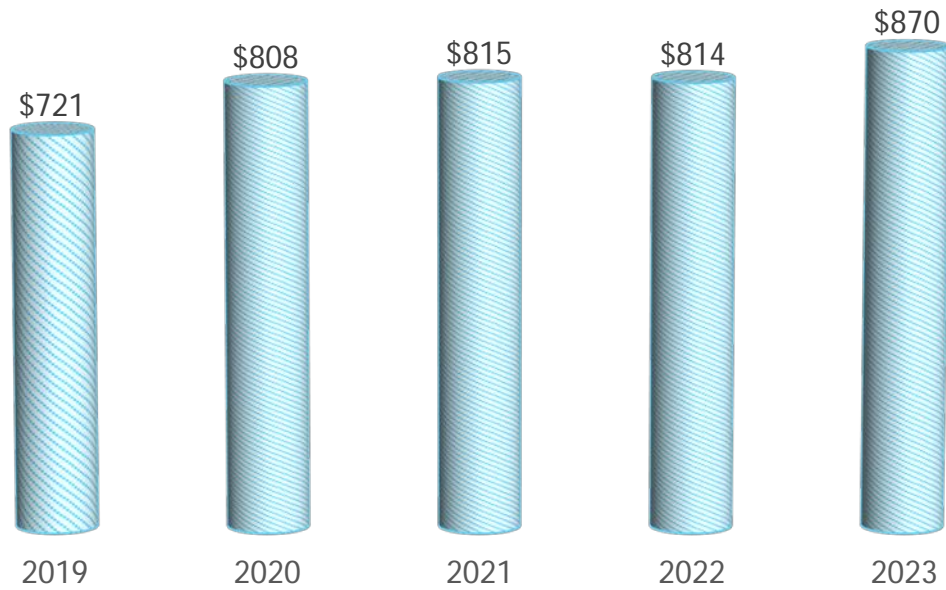


HOUSEHOLDS SERVED BY SPECIAL PROGRAMS

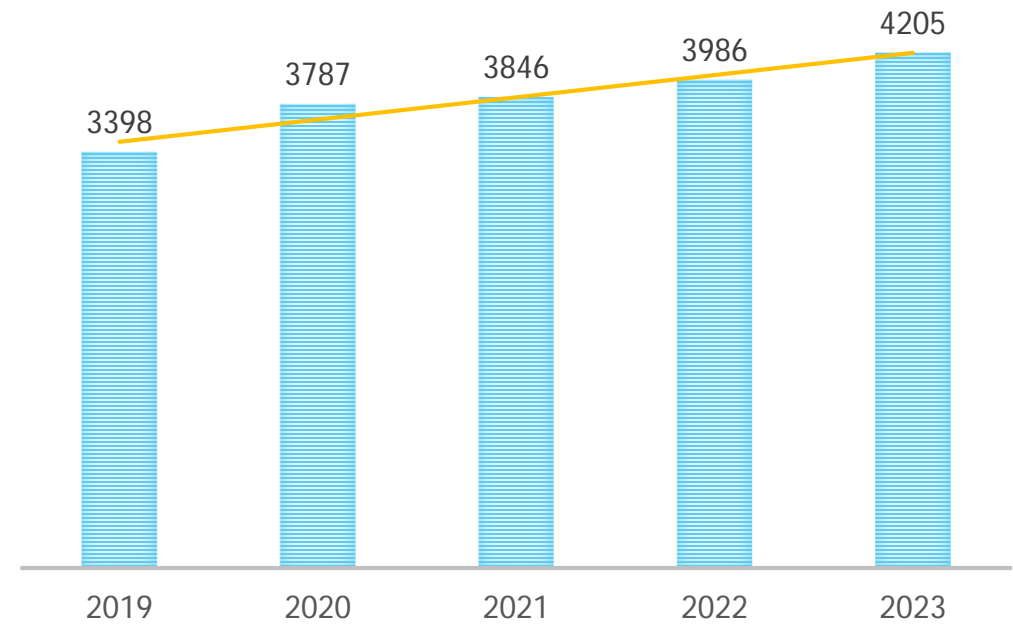


Housing Operations Housing Choice Voucher

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	3	20
Phone Calls to Property Owners	10	15
Referral Listing Add-ons	35	18
Standing Partner Listing Add-ons	0	0
New Admission Surveys Mailed	0	0

5
New
landlords

4
Landlord
Orientation
Attendees

Housing Operations Public Housing Programs

17
New Admissions

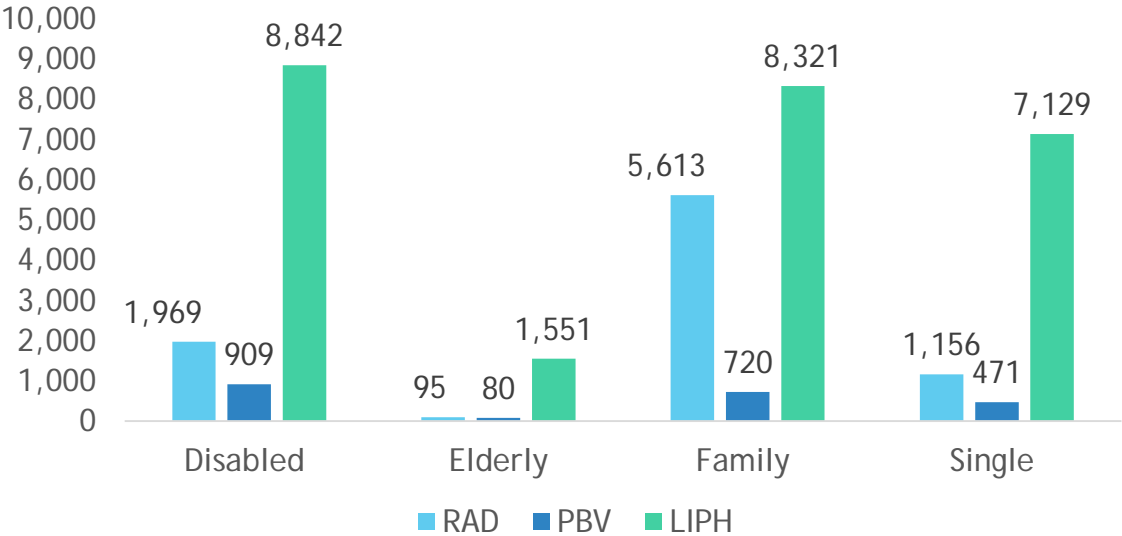
90.42%
Occupancy

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

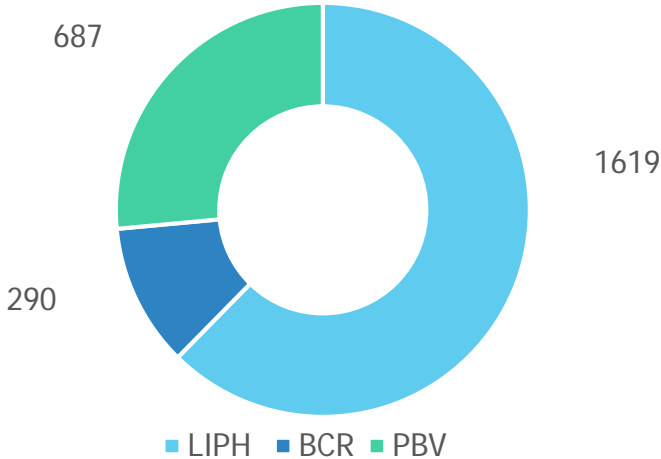
Occupied Units by Community

Calvert Square	310	286	92.26%
Oakleaf Forest	257	241	93.77%
Partrea Midrise	114	105	92.11%
Huntersquare	91	85	93.41%
Bobbitt Midrise	84	81	96.43%
Sykes Midrise	84	77	91.67%

Applicants on the Waitlist



Occupied Units by Program

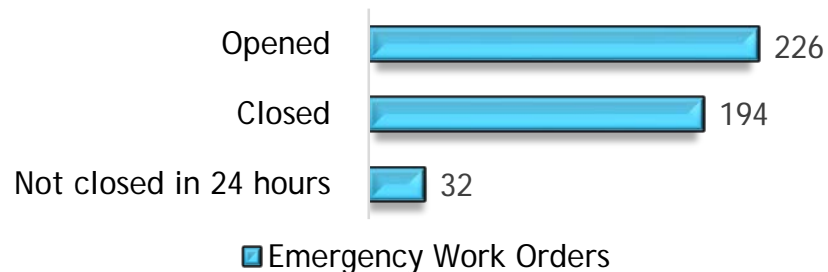


Housing Operations Public Housing Programs

Emergency Work Orders by Zones

Zone 1	Opened	Closed	Not Closed in 24 hrs.	% Completed
Oakleaf Forest	42	40	2	95.24%
Partrea Apartments	4	3	1	75.00%
Bobbitt Apartments	12	12	0	100.00%
Sykes Apartments	12	11	1	91.67%
N. Wellington	1	1	0	100.00%
Grandy Village	55	39	16	70.91%
Total Per Zone:	126	106	20	84.13%
Zone 2	Opened	Closed	Not Closed in 24 hrs.	% Completed
Diggs Town	8	8	0	80.00%
Young Terrace	22	16	6	72.73%
Calvert Square	35	29	6	82.86%
Hunter Square	8	8	0	100.00%
Franklin Arms	15	15	1	100.00%
Cottage Bridge	3	3	0	100.00%
Diggs Town Phase 1	11	11	0	100.00%
Total Per Zone:	100	88	12	88.00%

Total Emergency Work Orders

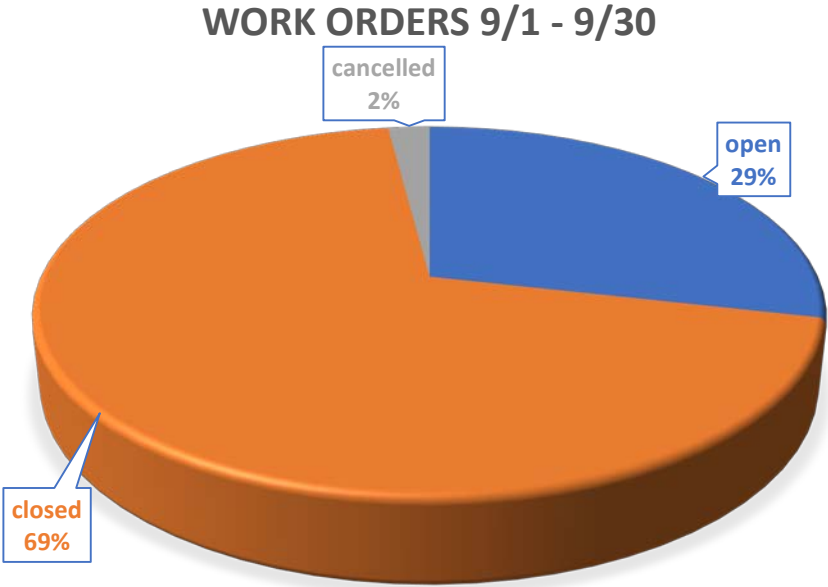


Move Out Report

Reason for Vacating Unit	Count
Unit Transfer	14
Moved to HCV	0
Moved to PBV	3
Rented Elsewhere	5
Home Ownership	0
Medical	1
Deceased	2
Skipped Out	6
Eviction	3
Criminal Activity	1
Moved Prior to Eviction	1

Housing Operations
Call Center Statistics
Calvert Square and Oakleaf Forest

9/1/2024 – 9/30/2024 – FMD Call Center	
886 Total Work Orders	
open	253
closed	615
cancelled	18





Commissioners' Update

NRHA Board of Commissioners

Subject: Client Service Update

Executive Contact: Julius Norman

Date: October 10, 2024

BACKGROUND

Community and partner collaborations have brought fresh perspective and innovative ideas to the table. Unique talents and experience that many of our partnerships have complimented the vision of NRHA perfectly. Our continued efforts in honoring and supporting residents in our communities create a positive impact and improves the quality of life for residents.

STATUS

Workforce Development

Three NRHA residents have passed the National Healthcare Association exam and provided copies of certificates for case files. Two of those individuals have secured employment at Chesapeake Regional-MRI- CT., Earning \$17.00 an hour and Mid-Atlantic Imaging Center as a medical mammogram tech earning \$18.00 an hour.

Norfolk Works has connected with NRHA workforce to provide services (Job Application Assistance, Career Exploration, and free training opportunities). NRHA residents can receive walk-in services every Wednesday from October -November at the Park Place library- 620 W. 29th Street or their downtown 100 Bank St. location. Mailers have been sent to all FSS residents and to unemployed or underemployed residents.

Client Services Staff has scheduled tours in October to Q.E.D. Systems and Tidewater Community College training facilities. QED will provide a behind-the-scene look at the daily operations center for training, development, classroom instruction, and hands-on training in welding, blue print reading, basic electrician, cableway installation and repair. Tidewater Community College's Skilled Trades Academy located in Portsmouth provides short-term training for in-demand jobs in Maritime, Manufacturing, Industrial and Construction trades. The academy provides day, evening, and weekend programs.

Community Engagement

The President's round table is comprised of community council representatives from each community. The meeting takes place quarterly, and is designed to set strategic goals for Tenant Management and Advisory Councils for each quarter of the calendar year. Discussions center around training goals, resident initiatives, food and transportation insecurities are just a few topics from representatives.

Hampton Roads Community Empowerment Alliance was also on hand to update them

on our transition into the phase 4 portion of our current project addressing community obstacles and barriers. Lastly, our Executive Director, Mr. Nathan Simms attended to answer questions posed by the leadership that was assembled at the meeting.

A delegation of (8) Tenant Management and Advisory Council members attended and participated in a Public Housing Resident Coalition and Capacity Building training hosted at the HUD headquarters in Washington DC. Residents had the opportunity to network with their respective peers from across the region along with weighing in on upcoming legislation and policy changes that will affect residents residing in Norfolk public and assisted housing.

Client Services engaged in several voter education seminars throughout the senior mid-rises and family communities. Residents were able to ask questions and vent their concerns about the election process. They were also provided with examples of ballots and information regarding absentee voting, early voting and the location of their voting precincts.

Over 100 residents attended Sherriff Joe Barron's annual Senior Fest. Senior residents had the opportunity to interface with over 75 vendors that provided a variety of services devoted toward the needs of our aging population here in the city of Norfolk, Virginia. Residents were also able to network and socialize with their peers from across the city while enjoying a 4-course meal and listening to live music from local musicians. Residents heard several keynote speakers that addressed programming that the city has in place for Seniors.

Youth Services

Norfolk Police Department's Youth Leadership Academy is bridging the gap with youth and police officers in the community by introducing young people to law enforcement careers. 75 youth have participated in the ongoing academy that engage youth from all our housing communities.

Real Talk hosted by a collaboration of our community mental health providers have had over 60 youth to participate since the school year began. Real talk provides a platform for young people to express their concerns, learn about the importance of good mental health, ensure students that mental health services are easily assessable within the community, and it promote activities that support physical and mental well-being. On-going session are scheduled in October.

As part of our efforts to create safe spaces for support: Youth Services presented its Third Annual Breast Cancer Awareness Forum. Community members come together to share their experiences, seek advice, and provide emotional support to one another. This forum brings awareness to breast cancer and the psychological impact that breast cancer can have on an individual and their family. Professionals from The American Cancer Society, volunteer breast cancer survivors, and mental health professionals are all on hand to help create a safe space for dialogue and knowledge to participants.

Family Self Sufficiency

Kicked off Financial Fitness Workshops on the 3rd Wednesday of each month, holding financial literacy classes. We are connecting with many area agencies to bring valuable information to our residents to equip them to make informed decisions as they manage their households, often with limited incomes. We have partnered with agencies such as the City of Norfolk, BankOn, Dollar Bank, Archer Mortgage, and others to come in and actually give our residents first-hand information from the financial industry to know how to prepare and thrive. Our classes are mobile in that they are held in Oakleaf (10:00 am), Calvert Square (2:00pm), at the FIC's and also at 555 E. Main St. (5:00pm). Residents can come to any location they wish AND if they call and schedule in advance, we can assist with transportation.

We had our FSS Workshop in which residents were able to find out more information about utilizing their HCV voucher to purchase a home. Ernest Rolland from our HomeNet Department gave a wonderful presentation and answered questions from an eager group of participants. In addition, we had a VHDA approved Realtor speak with our participants to give them the ends and outs of all aspect of purchasing. Residents were very much engaged in learning topics such as types of loans, down payment options, HOA's and fees, and many more.

We currently have 279 participants in the program. Of that 279, 186 are employed. For the month of September, we distributed over \$42,000.00 in escrow disbursement to help with car repairs, security deposit for emergency move (landlord foreclosed), computer purchase, IRS back taxes, and passport purchase for work purposes to name a few. We continue to partner with Workforce to get our participants trainings and assist them in that journey to self-sufficiency.

Attachments and Handouts



Commissioners' Update NRHA Board of Commissioners

Subject: Development Update

Executive Contact: Steve Morales

Date: October 10, 2024

BACKGROUND

The Development Department oversees Real Estate, Capital Fund, Choice Neighborhoods-Tidewater Gardens/St. Paul's transformation, Private Rental Communities, Property Renovations and Redevelopment, HOME program and Homenet First Time Homebuyer Counseling. The following Report summaries Development activity in August 2024.

STATUS

Capital Fund Program

The Authority receives Capital Funds from the federal government through a formula-driven computation administered by HUD. These funds are used to upgrade public housing facilities. Highlight working on \$17,750,047 in projects with 38% of contracted dollars going to M/WBE's.

Tidewater Gardens-Choice Neighborhoods Project

Aspire, which is an off-site project developed by the Rich Man group, is in lease up and move-ins slightly delayed to late September pending certificate of occupancy. NRHA is working with the developer for the lease up of the 21 replacement units.

Phase II on-site-140 units is under construction and planned for completion between August and October (2 buildings). Phases 3 another 191 units did not receive State Tax Credits so the team will be working to close financial gap and revise the schedule.

HomeNet and HOME

HOME-The HUD funded HOME 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. In FY2023-24, HOME program had 20 closings. In FY25 there have already been 8 closings in the first quarter.

HomeNet -The HomeNet Homeownership Center assists prospective clients in overcoming barriers and obstacles to achieving and maintaining homeownership. Services include: Workshops: HomeNet offers these classes: 16-Month Homebuyers Club; Monthly First-Time Homebuyer Training Classes 'Lunch and Learn' sessions tailored for City Employees; 12-Month Homeownership Housing Choice Voucher Program (HCV): This program enables HCV participants to transition from renting to homeownership.

Technical Assistance: Provide technical assistance to help individuals with various aspects of the home buying process, including obtaining a mortgage, navigating the purchase agreement,

handling the inspection process, securing insurance, preparing for the \$60,000 grant, and the closing process.

HomeWard Norfolk \$40,000 Grant (HWN): HomeNet administers and underwrites the HWN down payment and closing cost grant for households with incomes between 80-120% (AMI).

In Quarter 1, HOMENet has had 14 total clients (HOME, HOMENET) purchase homes, 8 using HOME funds and 6 unassisted. Two (2) of the clients are from the HCV program.

Real Estate

Real Estate group oversees land dispositions, acquisitions, and oversees privately managed Rental communities. In September NRHA disposed on one property for the construction of 3 single family homes.

Privately managed communities are at 98% occupancy. There are critical repair needs at both Oakmont North and Mission College. NRHA staff is working with property management firms to address Roofs at Oakmont and Stairs at Mission College.

Transformation

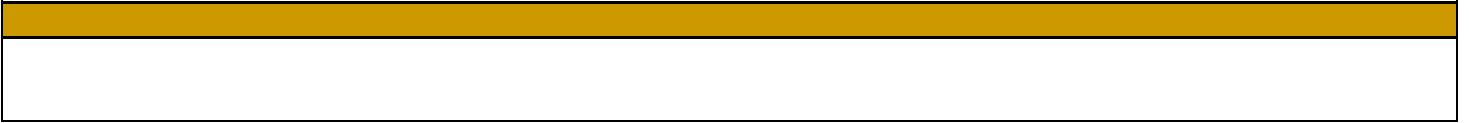
NRHA will plan and implement mixed-finance transactions to achieve the transformation of its assisted housing communities. The range of strategies aimed at transforming the physical environment will include but not be limited to: modernization of housing units; enhancements to open space and infrastructure; 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.

The Developer Request for Qualifications review is completed Sixteen (16) developers were selected for the bench. Staff will prepare RFP's for development opportunities in the very near future. Below is the list of developers selected:

Community Housing Partners Corp
Community Preservation Partners
Dantes Partners, LLC
Fairstead Affordable Development Company
Fougler Pratt
Gilbane Development Company
Good Housing Partnership, LLC
Jair Lynch Real Estate Partners
MDG Real Estate Partners, LLC
Paces Preservation Partners, LLC
PMG Affordable, LLC and Bank of America CDC
The Community Builders, Inc.
The NHP Foundation
WinnDevelopment Company Limited Partnership
Woda Cooper Development
The Richman Group

NRHA is working on site plans for the Moton redevelopment. The City and NRHA are coordinating on planning for other properties. Community design sessions (Charette) will be scheduled to get community input for the redevelopment of City and NRHA property.

NRHA is initiating work with the Young Terrace and Calvert Square communities to address issues each community faces and to begin the process of master plans for the communities. A planning framework is being developed to guide planning efforts. A team will be assembled over the coming months with work.



Development Report: DCM Projects

DESIGN AND CONSTRUCTION MANAGEMENT DEPARTMENT PROJECT STATUS					
Construction Projects					
PROJECT LOCATION	SCOPE OF WORK	CONTRACTOR	COST	COMPLETION DATE	% Complete
1300 Little Bay Ave	New Home Construction	Asfari Homes Inc.	N/A	N/A	55%
Bobbit & Hunter Sq.	RE-Bid Elevator Upgrades (G1067)	Contracting Solutions	\$ 1,241,041.92	9/24/2024	100%
Bobbitt	Repair of Cooling Towers(H1094)	Power Mechanical Inc.	\$ 126,651.00	9/2/2024	100%
Bobbitt	Bobbitt Mid Rise Temporary Cooling Tower Rental (H1083)	Comfort Systems of Virginia Inc.	\$ 77,099.52	9/3/2024	100%
Calvert Square	Access Door Installation(H1079)	P&M Construction	\$ 56,894.68	7/29/2024	COMPLETE
Calvert Square	Site Improvements	Task Order Contract	TBD	TBD	0%
Calvert Square	Rental Office Renovation	Task Order Contract	TBD	TBD	0%
Calvert Square	Sewer Line Replacement (H1090)	P&M Construction	\$ 42,518.40	8/19/2024	100%
Diggstown	PHC Exterior Porch Area Painting(H1074)	P&M Construction	\$ 137,482.00	7/11/2024	COMPLETE
Diggstown	Site Improvements	Advertise (October 2024)	TBD	TBD	0%
Diggstown	Recreation Center 5ton 130,000 BTU system Replacement (H1083)	Comfort Systems of Virginia Inc.	\$ 18,623.00	9/5/2024	100%
Diggstown	Sight Lighting Phase 1 (H1087)	Joint Resource Solutions Inc.	\$ 86,253.00	7/28/2024	COMPLETE
Diggstown	Permanent Recreation Center Renaming of Signs (H1086)	Integral Contracting LLC	\$ 7,928.00	9/23/2024	100%
Diggstown	Replace Uninsulated Duct & Install Insualted Duct HVAC Systems(H1086)	Integral Contracting LLC	\$ 16,215.63	9/9/2024	100%
Diggstown	Community Center Lights Installation(H1086)	Integral Contracting LLC	\$ 4,543.75	9/11/2024	100%
Grandy Village	Grandy Village Learning Center Pier Repairs	Powermovement General Contractors	\$ 8,943.59	9/10/2024	100%
Oakeaf Forest	1862 Greenleaf Dr. 2.5 ton Condenser Replacement & TXV Kit (H1083)	Comfort Sytems of Virginia Inc.	\$ 6,823.00	8/19/2024	100%
Oakeaf Forest	1941 Greenleaf Dr. Fire Damage Unit(H1086)	Integral Contracting LLC	\$ 71,500.00	9/6/2024	100%
Oakeaf Forest	Building 23 HVAC Replacement(H1060)	Dominion Builders Contracting Inc.	\$ 256,500.00	7/25/2024	COMPLETE
Oakeaf Forest	Electrical Meter Box & Panel (I0007)	L&M Electric & Plumbing LLC	\$ 590,950.00	TBD	5%
Oakeaf Forest	Window and Roof Replacements Phase I (H1062)	Dominion Builders Contracting Inc.	\$ 2,185,000.00	1/29/2025	60%
Oakeaf Forest	HVAC Duct Work Replacement	Advertise (Nov 2024)	TBD	TBD	0%
Oakeaf Forest	1725 Greenleaf Dr. 2.5 ton Condenser Replacement & Fan Coil (H1083)	Comfort Systems of Virginia Inc.	\$ 11,200.00	7/29/2024	100%
Oakeaf Forest	1991 Greenleaf Dr. 2.5 Ton Condenser Replacement & Fan Coil (H1083)	Comfort Systems of Virginia Inc.	\$ 6,570.00	8/5/2024	COMPLETE
Oakeaf Forest	1889 Greenleaf Dr. 2 ton Hydronic Heating Fan Coil Repl. (H1083)	Comfort Systems of Virginia Inc.	\$ 11,125.00	8/5/2024	COMPLETE
Oakeaf Forest	1981 Greenleaf Dr. 2.5 ton Condenser Replacement & TXV Kit (H1083)	Comfort Systems of Virginia Inc.	\$ 7,001.00	8/19/2024	100%
Oakeaf Forest	1794 Greenleaf Dr. 2.5 ton Condenser Replacement & TXV Kit (H1083)	Comfort Systems of Virginia Inc.	\$ 7,001.00	8/19/2024	100%
Oakeaf Forest	1751 Greenleaf Dr. 2.5 ton Condenser Replacement & Fan Coil (H1083)	Comfort Systems of Virginia Inc.	\$ 12,085.00	9/3/2024	100%
Oakeaf Forest	1914 Greenleaf Dr. 2ton Condenser & 2ton Hydro Fan Replacement	Comfort Systems of Virginia Inc.	\$ 8,632.00	10/4/2024	90%
Oakeaf Forest	1991 Greenleaf Dr. 2.5 ton Hyrdro Fan Coil Installation	Comfort Systems of Virginia Inc.	\$ 9,501.00	10/21/2024	20%
Oakeaf Forest	1981 Greenleaf Dr. 2ton Hydro Fan Coil & TXV Installation	Comfort Systems of Virginia Inc.	\$ 7,030.00	10/21/2024	20%
Oakeaf Forest	1749 Greenleaf Dr. Unit Upgrades	Pyramid Enterprises	\$ 24,201.12	8/23/2024	100%
Oakeaf Forest	1939 Greenleaf Dr. Fire Damge Unit(H1086)	Integral Contracting LLC	\$ 148,000.00	9/13/2024	100%
Oakeaf Forest	1704 Greenleaf Dr. Roof Replacement (H1093)	Roofing Systems of Hampton Roads	\$ 62,371.00	8/14/2024	100%
Oakeaf Forest	420 E. Brambleton Ave. Roof Replacement (H1093)	Roofing Systems of Hampton Roads	\$ 36,185.00	8/26/2024	100%
Oakeaf Forest	Window and Roof Replacements Phase II	Advertise (Nov. 2024)	TBD	TBD	0%

Currently Managing Construction and A&E Projects totaling \$17,750,047

DESIGN AND CONSTRUCTION MANAGEMENT DEPARTMENT PROJECT STATUS					
Construction Projects					
PROJECT LOCATION	SCOPE OF WORK	CONTRACTOR	COST	COMPLETION DATE	% Complete
Oakeaf Forest	1803 & 1804 Greenleaf 2 ton Condenser Replacement (H1083)	Comfort Systems of Virginia Inc.	\$ 13,010.00	7/30/2024	COMPLETE
Oakeaf Forest	HVAC Units (H1083)	Comfort Systems of Virginia Inc.	\$ 62,085.00	9/23/2024	100%
Oakeaf Forest	HVAC Units R410A Refrigerant (H1083)	Comfort Systems of Virginia Inc.	\$ 10,506.00	8/19/2024	100%
Oakeaf Forest	1957 Greenleaf Dr. Installation 2.5ton Condenser & 410a TXV (H1083)	Comfort Systems of Virginia Inc.	\$ 6,823.00	9/20/2024	100%
Oakeaf Forest	Rental Office 4ton a/c 80,000 BTU System Replacement	Comfort Systems of Virginia Inc.	\$ 13,495.00	9/13/2024	100%
Oakeaf Forest	Rental Office 3ton 60,000 BTU System Replacement	Comfort Systems of Virginia Inc.	\$ 12,722.00	9/13/2024	100%
Oakeaf Forest	HVAC TXV's	Comfort Systems of Virginia Inc.	\$ 4,009.00	10/17/2024	40%
Oakeaf Forest	1786 Greenleaf Dr. Fire Damage Unit	Powermovement General Contractors	\$ 138,940.45	12/29/2024	10%
Oakeaf Forest	1937 Greenleaf Dr. Fire Damage Unit(H1086)	Integral Contracting LLC	\$ 71,500.00	9/6/2024	100%
Oakeaf Forest	1746, 1867, 1888, Greenleaf Dr. Unit Upgrades (H1086)	Integral Contracting LLC	\$ 11,930.00	10/9/2024	80%
Oakeaf Forest	Re-bid Bungalow Repair and ADA Conversion (H1068)	Pyramid Enterprises LLC	\$289,900	9/27/2024	100%
Partrea	Elevator Upgrades and Additions (H1044)	VIRTEXCO	\$4,642,000.00	7/18/2025	60%
Partrea	Common Area HVAC Replacement (H1087)	Joint Resource Solutions Inc.	\$ 14,023.19	7/1/2024	COMPLETE
Partrea	Inspection and Cleaning of Rooftop Units (H1087)	Joint Resource Solutions Inc.	\$ 884.62	7/1/2024	COMPLETE
Spartan Village	1669 & 1671 Madison Ave. (I0008)	Tolson & Tolson	\$ 25,990.00	9/30/2024	100%
Sykes	Eleveator Upgrades and Additions (H1049)	VIRTEXCO	\$1,986,000.00	10/9/2024	65%
Tidewater Garden	Tidewater Garden Heat Pipe Trench Demolition (H1090)	P&M Construction	\$ 65,824.06	8/26/2024	100%
Tidewater Gardens	Tidewater Gardens Pile and Concrete Slab Removal	K-Kontractors	\$ 58,646.66	9/10/2024	100%
Various Sites	Boiler Preventive Maintenance Service	Joint Resource Solutions Inc.	\$ 39,098.00	9/30/2024	100%
Young Terrace	Tender Agreement Re-Bid Young Terrace Unit Renovation Completion (H1084)	M&M Eterprises II Inc.	\$ 345,450.00	7/10/2024	COMPLETE
Young Terrace	Laundry Facility	Advertise (Aug 2024)	TBD	TBD	0%
Youngs Terrace	567 E. Olney Rd. Unit Upgrades (H1084)	Dominion Builders Contracting Inc.	\$ 59,735.63	9/20/2024	100%

DESIGN AND CONSTRUCTION MANAGEMENT DEPARTMENT PROJECT STATUS					
Construction Projects					
PROJECT LOCATION	SCOPE OF WORK	CONTRACTOR	COST	COMPLETION DATE	% Complete
Youngs Terrace	582 E. Brambleton Ave Unit Upgrades (H1084)	Dominion Builders Contracting Inc.	\$ 62,901.25	9/20/2024	100%
Youngs Terrace	532 E. Brambleton Ave. Unit Upgrades (H1084)	Dominion Builders Contracting Inc.	\$ 77,461.25	9/20/2024	100%
Youngs Terrace	534 E. Brambleton Ave Unit Upgrades (H1084)	Dominion Builders Contracting Inc.	\$ 76,993.75	9/20/2024	100%
Youngs Terrace	Rental Office Renovation	Task Order Contract	TBD	TBD	0%
Youngs Terrace	Site Improvements	Task Order Contract	TBD	TBD	0%
Youngs Terrace	Community Center 2ton pkg RTU Replacement	Comfort Systems of Virginia Inc.	\$ 11,942.00	10/5/2024	90%
Youngs Terrace	287 Nicholson Unit Renovation (H1088)	K-Kontractors	\$ 39,561.32	6/24/2024	COMPLETE
Youngs Terrace	424 E. Brambleton Ave. Unit Renovations (H1088)	K-Kontractors	\$ 49,975.82	7/31/2024	COMPLETE
Youngs Terrace	432 E. Brambleton Ave. Unit Renovations (H1088)	K-Kontractors	\$ 52,397.92	7/31/2024	COMPLETE
Youngs Terrace	472 E. Brambleton Ave. Unit Renovations (H1088)	K-Kontractors	\$ 56,834.92	7/31/2024	COMPLETE
Youngs Terrace	542 Nicholson Ave. Unit Renovations (H1088)	K-Kontractors	\$ 55,110.40	9/18/2024	100%
Youngs Terrace	532 Nicholson ave. Unit Renovations(H1088)	K-Kontractors	\$ 57,785.60	9/18/2024	100%
Youngs Terrace	269 Nicholson St. Renovation	K-Kontractors	\$ 58,361.60	10/31/2024	20%
Youngs Terrace	483 Nicholson Unit Renovation (H1091)	Powermovement General Contractors	\$ 63,449.00	7/15/2024	COMPLETE
Youngs Terrace	537 Nicholson Unit Renvoation(H1091)	Powermovement General Contractors	\$ 63,449.00	7/22/2024	COMPLETE
Youngs Terrace	880 St. Paul Blvd. Unit Renovation (H1091)	Powermovement General Contractors	\$ 59,825.00	9/11/2024	100%
Youngs Terrace	882 St. Paul Blvd. Unit Renovations(H1091)	Powermovement General Contractors	\$ 59,825.00	9/11/2024	100%
Youngs Terrace	Fence & Debris Removal, Fence Install, Landscaping (H1091)	Powermovement General Contractors	\$ 8,907.68	8/26/2024	COMPLETE
Youngs Terrace	Flooring Trim 536 & 538 E. Brambleton Ave.	Powermovement General Contractors	\$ 17,981.07	9/25/2024	100%
Youngs Terrace	241 Virginia Beach Blvd. Unit Upgrade(H1090)	P&M Construction	\$ 56,209.17	7/1/2024	COMPLETE
Youngs Terrace	345 Nicholson St. Unit Upgrade (H1090)	P&M Construction	\$ 58,452.48	7/1/2024	COMPLETE
Youngs Terrace	Unit Upgrades-Interior Painting (H1090)	P&M Construction	\$ 7,430.40	6/28/2024	COMPLETE
Youngs Terrace	430 Nicholson Street Unit Upgrades (H1090)	P&M Construction	\$ 52,295.31	8/14/2024	100%
Youngs Terrace	327 Nicholson Street Unit Upgrades (H1090)	P&M Construction	\$ 48,146.67	8/14/2024	100%
Youngs Terrace	570 Nicholson Street Unit Upgrades (H1090)	P&M Construction	\$ 60,934.40	8/14/2024	100%
Youngs Terrace	339 Nicholson Street Unit Upgrades (H1090)	P&M Construction	\$ 63,514.44	8/14/2024	100%
Youngs Terrace	428 E. Brambleton Ave. Unit Upgrades (H1090)	P&M Construction	\$ 45,723.86	9/4/2024	100%
Youngs Terrace	Heat Trench Pipe Replacmeent (H1090)	P&M Construction	\$ 55,189.04	8/19/2024	100%
Youngs Terrace	330 E. Onley Rd. Unit Renovations (H1092)	Pyramid Enterprises	\$ 62,633.64	7/29/2024	100%
Youngs Terrace	334 E. Onley Rd. Unit Renovations (H1092)	Pyramid Enterprises	\$ 63,637.45	7/29/2024	100%

DESIGN AND CONSTRUCTION MANAGEMENT DEPARTMENT PROJECT STATUS					
Construction Projects					
PROJECT LOCATION	SCOPE OF WORK	CONTRACTOR	COST	COMPLETION DATE	% Complete
Youngs Terrace	365 E. Onley Rd. Unit Renovations (H1092)	Pyramid Enterprises	\$ 61,224.45	7/29/2024	100%
Youngs Terrace	377 E. Onley Rd. Unit Renovations (H1092)	Pyramid Enterprises	\$ 60,216.45	7/29/2024	100%
Youngs Terrace	372 E. Brambleton Ave. Unit Upgrades (H1092)	Pyramid Enterprises	\$ 62,371.45	8/5/2024	100%
Youngs Terrace	400 Nicholson Street Additl Unit Upgrades (H1092)	Pyramid Enterprises	\$ 8,491.75	8/26/2024	100%
Youngs Terrace	402 Nicholson Street Additl Unit Upgrades (H1092)	Pyramid Enterprises	\$ 8,513.65	8/26/2024	100%
Youngs Terrace	404 Nicholson Street Additl Unit Upgrades (H1092)	Pyramid Enterprises	\$ 6,820.30	8/26/2024	100%
Youngs Terrace	406 Nicholson Street Additl Unit Upgrades (H1092)	Pyramid Enterprises	\$ 6,524.55	8/26/2024	100%
Youngs Terrace	569 E. Olney Rd. Unit Upgrades (H1092)	Pyramid Enterprises	\$ 64,274.70	09/18/204	100%
Youngs Terrace	605 Virginia Beach Blvd. Unit Upgrades (H1092)	Pyramid Enterprises	\$ 65,481.20	09/18/204	100%
Youngs Terrace	846 St. Paul Blvd. Unit Upgrades (H1092)	Pyramid Enterprises	\$ 65,887.60	09/18/204	100%
Youngs Terrace	876 St. Paul Blvd. Unit Upgrades (H1092)	Pyramid Enterprises	\$ 63,665.10	09/18/204	100%
Youngs Terrace	540 E. Brambleton Ave. Unit Renovation (H1086)	Integral Contracting LLC	\$ 59,648.00	8/23/2024	100%
Youngs Terrace	554 E. Brambleton Ave. Unit Renovation (H1086)	Integral Contracting LLC	\$ 59,648.00	7/29/2024	100%
Youngs Terrace	558 E. Brambleton Ave. Unit Renovation (H1086)	Integral Contracting LLC	\$ 59,648.00	7/29/2024	100%
Youngs Terrace	390 E. Brambleton Ave. Unit Renovation (H1086)	Integral Contracting LLC	\$ 62,660.00	7/29/2024	100%
Youngs Terrace	386 Olney Rd. Unit Upgrades(H1086)	Integral Contracting LLC	\$ 63,295.38	10/24/2024	15%
Youngs Terrace	Roof Replacment (H1093)	Roofing Systems of Hampton Roads	\$ 36,183.51	7/30/2024	100%
Youngs Terrace	536 E. Brambleton Ave. & 538 E. Brambleton Ave.	First Atlantic Restoration	\$ 80,481.00	8/5/2024	100%
Youngs Terrace	606 E. Brambleton Ave. Unit Upgrades (H1084)	Dominion Builders Contracting Inc.	\$ 61,807.50	9/20/2024	100%
Youngs Terrace	536 & 538 E. Brambleton Additional Upgrades	Pyramid Enterprises	\$ 6,350.00	8/30/2024	100%
	6600 Pilot Avenue Apt B Tub/Shower Upgrade	K-Kontractors	\$ 18,623.36	10/7/2024	100%
		Total DCM Construction	\$ 15,587,188		

Development Report: DCM Projects

EMERGENCY SAFETY & SECURITY GRANT					
PROJECT LOCATION	SCOPE OF WORK	CONTRACTOR	COST	COMPLETION DATE	% Complete
Hunters/Sykes/Partrea	CCTV System Install	Lundquist Associates Integrated Sys.	\$ 250,000.00	12/24/2024	40%
A&E CONTRACTS					
PROJECT LOCATION	SCOPE OF WORK	CONTRACTOR	COST	COMPLETION DATE	% Complete
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	\$ 17,415.00		COMPLETE
Moton Circle	Moton Cicle Development Study	VHB	\$ 122,700.00	5/28/2024	50%
Oakleaf	Mini Split Design	Vansant-Gustlar	\$27,610.00		COMPLETE
Oakleaf	Fire Damage Apartment Building Rebuild Design	VHB	\$ 147,250.00	4/26/2024	50%
Oakleaf	Fire Damage Apartment Building Renovation Design	VHB	\$ 116,625.00	4/26/2024	50%
Oakleaf	Window and Roof Replacement Phase 1	MBP	\$ 77,716.80	2/3/2025	20%
Oakleaf	Electrical Meter Box & Circuit Panel	American Engineering	\$ 52,890.00	4/29/2024	100%
Partrea	RAD Conversion	Saunders & Crouse	\$ 461,582.80	7/26/2024	25%
Partrea Mid Rise	PTAC Unit Replacements	Vansant-Gusler	\$ 42,070.00	3/15/2024	COMPLETE
Sykes	RAD Conversion	Saunders & Crouse	\$539,766.00	7/26/2024	25%
Various Sites	5 lots:S. Cape Henry/Harrell Ave. 2 lots May Ave. 2 lots Ballentine Blvd.	Cardinal Civil Resources	\$ 42,070.00	3/15/2024	60%
Various Sites	Housing Related Hazards & Lead Based Paint Capital Fund Program Em	Kimley Horn	\$ 23,666.85	7/1/2024	0%
Young Terrace	Laundry Facility Design	RFS	\$ 192,997.00	12/7/2024	95%
Youngs Terrace	Rental Office Renovation	TBD	TBD	TBD	0%
Youngs Terrace	Site Improvements	TBD	TBD	TBD	0%
555 Main Street	Concept Floor Plan Design	RFS	\$ 48,500.00	11/2/2024	0%
		Total DCM A&E	\$ 1,912,859.45		
		Total DCM A&E	\$ 17,750,047.06		

Currently Managing Construction
and A&E Projects totaling
\$17,750,047

MWBE Contract Value -
\$6,796,699(38%)

Design And Construction Management Minority/Woman Owned Participation		
Dominion Builders Contracting Inc.-Minority Owned	\$	2,796,294.18
P & M Construction-Minority Owned	\$	852,365.39
Comfort Systems of Virginia Inc. -Women Owned Only	\$	317,282.52
Brush It On Paint Co. -Minority Owned	\$	27,045.27
Integral Contracting- Minority Owned/Women Owned	\$	651,027.26
K-Kontractors-Minority Owned/Women Owned	\$	519,469.42
Pyramid Enterprises- Minority Owned	\$	1,030,837.41
Blackout Electric Inc. -Minority Owned	\$	104,900.00
Powermovement General Contractors -Minority Owned	\$	497,477.26
TOTAL AMOUNT OF M/WBE CONTRACTS	\$	6,796,698.71
TOTAL CONTRACTS	\$	17,750,047.06
	MWBE Percentage	38%

Development Report: Tidewater Gardens Choice Neighborhoods Initiative

CNI Budget Status (as of 08.29.24)

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	(5,875,169.29)	581,987.71
1450	Site Improvement	1,084,412.00	(850,000.00)	234,412.00
1460	Dwelling Structures	24,209,729.00	(9,541,865.12)	14,667,863.88
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		42,500,000.00	(23,094,161.63)	19,405,838.37

MWBE Status (as of 08.31.24)

Phase/Blocks	Minority Owned	Woman Owned	Total
Combined - Ph 1a: Reunion (Transit Area - blk 19) and Ph 1b: Origin (Transit Area I - blk 20)	6.93%	10.65%	17.58%
Ph 2: Unity (Transit Area II - blk 17/18)	32.36%	2.38%	34.74%
Ph 3: Kinship (Tidewater Gardens A - blk 9, 10 & 16)	Phase not in construction		
Ph 4a: Resilience (Tidewater Gardens B1 - blk 5, 6 & 4)	Phase not in construction		
Ph 4b: Triumphant (Tidewater Gardens B2 - blk 3A, 3B, 11)	Phase not in construction		
Total	39.29%	13.03%	52.32%

Note: MWBE information reported one month behind.



Tidewater Gardens (TWG) Resident Support Status (as of 08.31.24)

Description	Status	Notes
Family Support		
Households enrolled in case management	575 of 613 (94%)	USI serves as the People lead for the CNI Transformation project, and provides case management services to TWG residents.
Supportive services referrals (August 2024)	180	In August the People First USI team made 180 referrals, connecting families to local agencies and partners for the following supportive services: Adult Education (4), Asset Building (10), Basic & Emergency Service (114), Early Childhood Services (8), Employment Services (17), Heal & Family Services (9), Senior Services (3) and Youth Services (15).
Employment		
Able-bodied employed residents	315 of 429 (73%)	
Able-bodied unemployed residents	114 of 429 (27%)	
Education		
Adults ages 18-64 enrolled in self development programs	12 of 597 (2%)	Self development programs include higher education, vocational school and workforce development.
Children ages 0-5 enrolled in early learning programs	53 of 106 (50%)	
Children & youth engaged in enrichment programs	267 of 609 (44%)	
Health and Wellness		
Residents that have health insurance (adults & children)	1315 of 1337 (98%)	
Residents with chronic health conditions connected to services to manage (adults & children)	341 of 359 (95%)	

Note: TWG resident support information reported one month behind.

Development Report: Tidewater Gardens Choice Neighborhoods Initiative



Completed CNI Developments	Replacement (PBVs)	Affordable	Market	Total Apartments	Former Tidewater Families	Replacement (PBVs)	Affordable	Market	Total former Tidewater Families
Riverside Station-Offsite	23	97		120	Riverside Station-Offsite	9	2	0	11
 Reunion SENIOR LIVING • AT KINDRED	24	44	4	72	Reunion at Kindred	8	5	0	13
 ORIGIN CIRCLE AT KINDRED	37	46	37	120	Origin at Kindred	18	11	2	31
Total Apartments Completed	84	187	41	312	Totals	35	18	2	55

CNI Construction Status Update	Status	Total Units	Replacement Units (PBV)	Affordable Units	Market Units	Completion Anticipated
Phase I (Blocks 19/20) Reunion and Origin	Complete	192	61	90	41	Complete
Phase II (Blks 17/18)-Unity	Under Construction	140	48	49	43	Aug/Oct 2025
Phase III (TWG A)	Finance Close January 2025	191	73	96	22	Feb-27
Phase IV-TWG B1 & B2	Planned Finance Close April 2025	191	78	43	70	Spring 2027
Off-Site-Riverside Station	Complete	120	23	97	0	Complete
Off-Site-Aspire	Under Construction	85	21	64	0	Sep-24
78 at St. Paul's	In Design	259	8	44	207	TBD
Remaining PBV's Off-site to allocate	on-going PBV RFP	18	18			TBD
Totals		1196	330	483	383	

As of September 31, 2024

BRINSHORE



TRG Community Development, an affiliate of The Richman Group of Companies

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 Tracking	Closings	Cancellations	
FY2019	20		4
FY2020	13		3
FY2021	17		3
FY2022	15		4
FY2023	11		2
FY2024	20		3
FY2025	8		1
Totals	104		19

Note *FY2025 outputs based on prior year funds.

Fiscal Year-Remaning Fundin	END FY2024	Q1 FY2025 (7/31/24)
FUNDING FROM FY2023	\$ 783,367	\$ 259,857
FUNDING FROM FY2024	\$ 1,014,729	\$ 1,014,729
FUNDING IN FY2025	\$ -	\$ -
Remaining HOME Funds	\$ 1,798,096	\$ 1,274,586

Home FY 25 YTD Stats	Qrt 1	Qrt 2	Qrt 3	Qrt 4	Totals to-date
New Applications	8				8
In-process	21				21
6-month Eligibility Period	11				11
Under Contract	10				10
Closings	8				8
Cancellations	1				1



Development Report: HOMENET Program

HomeNet's FY 24 YTD Stat	Qrt 1 Kick Off	Qrt 2	Qrt 3	Qrt 4	Totals To Date
Clients Purchased	14				14
<i>HOME Clients</i>	8				8
<i>Public Housing Resident</i>	0				0
<i>HCV Participants</i>	2				1
<i>Client</i>	1				1
<i>w/o HOME Assistance.</i>	6				6
Under Contract	13				9
<i>Under Contract w/HOME</i>	10				10
<i>Under Contract with Only SPARC</i>	2				2
<i>Under Contract HomeWard Norfolk</i>	1				1
New Clients Enrolled	349				312
<i>HCV Participants</i>	51				51
<i>Public Housing</i>	12				12
<i>Tidewater Residents</i>	1				1
<i>Other HOMENET Clients</i>	285				285
Total Applications Processed	80				80



October 2024

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	16 Developers Selected for Developers Bench	see attachment
Projects Underway		
Meeting with Sykes Residents	Community engagement for RAD Conversion/LIHTC renovation-Architects	September-24
Meeting with Partrea Residents	Community engagement for RAD Conversion/LIHTC renovation-Architects	September-24
Broad Creek	Pursuing Change of ownership and resubmit Section 18 Disposition	in-process
Moton Circle	Site Design and Infrastructure Planning/Expanded to coordinate with City on plans for Globe Iron and Former Dreamkeepers Site	in-process
Assembling and Review NRHA Land Inventory	Preparing Single Family Lot RFP	Late Fall
Project Review	Under Review with CSG Advisors-Developing schedule and evaluate initial funding	in-process
Modular RFP	Modular Demostration Project - Single Family Lot RFP	in review
Young Terrace and Calvert Square- Planning	In FY 2025, NRHA will initiate work with the Young Terrace and Calvert Square communities to address issues each community faces and to begin the process of master plans for the communities.	Plann to plan in development



Acquisitions and Dispositions

Date Range: 07/01/2024 –9/30/2024

ACQUISITIONS

Address	Area	Date	Amount
1669 Madison Avenue	Spartan Village	7/31/2024	\$215,000
TOTAL ACQUISITIONS			\$215,000

DISPOSITIONS (SALES)

Disposition #	Address	Developer	Usage	Developed Sales Price	Settlement Date	Land Sales Price
1437	3123 E. Ocean View Ave (12th Bay)	Richardson/Viridian Homes	4 SF Homes	TBD	9/18/2024	\$375,000
TOTAL DISPOSTIONS						\$375,000



Monthly Reporting for Privately Managed Properties					
	September-24				
Property	Merrimack Landing	Mission College	Oakmont North	Park Terrace	Totals
Total Units	492	260	407	81	1240
Occupancy	98%	98%	99%	99%	98%
Vacant Units	11	5	3	1	20
Notices to vacate	8	7	7	3	25
Pre leased	17	7	8	0	32

Last Rehab 2017 2009 N/A early 2000's

Current rents					
1 bedroom	\$839	\$871-949			
2 bedroom	\$937-963	\$1049-1141	\$900-\$1050	\$874-\$1109	
3 bedroom	\$1,051	\$1211-\$1273	\$1015-\$1165		
4 bedroom	\$1339-\$1442	\$1338-\$1392			

Needs BMP repair/Sewer pipes/Roof repairs Metal Stairs in Breezeways, Community issues-lighting-Security cameras Immediate-8 roofs require replacement, Renovation, Too many vehicles Unit Renovation, Roofs, Lighting Security cameras

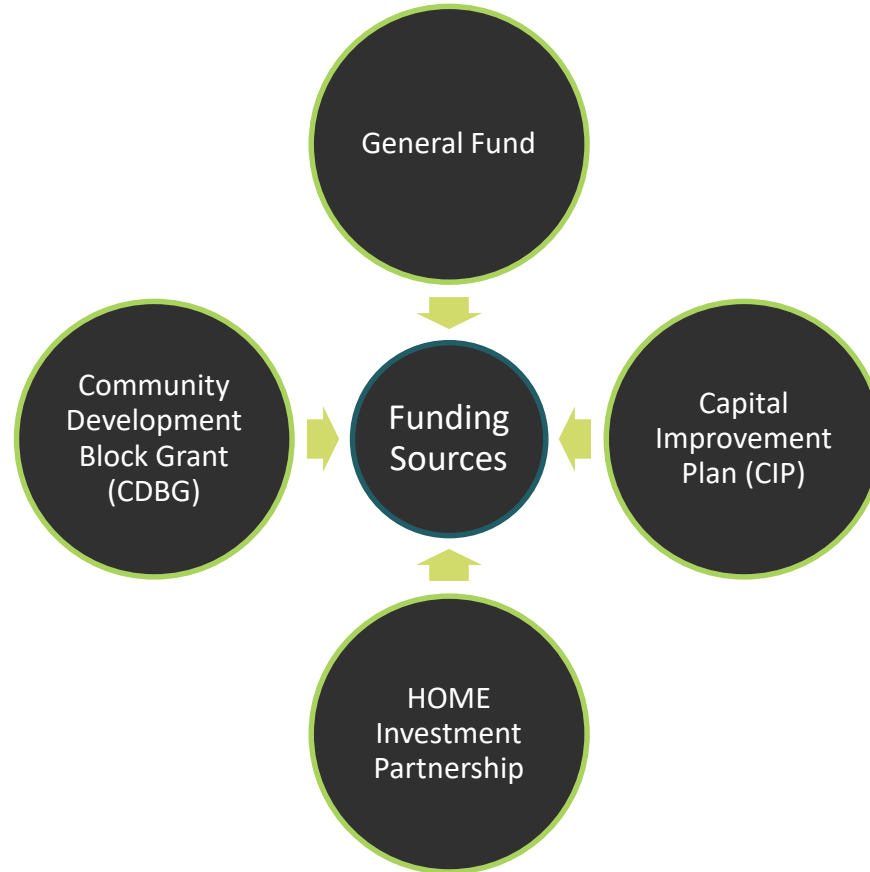




Development Division FY2026 City Funding Application

October 10, 2024

Funding Sources



City Funding Application by Funding Source

FY2026 City Funding Application Summary

Capital Improvement Neighborhood Program	\$4,975,000	58%
City of Norfolk General Fund	1,330,079	15%
HOME Program	2,193,750	25%
Community Development Block Grant	150,000	2%
Total Proposed Requests	\$8,648,829	100%



Capital Improvement Plan (CIP)

Total Proposed Requests: \$ 4,000,000		
Transforming Public Housing Communities	\$3,000,000	60%
Acquisition and Demolition of Blighted Property-Willoughby	450,000	9%
Dreamkeepers Infrastructure	1,525,000	31%
Total Proposed Uses	\$4,975,000	100%



City of Norfolk General Fund

Total Proposed Requests: \$1,330,079

Program Management	\$1,000,000	75%
Disposition	200,000	15%
Monroe Building Rent	130,079	10%
Total Proposed Uses	\$1,330,079	100%



HOME Investment Partnership Fund

Total Proposed Requests: \$2,193,750

Homebuyer Assistance	\$1,755,000	80%
CHDO Set-Aside	263,250	12%
Program Management	175,500	8%
Total Proposed Uses	\$2,193,750	100%



Community Development Block Grant

Total Proposed Requests: \$150,000

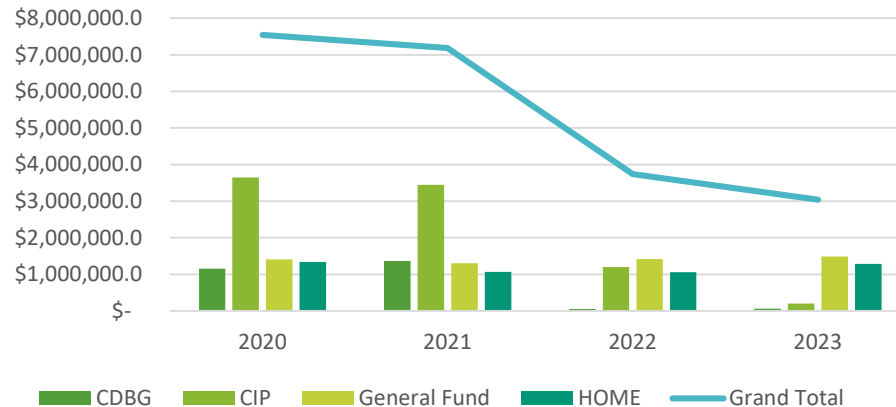
HomeNet	\$150,000	100%
Total Proposed Uses	\$150,000	100%



City Funding Trends

Fund	2020	2021	2022	2023	2024
CDBG	\$1,156,894	\$1,366,279	\$56,894	\$60,000	\$150,000
CIP	3,031,000	3,450,000	1,200,000	200,000	200,000
General Fund	1,412,167	1,300,000	1,419,400	1,490,042	1,872,145
HOME	1,334,606	1,066,704	1,061,649	1,289,368	1,368,182
Grand Total	\$6,934,667	\$7,182,983	\$3,737,943	\$3,039,410	\$3,590,327

Figures above reflect contracted amounts with City and do not include Economic Incentive Grants.
Substantial increase in FY2020 and 2021 figures reflect funds allocated for the COVID-Relief Program.



Current Development Initiatives

- Ongoing planning to transform public housing in the St Paul's area
- Infrastructure improvements at the Dreamkeepers' site for new homeownership
- Broad Creek/Moton Circle infrastructure initiative to support new development
- Ongoing support to two Community Housing Development Organizations (CHDO) for new, affordable single family homes.
- Provide homeownership counseling for more than 230 prospective first-time homebuyers.
- Provide closing cost and down payment assistance to 27 first-time homebuyers through the HOME Program. Over 20 applicant certified as eligible.
- Issue RFP for development of infill housing within designated conservation neighborhoods.



Application Timeline

Description	Dates
Needs Assessment & Identification of Required Funding	August - September, 2024
Stakeholder Input	August – October, 2024
Advertise for Public Hearing/Comment	September, 2024
Submit to City	October, 2024
Public Hearing	October, 2024
Update Stakeholders/Community Advocacy	January - April, 2025
Proposed City Budget	April, 2025
Proposed City Budget Public Hearing	April-May, 2025
Council Budget Approval	May, 2025
NRHA Budget Approval	June, 2025
Contract with City	September, 2025





End

External Media Relations

WAVY Interview about [Grandy Village Born Trail](#) 10/4

WTKR interview about [NRHA/Client Services Transportation Initiative](#) 10/4

Intergovernmental Relations

Nathan participating in Hampton Roads Delegation Meeting Oct. 28.

Nathan participating in the Virginia Public Housing Authorities (PHA) Day Oct. 29

Internal Communications (nrha.us)

[NRHA Deputy Executive Director Was Featured Speaker at NAHRO Women's Leadership Breakfast](#)

[NRHA Holds Public Hearing for FY 2026 City Funding Application](#)

[NRHA Announces Selection of Developers Bench for Large Scale Development and Preservation Efforts](#)

BreastCancer

AWARENESS MONTH

Source: American Cancer Society



ABOUT 42,250
women

*are estimated to die from
breast cancer in 2024*



ABOUT 520
men

*are estimated to die from
breast cancer in 2024*

Black women

Even though black women have lower breast cancer incidence rates, they are more likely to die from breast cancer than white women



Black men

For men, the average lifetime risk of getting breast cancer is about 1 in 726. But, each man's risk might be higher or lower, based on whether he has certain risk factors



Check Your Status Register

V



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“Voting is not only our right—it is our power.”
—Loung Ung, Human Rights Activist