



AGENDA
NRHA Commissioners' Meeting
Thursday, November 07, 2024
555 East Main Street
Norfolk, VA 23510
9:00 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

October 10, 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 for FY 2026**
- **Resolution for authorizing & approving the issuance of revenue bonds for Talbot Park**
- **Resolution for authorizing & approving the issuance of revenue bonds for Lexington Park**
- **Resolution for authorizing & approving the issuance of revenue bonds for NSU Spartan Suites**

IV. EXECUTIVE DIRECTOR COMMENTS

V. DEPARTMENTAL UPDATES

- **Administration (Finance, IT, HR, Admin Services)**
- **Public Housing**
- **Housing Choice Voucher**
- **Development**
- **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, December 12, 2024 at
555 East Main Street
Norfolk, VA 23510
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:

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| 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

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, October 10, 2024.

The meeting was called to order at 9:08 a.m. by Chairman Alphonso Albert. Those Commissioners present and absent were as follows:

Present: Mr. Alphonso Albert
 Ms. Amy Chudzinski
 Mr. Elbert Louis

Absent: Mr. Adam Casagrande
 Mr. Terreon Conyers
 Mr. Earl Fraley, Jr.
 Dr. Philip Smith

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

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Welcome and Remarks by the Chairman of the Board

Chairman Albert welcomed the Commissioners. He noted that an insufficient number of Commissioners are present at today’s meeting to constitute a quorum, and therefore no votes will be taken.

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I. Approval of Minutes of Commissioners’ Meeting

Chairman Albert announced that the vote to approve the minutes of the September 12, 2024 Board of Commissioners Meeting will be postponed until next month.

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Chairman Albert stated that a public hearing will be held today regarding NRHA’s request for City funding. He commented that the hearing will be the first order of business; the public comment portion of the meeting will follow immediately after the hearing. Chairman Albert opened the public hearing at 9:11 a.m. Steve Morales, Chief Development Officer, explained that

each year NRHA makes a request to the City Council for funding under the General Fund, Capital Fund, and the HOME Investment Partnerships Program (“HOME”) and Community Development Block Grant Program (“CDBG”). He commented that the agency is legally required to hold a public hearing before submitting the request to the City. Mr. Morales reported that NRHA is asking for a total of \$8.6 million, which will include \$4.9 million for the Choice Neighborhoods Initiative (“CNI”), the Monroe Building rent, and disposition/acquisition activities; \$21 million for homebuyer assistance for up to 30 families through the HOME Program; and \$150,000 through the CDBG program for HomeNet to support clients.

Chairman Albert asked for comments on the City funding application. No one had signed up, or was present in person, to comment. The lobby and website were checked. There being no one wishing to comment, Chairman Albert closed the public hearing at 9:16 a.m.

II. Public Comments

There were two speakers present in person who wished to comment. The first speaker, Carl Poole, introduced himself and indicated that he wished to speak about the Lexington Park development. He distributed a copy of a letter from Standard Communities, the developer of Lexington Park, that was sent to residents of that community. Mr. Poole began his remarks by commenting that some speakers may be intimidated if they are interrupted; it makes them nervous and they may be hesitant to express themselves in the future. He stated that he would appreciate it if everyone would just listen during any presentation. Mr. Poole mentioned the letter he distributed and indicated that he wants to know the truth about Lexington Park. He observed that the letter assures residents that they will not be displaced, but still refers to displacement. Mr. Poole commented that he wonders if the developer is, in fact, planning to displace people. He noted that he is aware that NRHA is not handling the Lexington Park renovations but he added that the Authority did approve the bonds that helped fund the project. Mr. Poole asked the Board to clarify whether residents will be displaced. Chairman Albert responded that private developers generally do not coordinate their actions with NRHA. He suggested that Mr. Poole reach out to the developer for answers to his questions.

Tiara Lassiter then addressed the Board. She stated that she has a few concerns regarding the Board’s involvement with the community. Ms. Lassiter asked the Commissioners when they last engaged with residents or visited a Low-Income Public Housing (“LIPH”) unit. She mentioned that she does not feel heard and believes that the Commissioners are out of touch with current conditions in NRHA’s communities. Ms. Lassiter commented that the last time she spoke to the Board, she felt attacked and mistreated when she was interrupted. She observed that the only reason NRHA exists is to assist people. Ms. Lassiter indicated that when the Board belittles speakers and treats them rudely, it shows disrespect to the residents it serves, who then lose trust in the agency. She stated that NRHA needs to be honest and transparent in its dealings. Ms. Lassiter

noted that poor people are being left behind, and added that, if NRHA cannot respect those it is tasked to serve, it should not lead.

The third speaker, Javon Bennett, who was participating in the meeting via telephone, commented that many things have transpired in the last six months that are related to animosity, disrespect, and misinformation. He stated that he wishes to discuss solutions to these problems, rather than dwell on the issues. Mr. Bennett commented that he would like to see an open dialogue that allows everyone to work together. He observed that he thought some real progress had been made earlier but feels that the agency is currently going in the wrong direction. Mr. Bennett suggested that this situation needs to be analyzed and discussed. He added that it is important for NRHA to apologize to anyone who feels they have been disrespected by the Authority or the Board.

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

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III. New Business

There was no new business to discuss.

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IV. Executive Director Comments

Mr. Simms thanked everyone for attending the meeting. He mentioned that he strives to do his best every day but acknowledged that he does not have the right to interrupt any speaker, regardless of whether he agrees or disagrees with his or her point of view. Mr. Simms apologized to Ms. Lassiter. He added that both sides have a responsibility to tell the truth and indicated that he would like to meet with her and The New Virginia Majority at a time and place of their choosing. Mr. Simms indicated that he is very engaged with residents in the community, and everyone here knows this is the case. He reported that residents seem to be happy with, and encouraged by, NRHA's policies and recent activities. Mr. Simms stated that a community member recently stopped him on the street to thank him for the Authority's support and programming. He observed that he wants to meet with The New Virginia Majority and discuss the facts, adding that there is training available on various NRHA programs, including LIPH and Section 8, if anyone is interested. Mr. Simms once again apologized for interrupting Ms. Lassiter last month.

Mr. Simms announced that NRHA will be giving a presentation with the Hampton Roads Chamber of Commerce that is scheduled for next month. He reiterated that the Authority offers training for residents, stakeholders and the community at large, as well as workforce training opportunities for both youth and adults. Mr. Simms emphasized that NRHA continues to work not only on housing development, but also on human development. He commented that the agency recognizes that the people it serves are mostly, but not only, low- and moderate-income people. Mr. Simms observed that NRHA collaborates with other human resource organizations and is constantly looking for new partnerships.

Mr. Simms asked if the Commissioners had any questions. There were no questions from the Board.

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V. Departmental Updates

Administration: Demetria Johnson, Deputy Executive Director for Administration, stated that there were three vacant positions last month, all of which have now been filled. She indicated that Cashawn Easter is the new Finance Director. Ms. Johnson mentioned that two open accountant positions were recently filled. She explained that one of these positions was filled by promoting an existing NRHA employee, whose former position with the agency has also been filled. Ms. Johnson reported that her team is working on both the Real Estate Assessment Center (“REAC”) submission, which is due on October 15, 2024, and the Operating Subsidy submission, which is due on October 18, 2024. Chairman Albert commented that it is wonderful to see vacant staff positions being filled.

Public Housing: Brenda Fleming, Director of Property Management, stated that her department is taking steps to better serve residents by examining agency policies and making necessary changes. She indicated that the Property Management team is working to “see” NRHA’s residents. Ms. Fleming explained that staff gets a better picture of resident needs by listening to their concerns and then providing the resources needed to equip them to meet their individual goals. She then directed the Commissioners’ attention to the Board Packet that contains an occupancy update. Ms. Fleming observed that NRHA is now at 91% occupancy and is continuing to focus on leasing efforts. She noted that her department also works on a daily basis to address safety and security issues. Ms. Fleming added that the maintenance staff is busy handling work orders. She concluded by observing that Autumn is a season of change, a time to let old things fall away and focus on improvements for the future.

Housing Choice Voucher (“HCV”): Pamela Jones-Watford, Chief of Rental Assistance Programs, reported that her team is diligently working on providing the best customer service possible. She commented that new software is being launched for state programs, including the State Rental Assistance Program (“SRAP”) for disabled individuals. Ms. Jones-Watford indicated

that her department also continues to work on inspections. She mentioned that a newsletter has been prepared to distribute to participating landlords regarding new statutes and changes to smoke detector requirements. She stated that her team is working on the lease-up of Project Based Voucher (“PBV”) units: pulling people from waiting lists, disseminating information about the program for those who may be interested, and reviewing applications.

Chairman Albert observed that this month is Domestic Violence Awareness Month and directed the Commissioners to the flyer on this topic that had been distributed earlier in the meeting.

Development: Mr. Morales reported on the Capital Fund Program, noting that NRHA currently has approximately \$17 million of government funding to be spent on various projects. He explained that these projects include the upgrade of elevators at the Sykes and Partrea Mid-rises, as well as at the Bobbit and Hunter Square communities. Mr. Morales also mentioned that these funds are being used for extensive renovations at Young Terrace. He directed the Commissioners to his Development Report in the Board Packet that outlines the various projects to be undertaken and identifies the contractor, cost, and approximate completion date of each initiative. Mr. Morales indicated that construction on Blocks 17 and 18 of the St. Paul’s Area CNI development is underway and the Aspire project, located at the intersection of Church Street and Brambleton Avenue, is in the lease-up process. He commented that the Aspire community includes 21 PBV replacement units. He added that Phase 3 of the CNI initiative, which includes 191 units, should close at the end of this year or in early January of next year; Phase 4 should close shortly thereafter. Mr. Morales explained that there are still some financial gaps in the last phase that his team will be working on over the next 6 months.

Mr. Morales spoke about services provided by the HomeNet Homeownership Center and also reported that the Authority is on track to meet its goal of 30 closings this year in the HOME program, an increase over last year. He observed that the funding request to the City with respect to this is very timely because all funds will be expended.

Mr. Morales announced that NRHA issued an RFP for developers, has selected several firms, and is moving towards working with them on specific projects. He observed that the Authority is working on site plans for the Moton Circle redevelopment and hopes to develop 92 homes on the site; the process is expected to start next year and will provide homeownership opportunities. Mr. Morales explained that this is a delayed phase or continuation of the Broad Creek redevelopment.

Mr. Louis commented that it is nice to get an update on all of the current developments and noted that it is especially good to hear about the progress being made on Moton Circle. Mr. Morales stated that more information on these projects will be shared with the Board at future meetings. Chairman Albert mentioned that he likes to hear these updates as well. He indicated that he wants to make sure that the Commissioners understand that they should not get involved in the agency’s

day-to-day operations, but he does encourage Board members to attend staff meetings from time to time to get a clearer understanding of what NRHA does, as well as to improve their ability to serve as ambassadors for the Authority.

Communications: Leha Byrd, Director of Communications and Intergovernmental Relations, began by responding to the question raised by Chairman Albert at last month's meeting regarding dissemination of crime information. She reported that her team has obtained phone numbers for the Tenant Management Councils and conducted a test text message. Ms. Byrd mentioned that they are continuing to gather cell phone information to increase the number of residents they can reach. She observed that her department has been expanding NRHA's website content by featuring "organic stories," including one about Demetria Johnson's presentation at a conference, a success story about a HomeNet client who is now a new homeowner, and a WAVY TV story on the Born Learning Trail at the Boys & Girls Club in Grandy Village. Ms. Byrd noted that City Council members will be involved in the ribbon cutting for the Born Learning Trail that will take place this afternoon at 3:30 p.m. Mr. Louis mentioned that he saw the news coverage and thinks that it is a wonderful project.

Community Engagement: Julius Norman, Client Services Director, addressed the Commissioners and stated that his team continues to honor its commitment to communication and coordination. He reported that there is a lot happening in the community and welcomed Board members to attend any event that takes place. Mr. Norman announced that there will be an event today at a local theater in conjunction with Pharrell Williams' new Lego movie. He added that community events are widely publicized through social media. Mr. Norman told the Board that NRHA has established many partnerships with various agencies in the community, including United Way and Tidewater Community College, and these collaborative efforts improve outcomes. He assured the Commissioners that he will report on these efforts so the Board can see how they measurably improve the quality of life for residents. Mr. Norman observed that his department is ramping up activities and expanding communication initiatives so that residents not only will be aware of the opportunities NRHA offers, but also will have more opportunities for civic engagement.

Mr. Norman reported the NRHA is working on the "Real Talk" project, which is a platform to address mental health issues and provide support for residents. He explained that his team spends a significant amount of time looking at how to improve individuals' emotional and financial health. Mr. Norman observed that creating a healthy environment and encouraging dialogue with residents will result in a safer community. He mentioned that NRHA has increased transportation services for residents; rides are now available not only to the grocery store on designated days, but also on a daily basis to help residents get to medical appointments and recreational activities. Mr. Norman noted that he works with Ms. Byrd in Communications on all of these initiatives.

Mr. Norman spoke about the Economic Inclusion Committee and stated that the committee meetings are full of worthwhile information. He indicated that he is delighted to serve on that committee, whose members are dedicated and well versed. Mr. Norman commented that the efforts to expand economic inclusion will greatly benefit NRHA's residents and the City as a whole.

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VI. Board Committee Updates

Executive Committee: Chairman Albert and Ms. Chudzinski indicated that the Executive Committee has an update, but will present it at a later date.

Economic Inclusion Committee: Chairman Albert reported that he and Mr. Louis met with Mr. Norman and others to look at Diversity, Equity and Inclusion ("DEI") issues. He noted that they are working to draft a coherent policy that meets the needs of NRHA's communities and makes sense for the agency. Chairman Albert mentioned that time was spent discussing how to shape appropriate mission and vision statements and soliciting input from staff and Commissioners as part of this process. Mr. Simms listed all staff members that serve on this committee. Mr. Louis added that it is a great group of people with a lot of technical background and experience. He commented that he is pleased to be part of this committee and is very happy with the progress that has been made thus far. Mr. Louis explained that the committee is starting to align strategic goals with the DEI vision and mission; many of these goals are initiatives that NRHA is already working on.

Mr. Simms observed that the work of the Economic Inclusion Committee is comprehensive and thoughtful. He commented that NRHA is in a position to provide opportunities for those who are often left behind. Mike Clark added that a lot of time is spent coming up with the right verbiage because NRHA wants to be intentional and clear in the statements it makes and also wants to be sure that it defines realistic goals that can be accomplished. Mr. Norman agreed and added that NRHA strives to be accountable in all of its dealings with its partners and with residents. He remarked that good communication and coordination result in accountability to NRHA's constituents.

Chairman Albert stated that 47% of Norfolk's population is African-American and approximately 2% is Asian-American. He noted that the people whom NRHA serves are those who historically have been left behind by traditional institutions and are just now being included. Chairman Albert commented that NRHA feels it is critical to work on these DEI issues. He mentioned that there are residents who may be part of a majority on a City-wide basis but are a minority within the specific assisted housing community in which they live. He stressed that the agency needs to be cognizant of this. Chairman Albert concluded by stating that he hopes everyone will be proud of the efforts of this committee.

LIPH Committee: Mr. Louis reported that the LIPH and Safety Committee did not meet, but a staff report was sent to the Board.

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VII. Commissioner Comments

Mr. Louis stated that he was a bit disturbed by the public comments he heard earlier today. He noted that it is important to be transparent but he does not believe that any member of the NRHA staff comes to work with the intent of being disrespectful. Mr. Louis emphasized that the Board makes every effort to listen to residents' concerns and to respond, but it is essential for everyone to be truthful and accurate in expressing their views. He stated that the Board members spend a great deal of time in the community. Mr. Louis mentioned that he himself recently went to the Partrea Mid-rise to observe the work being done on the elevators. He commented that he believes NRHA has some of the most professional leaders in the industry, although he acknowledged that he may be biased because he is a former NRHA employee. Mr. Louis added that NRHA's Executive Director, Mr. Simms, works very hard and does a wonderful job.

Mr. Louis also spoke about the letter circulated by Mr. Poole. He explained that this is a form letter from the developer setting forth information that is mandated by the U.S. Department of Housing and Urban Development ("HUD") and the Uniform Relocation Act. Mr. Louis indicated that he is familiar with this type of policy letter because he handled relocations when he worked at NRHA. He commented that he doesn't believe the goal of this private developer is to make people homeless or to mislead anyone. Ms. Chudzinski agreed and thanked Mr. Louis for his remarks.

Chairman Albert reported that he and Ms. Chudzinski serve on the Executive Committee of the Board. He noted that "you really don't want to see how the sausage is made." Chairman Albert explained that the Board needs to hear all points of view and noted that sometimes members of the public feel that they are speaking for everyone, even when they are not expressing universally held views. He emphasized that it is important for NRHA Board and staff members to hear and evaluate these comments, even if they disagree. Chairman Albert assured everyone that NRHA hears the concerns of its residents and respects them. He added that improvements are being made every day and "the best is yet to come."

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VIII. Closed Session

There was no closed session at today's meeting.

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There being no further business, the meeting was adjourned at 10:23 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: Steve Morales

Date: November 7, 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: November 7, 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.

**RESOLUTION OF THE NORFOLK REDEVELOPMENT AND HOUSING
AUTHORITY AUTHORIZING AND APPROVING THE ISSUANCE OF
REVENUE BONDS FOR THE BENEFIT OF 118 WARREN STREET LLC IN AN
AMOUNT NOT TO EXCEED \$27,954,000
AND THE EXECUTION OF RELATED DOCUMENTS**

WHEREAS, pursuant to the Virginia Housing Authorities Law, Chapter 1, Title 36 (the "Act") of the Code of Virginia of 1950, as amended (the "Virginia Code"), the Norfolk Redevelopment and Housing Authority, a political subdivision of the Commonwealth of Virginia (the "Authority"), is authorized to exercise all the powers set forth in the Act, which include, among other things, the power, within its area of operation or as otherwise permitted under Section 36-23 of the Act, to make loans for assistance in planning, development, acquisition, rehabilitation, construction and equipping of facilities used primarily for multifamily residences in order to promote decent, safe and sanitary housing in the Commonwealth of Virginia, to issue its revenue bonds or notes from time to time for such purposes and to pledge all or any part of its revenues derived by the Authority in connection with any such loans made by the Authority to secure the payment of such revenue bonds or notes; and

WHEREAS, at the request of 118 Warren Street LLC, a Virginia limited company (the "Borrower"), the Authority has heretofore adopted a preliminary resolution authorizing the issuance of its revenue bonds or notes, in one or more series (as described below, the "Bonds"), the proceeds of which will be used to make a loan to the Borrower to (a) finance or refinance a portion of the costs of acquiring, constructing, renovating, rehabilitating and equipping a multifamily residential rental housing project known as Talbot Park Apartments, consisting of approximately 271 one-bedroom units and 24 two-bedroom units in 33 two-story buildings and other site work and community-related improvements, such as a leasing office, located on approximately 11.037 acres of land located at or around 118 Warren Street in the City of Norfolk, Virginia (the "Project"), and expected to be owned and used by the Borrower or a party related to the Borrower and (b) finance, if and as needed, reserve funds as permitted by applicable law and the costs of issuance incurred in connection with the issuance of the Bonds (collectively, the "Plan of Finance"); and

WHEREAS, the Authority held a public hearing on the Bonds and the Plan of Finance on November 16, 2023, in accordance with the Act and Section 15.2-4906 of the Virginia Code, as applicable to housing authorities, and as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Internal Revenue Code"); and

WHEREAS, on August 27, 2024, the City Council of the City of Norfolk, Virginia (the "City") approved the issuance of the Bonds by the Authority, which approval constituted public approval of the Bonds under the Internal Revenue Code, as required by Section 147(f) of the Internal Revenue Code and Section 15.2-4906 of the Virginia Code, as applicable to housing authorities; and

WHEREAS, the Bonds will be issued pursuant to certain documents (the "Bond Documents"), which Bond Documents may include, without limitation, a Funding Loan Agreement between the Authority, a fiscal agent chosen by the Borrower (the "Fiscal Agent") and a lender chosen by the Borrower, a Project Loan Agreement between the Authority, the Fiscal

Agent and the Borrower and such other instruments, agreements and documentation as approved by the Authorized Official (as defined below) in consultation with counsel to the Authority; and

WHEREAS, the Bonds will be limited obligations of the Authority, the principal of and, premium, if any, and interest on which will be payable solely out of the receipts and revenues of the Authority under the Bond Documents or similar agreements between the Authority, the Borrower and such other parties as approved by the Authorized Official; and

WHEREAS, at the request of the Borrower, the Authority desires to approve the final terms and details of the Bonds.

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

1. The issuance of the Bonds in the aggregate principal amount of up to \$27,954,000, pursuant to the Bond Documents, is hereby authorized and approved. The Bonds may be issued in one or more series at one time or from time to time, and the Bonds of any such series may be either taxable or tax-exempt for purposes of federal income taxation. The Chair, Vice Chair, Secretary and any other officer of the Authority, any of whom may act alone (each, an "Authorized Official") are each hereby authorized and directed to execute the Bonds, which shall bear interest at the rates (which may be variable or fixed), shall mature on such dates and shall be subject to redemption at such times as are set forth in the Bond Documents. Each Authorized Official is hereby authorized to approve the final terms of the Bonds; provided that (a) the interest rate, or initial interest rate if the Bonds are issued as variable rate Bonds, borne by the Bonds shall not exceed the lesser of twelve percent (12%) per annum and the maximum rate of interest permitted by law, (b) the final maturity of the Bonds shall not be later than forty (40) years after the date of the initial issuance of the Bonds, and (c) the aggregate principal amount of the Bonds shall not exceed \$27,954,000. Such approvals shall be evidenced conclusively by the execution and delivery of the Bonds.

2. Each of the Bond Documents and the Bonds are hereby approved in such forms as may be approved, with the advice of counsel to the Authority, by the Authorized Official executing them, whose approval shall be evidenced conclusively by the execution and delivery of such Bond Documents and Bonds. The execution, delivery and performance by the Authority of the Bonds and the Bond Documents are hereby authorized and directed.

3. Each Authorized Official is hereby authorized and directed to execute, on behalf of the Authority, and to deliver the Bonds, the Bond Documents and such other agreements, certificates, documents and instruments, and to do and perform such things and acts, as are authorized hereby or contemplated by the Bond Documents, and, if required, each Authorized Official is authorized and directed to affix the seal of the Authority to the Bonds, the Bond Documents and such other agreements, certificates, documents and instruments and to attest such seal. The signatures of any Authorized Official and the seal of the Authority on the Bonds may be by facsimile.

4. Each Authorized Official is hereby authorized and directed to execute and deliver on behalf of the Authority such other agreements, certificates, documents and instruments

(including, without limitation, Internal Revenue Service Form 8038, assignments, regulatory agreements and tax agreements and certificates) and to do and perform such other things and acts, as shall be necessary or appropriate to carry out the transactions authorized by this Resolution or contemplated by the Bonds, the Bond Documents or such other agreements, certificates, documents and instruments. All of the foregoing previously done or performed on behalf of the Authority are in all respects hereby approved, ratified and confirmed.

5. Any authorization herein to execute a document shall include authorization to change the date of such document, record such document where appropriate and to deliver it to the other parties thereto.

6. All other acts of the Authorized Officials that are in conformity with the purposes and intent of this Resolution and in furtherance of the issuance and sale of the Bonds and the undertaking of the Project are hereby approved and confirmed.

7. The Authority hereby confirms its designation of McGuireWoods LLP, Tysons, Virginia to serve as Bond Counsel ("Bond Counsel") and its appointment of such firm to supervise the proceedings and approve the issuance of the Bonds.

8. All costs and expenses in connection with the financing and the acquisition, construction, renovation, rehabilitation and equipping of the Project, including the fees and expenses of the Authority related to the issuance and sale of the Bonds and the fees and expenses of Bond Counsel, counsel for the Authority and any underwriter for or purchaser of the Bonds and its counsel, shall be paid promptly from the proceeds of the Bonds or from moneys provided by the Borrower. If for any reason the Bonds are not issued, it is understood that all such fees and expenses shall be paid promptly by the Borrower upon presentation of an invoice and that the Authority shall have no responsibility therefor.

9. The Borrower agrees, and will agree in the Bond Documents, to indemnify and save harmless the Authority, its officers, commissioners, employees, attorneys and agents from and against all liabilities, obligations, claims, damages, penalties, losses, costs and expenses in any way connected with the issuance and sale of the Bonds.

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

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

Adopted: November 7, 2024

CERTIFICATE OF VOTES

Record of the roll-call vote by the Norfolk Redevelopment and Housing Authority, upon reading of a resolution titled "**RESOLUTION OF THE NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY AUTHORIZING AND APPROVING THE ISSUANCE OF REVENUE BONDS FOR THE BENEFIT OF 118 WARREN STREET LLC IN AN AMOUNT NOT TO EXCEED \$27,954,000 AND THE EXECUTION OF RELATED DOCUMENTS**" at a meeting of the Authority held on November 7, 2024:

| | AYE | NAY | ABSTAIN | ABSENT |
|---------------------|------------|------------|----------------|---------------|
| Alphonso Albert | | | | |
| Amy Chudzinski | | | | |
| Terreon Conyers | | | | |
| Earl P. Fraley, Jr. | | | | |
| Elbert Louis | | | | |
| Philip C. Smith | | | | |

Dated: November 7, 2024

(SEAL)

Chair, Norfolk Redevelopment and Housing
Authority

ATTEST: _____
Secretary

The undersigned Secretary of the Norfolk Redevelopment and Housing Authority hereby certifies that the foregoing is a true, correct, and complete copy of a resolution adopted by the Authority's commissioners present and voting at a meeting duly called and held on November 7, 2024, in accordance with law, and that such resolution has not been repealed, revoked, rescinded, or amended, but is in full force and effect as of the date hereof.

WITNESS my hand and the seal of the Authority this 7th day of November, 2024.

**NORFOLK REDEVELOPMENT AND
HOUSING AUTHORITY**

By: _____
Secretary

**RESOLUTION OF THE NORFOLK REDEVELOPMENT AND HOUSING
AUTHORITY AUTHORIZING AND APPROVING THE ISSUANCE OF
REVENUE BONDS FOR THE BENEFIT OF STANDARD LEXINGTON PARK
VENTURE LP IN AN AMOUNT NOT TO EXCEED \$40,873,000
AND THE EXECUTION OF RELATED DOCUMENTS**

WHEREAS, pursuant to the Virginia Housing Authorities Law, Chapter 1, Title 36 (the "Act") of the Code of Virginia of 1950, as amended (the "Virginia Code"), the Norfolk Redevelopment and Housing Authority, a political subdivision of the Commonwealth of Virginia (the "Authority"), is authorized to exercise all the powers set forth in the Act, which include, among other things, the power, within its area of operation or as otherwise permitted under Section 36-23 of the Act, to make loans for assistance in planning, development, acquisition, rehabilitation, construction and equipping of facilities used primarily for multifamily residences in order to promote decent, safe and sanitary housing in the Commonwealth of Virginia, to issue its revenue bonds or notes from time to time for such purposes and to pledge all or any part of its revenues derived by the Authority in connection with any such loans made by the Authority to secure the payment of such revenue bonds or notes; and

WHEREAS, at the request of Standard Lexington Park Venture LP, a Virginia limited partnership (the "Borrower"), the Authority has heretofore adopted a preliminary resolution authorizing the issuance of its revenue bonds or notes, in one or more series (as described below, the "Bonds"), the proceeds of which will be used to make a loan to the Borrower to (a) finance or refinance a portion of the costs of acquiring, constructing, renovating, rehabilitating and equipping a multifamily residential rental housing project known as Lexington Park Apartments, consisting of approximately 12 one-bedroom units, 60 two-bedroom units, 82 three-bedroom units and 26 four-bedroom units, located at or around 1225 Tidewater Drive in the City of Norfolk, Virginia (the "Project"), and expected to be owned and used by the Borrower or a party related to the Borrower and (b) finance, if and as needed, reserve funds as permitted by applicable law and the costs of issuance incurred in connection with the issuance of the Bonds (collectively, the "Plan of Finance"); and

WHEREAS, the Authority held a public hearing on the Bonds and the Plan of Finance on February 7, 2024, in accordance with the Act and Section 15.2-4906 of the Virginia Code, as applicable to housing authorities, and as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Internal Revenue Code"); and

WHEREAS, on March 12, 2024, the City Council of the City of Norfolk, Virginia (the "City") approved the issuance of the Bonds by the Authority, which approval constituted public approval of the Bonds under the Internal Revenue Code, as required by Section 147(f) of the Internal Revenue Code and Section 15.2-4906 of the Virginia Code, as applicable to housing authorities; and

WHEREAS, on August 15, 2024, the Authority adopted a resolution (the "August 2024 Resolution") authorizing the issuance of bonds, in part for the financing and refinancing of the Project, as well as certain costs related to other multifamily residential rental housing project sites (the "Additional Projects"); and

WHEREAS, the Authority previously issued bonds under the August 2024 Resolution to finance and refinance the Additional Projects but not the Project and hereby desires to confirm its authorization to issue bonds for the Project and to amend its authorization with respect to bonds for the Project as set forth in this resolution, including by increasing the maximum aggregate principal amount of Bonds that may be issued for the Project and the forms of the bond documents under which such bonds will be issued and their proceeds loaned; and

WHEREAS, the Bonds will be issued pursuant to certain documents (the "Bond Documents"), which Bond Documents may include, without limitation, a Funding Loan Agreement between the Authority and a lender chosen by the Borrower, a Borrower Loan Agreement between the Authority and the Borrower and such other instruments, agreements and documentation as approved by the Authorized Official (as defined below) in consultation with counsel to the Authority; and

WHEREAS, the Bonds will be limited obligations of the Authority, the principal of and, premium, if any, and interest on which will be payable solely out of the receipts and revenues of the Authority under the Bond Documents or similar agreements between the Authority, the Borrower and such other parties as approved by the Authorized Official; and

WHEREAS, at the request of the Borrower, the Authority desires to approve the final terms and details of the Bonds.

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

1. The issuance of the Bonds in the aggregate principal amount of up to \$40,873,000, pursuant to the Bond Documents, is hereby authorized and approved. The Bonds may be issued in one or more series at one time or from time to time, and the Bonds of any such series may be either taxable or tax-exempt for purposes of federal income taxation. The Chair, Vice Chair, Secretary and any other officer of the Authority, any of whom may act alone (each, an "Authorized Official") are each hereby authorized and directed to execute the Bonds, which shall bear interest at the rates (which may be variable or fixed), shall mature on such dates and shall be subject to redemption at such times as are set forth in the Bond Documents. Each Authorized Official is hereby authorized to approve the final terms of the Bonds; provided that (a) the interest rate, or initial interest rate if the Bonds are issued as variable rate Bonds, borne by the Bonds shall not exceed the lesser of twelve percent (12%) per annum and the maximum rate of interest permitted by law, (b) the final maturity of the Bonds shall not be later than forty (40) years after the date of the initial issuance of the Bonds, and (c) the aggregate principal amount of the Bonds shall not exceed \$40,873,000. Such approvals shall be evidenced conclusively by the execution and delivery of the Bonds.

2. Each of the Bond Documents and the Bonds are hereby approved in such forms as may be approved, with the advice of counsel to the Authority, by the Authorized Official executing them, whose approval shall be evidenced conclusively by the execution and delivery of such Bond Documents and Bonds. The execution, delivery and performance by the Authority of the Bonds and the Bond Documents are hereby authorized and directed.

3. Each Authorized Official is hereby authorized and directed to execute, on behalf of the Authority, and to deliver the Bonds, the Bond Documents and such other agreements, certificates, documents and instruments, and to do and perform such things and acts, as are authorized hereby or contemplated by the Bond Documents, and, if required, each Authorized Official is authorized and directed to affix the seal of the Authority to the Bonds, the Bond Documents and such other agreements, certificates, documents and instruments and to attest such seal. The signatures of any Authorized Official and the seal of the Authority on the Bonds may be by facsimile.

4. Each Authorized Official is hereby authorized and directed to execute and deliver on behalf of the Authority such other agreements, certificates, documents and instruments (including, without limitation, Internal Revenue Service Form 8038, assignments, regulatory agreements and tax agreements and certificates) and to do and perform such other things and acts, as shall be necessary or appropriate to carry out the transactions authorized by this Resolution or contemplated by the Bonds, the Bond Documents or such other agreements, certificates, documents and instruments. All of the foregoing previously done or performed on behalf of the Authority are in all respects hereby approved, ratified and confirmed.

5. Any authorization herein to execute a document shall include authorization to change the date of such document, record such document where appropriate and to deliver it to the other parties thereto.

6. All other acts of the Authorized Officials that are in conformity with the purposes and intent of this Resolution and in furtherance of the issuance and sale of the Bonds and the undertaking of the Project are hereby approved and confirmed.

7. The Authority hereby confirms its designation of McGuireWoods LLP, Tysons, Virginia to serve as Bond Counsel ("Bond Counsel") and its appointment of such firm to supervise the proceedings and approve the issuance of the Bonds.

8. All costs and expenses in connection with the financing and the acquisition, construction, renovation, rehabilitation and equipping of the Project, including the fees and expenses of the Authority related to the issuance and sale of the Bonds and the fees and expenses of Bond Counsel, counsel for the Authority and any underwriter for or purchaser of the Bonds and its counsel, shall be paid promptly from the proceeds of the Bonds or from moneys provided by the Borrower. If for any reason the Bonds are not issued, it is understood that all such fees and expenses shall be paid promptly by the Borrower upon presentation of an invoice and that the Authority shall have no responsibility therefor.

9. The Borrower agrees, and will agree in the Bond Documents, to indemnify and save harmless the Authority, its officers, commissioners, employees, attorneys and agents from and against all liabilities, obligations, claims, damages, penalties, losses, costs and expenses in any way connected with the issuance and sale of the Bonds.

10. The Bonds shall be limited obligations of the Authority and shall be payable solely out of revenues, receipts and payments specifically pledged therefor. Neither the commissioners, officers, agents or employees of the Authority, past, present and future, nor any person executing

the Bonds, shall be liable personally on the Bonds by reason of the issuance thereof. The Bonds shall not be deemed to constitute a general obligation debt or a pledge of the faith and credit of the Commonwealth of Virginia or any political subdivision thereof (and the Bonds shall so state on their face), including the Authority and the City, and neither the Commonwealth of Virginia nor any such political subdivision thereof shall be personally liable thereon, nor in any event shall the Bonds be payable out of any funds or properties other than the special funds and sources provided therefor. Neither the faith and credit nor the taxing power of the Commonwealth of Virginia, or any political subdivision thereof, including the City and the Authority, shall be pledged to the payment of the principal of the Bonds or the interest thereon or other costs incident thereto. The Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

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

Adopted: November 7, 2024

CERTIFICATE OF VOTES

Record of the roll-call vote by the Norfolk Redevelopment and Housing Authority, upon reading of a resolution titled "**RESOLUTION OF THE NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY AUTHORIZING AND APPROVING THE ISSUANCE OF REVENUE BONDS FOR THE BENEFIT OF STANDARD LEXINGTON PARK VENTURE LP IN AN AMOUNT NOT TO EXCEED \$40,873,000 AND THE EXECUTION OF RELATED DOCUMENTS**" at a meeting of the Authority held on November 7, 2024:

| | AYE | NAY | ABSTAIN | ABSENT |
|---------------------|------------|------------|----------------|---------------|
| Alphonso Albert | | | | |
| Amy Chudzinski | | | | |
| Terreon Conyers | | | | |
| Earl P. Fraley, Jr. | | | | |
| Elbert Louis | | | | |
| Philip C. Smith | | | | |

Dated: November 7, 2024

(SEAL)

Chair, Norfolk Redevelopment and Housing
Authority

ATTEST: _____
Secretary

The undersigned Secretary of the Norfolk Redevelopment and Housing Authority hereby certifies that the foregoing is a true, correct, and complete copy of a resolution adopted by the Authority's commissioners present and voting at a meeting duly called and held on November 7, 2024, in accordance with law, and that such resolution has not been repealed, revoked, rescinded, or amended, but is in full force and effect as of the date hereof.

WITNESS my hand and the seal of the Authority this 7th day of November, 2024.

**NORFOLK REDEVELOPMENT AND
HOUSING AUTHORITY**

By: _____
Secretary

RESOLUTION OF THE NORFOLK REDEVELOPMENT AND HOUSING
AUTHORITY AUTHORIZING AND APPROVING THE ISSUANCE OF UP TO
\$25,000,000 STUDENT HOUSING REVENUE BONDS FOR SPARTAN SUITES

RECITALS

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

B. To further the Act's purposes, at the request of E2F Student Housing I, LLC, a Virginia limited liability company (the "Borrower"), the Authority has determined to issue and sell its Revenue and Refunding Bonds in a principal amount not in excess of \$25,000,000 (the "Bonds"), pursuant to the Act, for the purpose of assisting the Borrower or an entity affiliated with and controlled by, or under common ownership with, the Borrower (the Borrower or such resulting ownership entity hereinafter referred to as the "Borrower") in refinancing (a) the Authority's Revenue and Refunding Bond (E2F Student Housing Project), Series 2017 (the "Series 2017 Bond"), the proceeds of which were used to refinance previously issued bonds of the Authority that originally financed the acquisition, construction and equipping of an apartment-style student housing complex commonly referred to as "Spartan Suites" and located in and around 2601 Corprew Avenue, Norfolk, Virginia 23504 (the "Project"), and (b) if and as needed, issuance costs for the Bonds and other eligible expenditures, including any required reserves (collectively, the "Plan of Refunding"). The Project will meet the requirements of a qualified 501(c)(3) bonds within the meaning of the Internal Revenue Code of 1986, as amended (the "Code"). The Project is and is expected to continue to be owned by the Borrower. The Norfolk State University Research and Innovation Foundation, a Virginia nonstock corporation is the sole member of the Borrower.

C. Based on the representations of the Borrower and the current use of the Project, the Authority has determined that the issuance and sale of the Bonds will benefit the inhabitants of the City and the Commonwealth of Virginia by promoting their health, welfare, convenience and prosperity.

D. A public hearing has been held on November 7, 2024, with respect to the Plan of Refunding and the Bonds in accordance with Section 147(f) of the Code and applicable Virginia law.

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

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

2. It is hereby found and determined that the refinancing of the costs of the acquisition, construction, renovation, rehabilitation and equipping of the Project will further the public purposes of the Act by promoting the safety, health, welfare, convenience and prosperity of the inhabitants of the City.

3. To induce the Borrower to operate and maintain the Project, the Authority hereby agrees, subject to approvals required by applicable law, to assist the Borrower in financing the Plan of Refunding by undertaking the issuance of the Bonds in an aggregate principal amount not to exceed \$25,000,000 upon terms and conditions as shall be mutually agreeable to the Authority and the Borrower. The Bonds will be issued pursuant to documents as shall be satisfactory to the Authority and its counsel. The Bonds may be issued in one or more series at one time or from time to time, and the Bonds of any such series may be either taxable or tax-exempt for purposes of federal income taxation.

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

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

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

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

8. The Bonds shall be limited obligations of the Authority and shall be payable solely out of revenues, receipts and payments specifically pledged therefor. Neither the commissioners, directors, officers, agents or employees of the Authority, past, present or future, nor any person executing the Bonds, shall be liable personally on the Bonds by reason of the issuance thereof. The Bonds shall not be deemed to constitute a general obligation debt or a pledge of the faith and credit of the Commonwealth of Virginia or any political subdivision thereof, including the Authority and the City (and the Bonds shall so state on their face), and neither the Commonwealth of Virginia nor any such political subdivision thereof shall be generally liable thereon, nor in any event shall the Bonds be

payable out of any funds or properties other than the special funds and sources provided therefor. Neither the faith and credit nor the taxing power of the Commonwealth of Virginia, or any political subdivision thereof, including the Authority and the City, shall be pledged to the payment of the principal of the Bonds or the interest thereon or other costs incident thereto. The Authority has no taxing power. The Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

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

10. The Chairman, Vice Chairman, Secretary or any Assistant Secretary of the Authority, or the designee of any of them, any of whom may act alone, is hereby authorized to execute and deliver any and all contracts, agreements, assignments, draws, instruments and other documents as may be necessary or desirable to consummate the transactions contemplated by the foregoing resolution and to take such other action and to execute and deliver such other documents as she may deem necessary or desirable to carry out the intent of this resolution.

11. All actions heretofore taken by the Chairman, Vice Chairman, Secretary or any Assistant Secretary of the Authority, or the designee of any of them, or other officers of the Authority in connection with the transactions contemplated by this resolution are hereby approved, adopted, ratified and confirmed in all respects.

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

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

14. This Resolution shall take effect immediately upon its adoption.

Adopted: November 7, 2024

CERTIFICATE

The undersigned Secretary of the Norfolk Redevelopment and Housing Authority (the "Authority"), hereby certifies that the foregoing is a true, correct and complete copy of a resolution adopted by a majority of the Commissioners of the Authority at a meeting duly called and held on November 7, 2024, in accordance with law, and that such resolution has not been repealed, revoked, rescinded or amended but is in full force and effect on the date hereof.

WITNESS the following signature and seal of the Authority as of November 7, 2024.

Secretary, Norfolk Redevelopment and Housing
Authority

[SEAL]



Commissioners' Update NRHA Board of Commissioners

Subject: Deputy Executive Director, Administration Services

Executive Contact: Demetria Johnson

Date: November 7, 2024

BACKGROUND

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

STATUS

Finance Department Updates

- **Year-End Close Out and REAC Submission** – Completed and submitted to HUD October 15, 2024.
- **FY2024 Single and Financial Audit** – Jump and Associates were onsite the week of October 7, 2024 to conduct the FY2024 Compliance Audit testing. Financial audit is in process.
- **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.

Human Resources Updates

- **ADP** – Implementing second phase of ADP with a completion date of November 26, 2024
- **Benefits** – Completed open enrollment for health and other benefits.
- **Efficiency Efforts** – (1) Working with Compliance to establish various policies and procedures.
- **Vacant Position** - Employee Relation Generalist (Raven Parker) began working in HR in October concentrating on employee relations.

Information Technology Updates

- **Yardi Update** – On track to go live July 1, 2025.
- **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.

Administrative Services Updates

- **555 E Main Street** – Evaluating quotes received for garage kiosk to accept credit card only payments. This will eliminate cash receipts and provide a more accurate account of the parking revenue.
- **Upcoming Solicitations** – Auditing Services, Property Management (555 E Main), and Banking Services

| |
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Commissioners' Update NRHA Board of Commissioners

Subject: Rental Assistance Programs Update

Executive Contact: Pamela B. Jones-Watford

Date: November 7, 2024

BACKGROUND

The Rental Assistance Programs manages the application processing and eligibility determination for the rental programs administered by NRHA inclusive of the Low Income Public Housing communities, NRHA RAD Project Based Voucher communities, PBV properties, Mod Rehab, SRAP and the HCV Program. 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

Occupancy Update, Housing applicants in the City of Norfolk:

Waitlist draws in October:

LIPH – 3
PBV – 10
HCV – 2

Briefings/Orientations in October:

LIPH – 2
PBV – 4
HCV – 2

Referrals out in October:

LIPH – 3
PBV – 16 (including SRO)

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

Voucher Case Management Update:

396 Annual reexams were completed during the month of September
240 Interim changes were processed during the month of September
263 Rent increases
62 Transfer moves
29 New Admissions were processed in the month of September

HQS Update:

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 October.

| Biennials | Initials | Complaints | QA | SRAP | TOTAL |
|-----------|----------|------------|----|------|-------|
| 381 | 126 | 21 | 3 | 2 | 533 |

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 to10/3
 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 in the city of Norfolk to lease to voucher holders. There were six (6) new landlords in October that leased to voucher holders.

Phone calls to landlords inviting them to offer their property for the HCV Program –cold Calls (13)

Landlord Mailings/Package Information – 20

Referral listing add-ons – 23

New Standing Partner - 1

New Landlord Orientation attendees – 3

Ten (10) HCV Brochure Placements respectively – Lambert's Point Recreation Center; Van Wyck Library; Harris Teeter – Ocean View

Attached, please find our Fall HCV Landlord News Letter.

PROJECT BASED VOUCHERS UPDATE

New obligation of 60 project based vouchers were awarded for a project in Norfolk in the month of October.

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)

463 allocated units with 144 of the units CNI.

| Program Overview | As of September 30, 2024 |
|-------------------------------------|---------------------------------|
| Total Vouchers | 4,371 |
| Tenant Based Vouchers | 3,426 |
| Project Based Vouchers (PBV) | 374 |
| RAD PBV | 571 |
| Outgoing Payable Portables | 33 |
| Vouchers Issued in September | 3 |
| New Vouchers Searching | 21 |
| New VASH Vouchers Searching | 6 |
| New VASH port-in Searching | 20 |
| SRAP Certificates Searching | 1 |
| Port-Ins Searching | 21 |
| End of participations for September | 12 |

Special Purpose Vouchers

| Vouchers Totals | Allocation | Current Month Leased |
|-------------------------|-------------------|-----------------------------|
| VASH vouchers | 168 | 154 |
| VASH vouchers (Port-In) | | 25 |

| | | |
|----------------------------|------|-----|
| NED vouchers | 225 | 153 |
| Homeownership voucher(s) | open | 12 |
| Homeownership voucher VASH | Open | 1 |
| SRO (Gosnold Mod Rehab) | 60 | 53 |
| Main Stream | 40 | 19 |
| Park Terrace | 47 | 25 |
| Tidewater Gardens TPV | 312 | 261 |
| FYI TPV | 10 | 4 |
| Scattered Sites | 15 | 2 |

Project Based Vouchers (RAD NRHA Owned)

| NRHA Owned RAD Property | Total Units | Current Month Leased |
|-------------------------|-------------|----------------------|
| Grandy Village 092 | 16 | 14 |
| Grandy Village 032 | 275 | 232 |
| Grandy Rev NT | 4 | 4 |
| North Wellington | 25 | 21 |
| Franklin Arms | 100 | 94 |
| Diggs Town | 222 | 206 |
| Total | 642 | 571 |

Project Based Vouchers (Non-RAD)

| Project Based Voucher | Total Units | Current Month Leased |
|--|-------------|----------------------|
| Crescent Square (Virginia Beach) | 10 | 7 |
| Crescent Square (Virginia Beach) | 10 | 7 |
| Heron's Landing (Chesapeake) | 6 | 6 |
| South Bay (Portsmouth) | 6 | 5 |
| Cottage Bridge (Norfolk) NRHA Owned | 47 | 42 |
| Banks of Berkley (Norfolk) | 5 | 2 |
| Church Street Station (Norfolk) | 70 | 60 |
| St. Paul's Apartments (Norfolk) | 13 | 12 |
| Grandy VI (Norfolk) NRHA Owned | 70 | 61 |
| The Retreat at Harbor Pointe (Norfolk) | 50 | 45 |
| The Ashton | 7 | 7 |
| Holley Pointe | 5 | 5 |
| Riverside Station/ Curlew Apartments | 23 | 23 |
| Market Heights Apartments (CNI) | 41 | 38 |
| Reunion Senior Housing (CNI) | 24 | 24 |
| Origin | 37 | 37 |
| Aspire | 21 | |
| Total | 353 | 374 |



NRHA

VOLUME 1, ISSUE 1

THE LANDLORD TIMES HCV LANDLORD NEWSLETTER

OCTOBER 2024

THE INSPECTOR'S CORNER: NEW SMOKE ALARM

From the Desk of the Landlord Liaison

Greetings Housing Choice Voucher Landlords! It is with pleasure that I serve as your liaison for the Housing choice Voucher Program (HCV).

It was a pleasure meeting many of you at the HCV Landlord Forum on July 27, 2024 at the Salvation Army KROC Center.

I was amazed to meet so many landlords who have participated in the HCV program for decades and those who recently became a part of the HCV family.

We at Norfolk Redevelopment and Housing Authority honor each and every one of you! We thank you for providing safe, decent, and affordable housing to individuals and families in the Housing Choice Voucher Program.

Please contact me via phone: 757.314.2022 or email: dwillson@nrha.us. I would love to hear from you!

- As per the Consolidation Appropriations Act, new requirements for Smoke Alarms will come into effect on December 23, 2024. Smoke Alarms should be installed high on ceilings or walls. If mounted on the ceiling, it must be greater than 4 inches from the wall. Smoke Alarms should not be installed near windows, doors, or ducts where drafts may interfere with their operation. Smoke Alarms should not be painted or have decorative stickers present.
- The dwelling must include at least one sealed battery operated or hard wired smoke alarm in proper working condition in the following locations: On each level of the unit. Inside each bedroom. Within 21 feet of any door to a bedroom measured along a path of travel and where a smoke alarm installed outside a bedroom is separated from an adjacent living area by a door. A smoke alarm must also be installed on the living area side of the door.



Please adhere to the new guidelines.

VIRGINIA STATEMENT OF TENANTS RIGHTS & RESPONSIBILITIES AS OF JULY 1, 2024

Landlords, please be mindful that all of your tenants have a copy of the Tenants Rights & Responsibilities. This statement must be signed and dated by both parties. Why is this important? If landlords want to pursue legal actions against a tenant, such as filing an Unlawful Detainer, the

tenant must have received a copy of their rights. Failure to do so could result in the Unlawful Detainer lawsuit being dismissed at that time. If you need a copy of the Virginia Statement of Tenant Rights & Responsibilities, please visit the Virginia Department of Housing and Community Development

to download a copy for your records so that you will have this pertinent information readily on hand.

The statement of Tenants Rights & Responsibilities is available in English and Spanish.



Need For Rental Units : We are seeking properties in all bedroom size for single family homes, duplexes, town-homes, apartments, and accessible units in any neighborhoods in the City of Norfolk that does not have a deed restriction prohibiting leasing the unit to a tenant with housing assistance. We will advertise your rental property on our "Available Unit Listing" which is on our website and updated weekly. Just complete our landlord unit listing application and submit it to have your property listed.



LIST YOUR PROPERTY

Denise M. Wilson

Norfolk Redevelopment & Housing Authority
(NRHA)

555 E. Main Street

Norfolk, VA 23510

Phone: 757.314.2022

Fax: 757.314.1307

LANDLORD ADVISORY BOARD, RECRUITING, & LISTINGS

Landlords, are you looking to become more involved with the Housing Choice Voucher (HCV) program? Do you have creative ideas to bring more landlords into the HCV family? If you have answered YES to any of these questions, become a part of the HCV Landlord Advisory Board. We welcome veteran landlords and new landlords to become apart of the advisory. At this time, The advisory board meet on a bi-monthly basis on the first Wednesday every other month at 10:00 am via

online. We know that YOU are our biggest advocates and we know that YOU are the experts in landlording. The New Year is quickly approaching and we want 2025 to be one of our very best years in the HCV program. Our next advisory board meeting is scheduled for Wednesday, December 4, 2024 at 10 am. Please send me an email if you are interested in being a part of the HCV Advisory Board. You may email me at Dwilson@nrha.us or you may reach me by phone at

757.314.2022. I look forward to hearing from you soon. if you know of landlords who are interested or who would like additional information on how to become a HCV landlord, please do not hesitate in providing them with my contact information. There are still plenty of HCV families who are need of safe, decent, habitable and affordable places to call home. Landlords, do not forget to contact me if you have property listed on our website and it has since rented.





HCV 50058 Certification for September 2024

Housing Vouchers

| Count of Certification Type | |
|---------------------------------------|------------|
| Certification Type | Total |
| Annual HQS Inspection Only | 265 |
| Annual Reexamination | 344 |
| Annual Reexamination Searching | 4 |
| End Participation | 2 |
| Expiration of Voucher | 1 |
| FSS/WtW Addendum Only | 1 |
| Interim Reexamination | 237 |
| Issuance of Voucher | 7 |
| New Admission | 28 |
| Portability Move-in | 9 |
| Portability Move-out | 4 |
| Port-Out Update (Not Submitted | 1 |
| Void | 37 |
| Grand Total | 940 |

| | |
|--------------------------------|------------|
| Annual Reexamination | 344 |
| Annual Reexamination Searching | 4 |
| Interim Reexamination | 237 |
| Total | 585 |

NRHA Managed Voucher Properties

| Count of Certification Type | |
|-----------------------------|-----------|
| Certification Type | Total |
| Annual Reexamination | 52 |
| Interim Reexamination | 12 |
| New Admission | 1 |
| Void | 2 |
| Grand Total | 67 |



Commissioners' Update

NRHA Board of Commissioners

Subject: Property Management Update

Executive Contact: Brenda Fleming

Date: October 31, 2024

BACKGROUND

Updates as of 10/28/2024

STATUS

Property Management Team along with our Independent Inspection Contractor, USIG, are in the process of creating an unit inspection schedule to visiting each resident household to conduct preventive maintenance inspections, housekeeping inspections, and to identify maintenance needs for FY25.

The Call center closing ratio for the month of October is reported at 70% with a total of 818 work orders between the two communities: Calvert Square and Oakleaf Forest. We will be adding Young Terrace to this cycle within the next few weeks.

The Property Management continues to focus on the lease-up efforts in our communities. Our October occupancy rate is at 91.25%.

Attachments and Handouts

Housing Operations Public Housing Programs

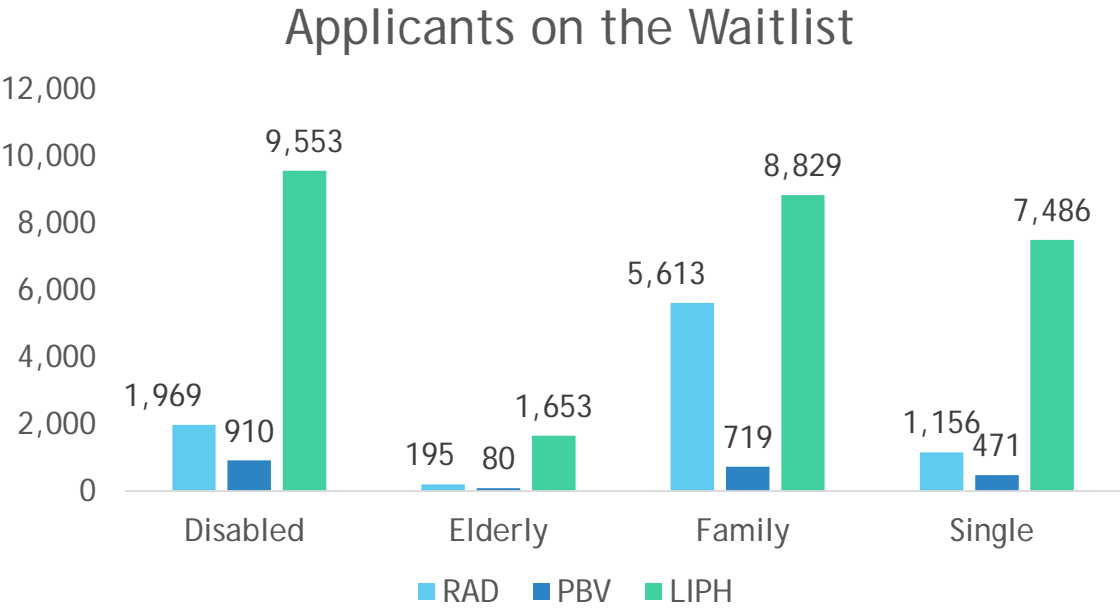
22

New Admissions

91.25%

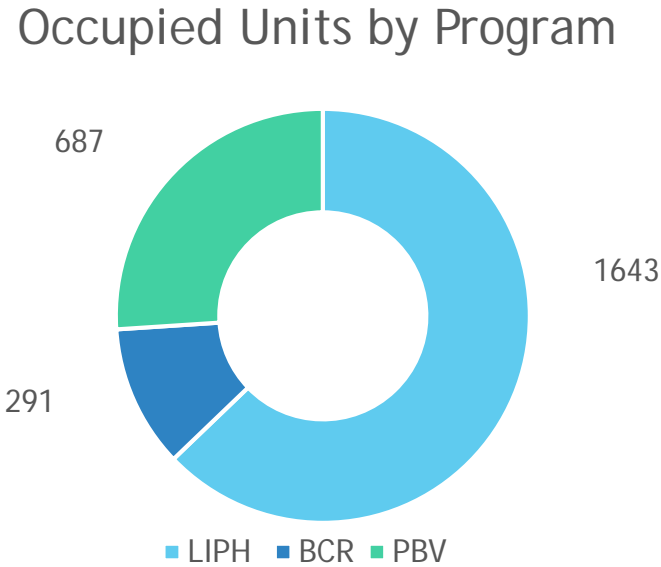
Occupancy

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



Occupied Units by Community

| | | | |
|-----------------|-----|-----|--------|
| Calvert Square | 310 | 281 | 90.65% |
| Oakleaf Forest | 257 | 244 | 94.94% |
| Partrea Midrise | 114 | 108 | 94.74% |
| Huntersquare | 91 | 86 | 94.51% |
| Bobbitt Midrise | 84 | 82 | 97.62% |
| Sykes Midrise | 84 | 78 | 92.86% |
| | | | |
| | | | |
| | | | |

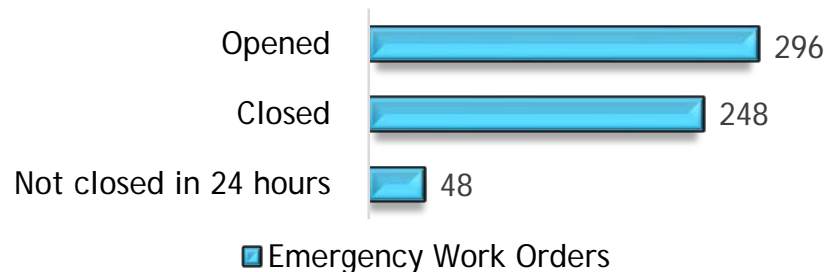


Housing Operations Public Housing Programs

Emergency Work Orders by Zones

| Zone 1 | Opened | Closed | Not Closed in 24 hrs. | % Completed |
|--------------------|--------|--------|-----------------------|-------------|
| Oakleaf Forest | 64 | 61 | 3 | 95.31% |
| Partrea Apartments | 4 | 4 | 0 | 100.00% |
| Bobbitt Apartments | 10 | 9 | 1 | 90.00% |
| Sykes Apartments | 15 | 11 | 4 | 73.33% |
| N. Wellington | 1 | 1 | 0 | 100.00% |
| Grandy Village | 45 | 36 | 9 | 76.51% |
| Total Per Zone: | 139 | 122 | 17 | 87.77% |
| Zone 2 | Opened | Closed | Not Closed in 24 hrs. | % Completed |
| Diggs Town | 7 | 7 | 0 | 100.00% |
| Young Terrace | 59 | 42 | 17 | 71.19% |
| Calvert Square | 61 | 48 | 13 | 78.69% |
| Hunter Square | 1 | 1 | 0 | 100.00% |
| Franklin Arms | 23 | 22 | 1 | 95.65% |
| Cottage Bridge | 1 | 1 | 0 | 100.00% |
| Diggs Town Phase 1 | 5 | 5 | 0 | 100.00% |
| Total Per Zone: | 157 | 126 | 31 | 80.25% |

Total Emergency Work Orders



Move Out Report

| Reason for Vacating Unit | Count |
|--------------------------|-------|
| Unit Transfer | 21 |
| Moved to HCV | 0 |
| Moved to PBV | 5 |
| Rented Elsewhere | 9 |
| Home Ownership | 0 |
| Medical | 1 |
| Deceased | 5 |
| Skipped Out | 9 |
| Eviction | 3 |
| Criminal Activity | 1 |
| Moved Prior to Eviction | 1 |

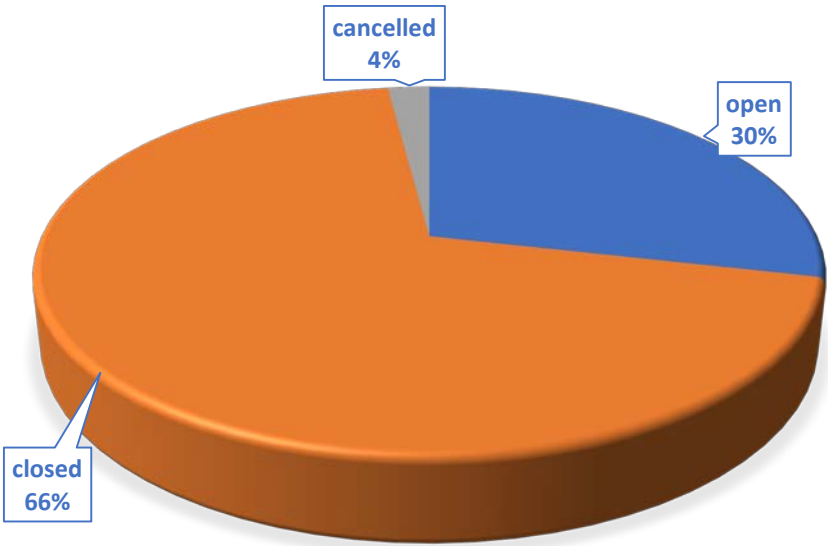
Housing Operations
Call Center Statistics
Calvert Square and Oakleaf Forest

10/1/2024 – 10/28/2024
FMD Call Cent

818 Total Work Orders

| | |
|-----------|-----|
| open | 249 |
| closed | 539 |
| cancelled | 30 |

WORK ORDERS 10/1 - 10/28





Commissioners' Update

NRHA Board of Commissioners

Subject: Client Service Update

Executive Contact: Julius Norman

Date: November 7, 2024

BACKGROUND

We have implemented initiatives that improve resident transportation options, making it easier for residents to reach jobs, education, fresh food, and other vital resources. Additionally, we recognize the importance of skill development and have launched training programs aimed at empowering individuals within the communities, helping them gain valuable skills for better employment prospects.

STATUS

Collaboration has been key in our approach. We have forged partnerships with local organizations, businesses, and government entities to create a support network that amplifies our impact. These partnerships enable us to provide services and resources that address specific needs of the community effectively. Through these collective efforts, we are not only making progress in enhancing transportation and training opportunities but also fostering a sense of shared responsibility and empowerment among residents.

Attachments and Handouts



Monthly Report: Client Services Department

Reporting Period: October, 2024

TOTAL NUMBER OF INDIVIDUALS SERVED: XXXX

| FAMILY SELF-SUFFICIENCY SERVICES/ CASE MANAGEMENT | Target | Actual |
|---|--------|--------|
| # of individuals served | 150 | 264 |
| individuals obtaining/ maintaining employment | 225 | 207 |
| individuals increasing annual earnings | 65 | 32 |
| individuals graduating (economic self-sufficiency) | 15 | 9 |
| YOUTH SERVICES | Target | Actual |
| # of youth enrolled in after-school and summer camp | | 761 |
| # of program visits (life skills & events) | | 410 |
| # of youth enrolled in work experience programs | 2 | 12 |
| # of youth promoted to the next grade level | | |
| # youth that increase their awareness of post-secondary opportunities (careers & college) | | 94 |
| % of youth obtaining/ maintaining employment | | |
| # of scholarship awarded | | 1 |
| SENIOR SERVICES | Target | Actual |
| # of seniors served | | 62 |
| # of meals provided | | 70 |
| # of seniors participating in special events | | 139 |
| # of seniors reporting improved or maintained level of community engagement | | 28 |
| of seniors reporting improved or stable quality of life | | 56 |
| SERVICE DELIVERY PERFORMANCE | Target | Actual |
| Senior Services, Street Team, Community Food, Norfolk Technical Center | 4 | 4 |
| Loving Steps | | |
| | 4 | 4 |
| # of staff engagement activities (training, team building) | 10 | 10 |
| RESOURCE EFFICIENCY | Target | Actual |
| % of budget utilized | | |
| Total amount of new funding obtained | | |

SERVICE SUMMARY

Key service highlights for the month of August include:

- 101 Seniors attended Sherriff Joe Barron's Senior Fest held at the Ted Constance Center.
- Norfolk Department of Social Services are providing on-going services to our residents using their mobile services unit.
- 1200 pounds of food was distributed to 36 families/112 residents residing in Calvert Square addressing food insecurities with an emphasis of healthy foods. This distribution provided by the partnership with Isabella Health Foundation will rotate monthly to different communities.
- Staff participated in on-site tours to Hampton Roads Workforce Council, QED, and TCC to gain valuable knowledge as we strengthen our network of partnerships.
- 207 FSS participants are currently employed, with 173 maintaining escrow balances
- 6 new FSS participants are working with HomeNet to start the homebuying process.

PROJECT OVERVIEW

| ITEM | STATUS | DUE DATE | NOTES |
|--------------|-------------|----------|-------|
| ROSS Funding | In-progress | | |
| FSS Funding | In-progress | | |

BUDGET OVERVIEW

| CATEGORY | SPENT | % OF TOTAL | NOTES |
|----------|-------|------------|-------|
| | | | |
| | | | |

RISK AND ISSUE HISTORY

| ISSUE | ASSIGNED TO | DATE |
|-------|-------------|------|
| | | |
| | | |

ADDITIONAL COMMENT



Commissioners' Update NRHA Board of Commissioners

Subject: Development Update

Executive Contact: Steve Morales

Date: November 7, 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 again delayed to late October - certificate of occupancy and final HQS inspections have been issued. NRHA is working with the developer, USi and the City 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 October NRHA disposed a 25 foot lot to 2907 Monticello LLC for combination with his existing property for the construction a mixed use development, the coordination is through the City of Norfolk.

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.

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 to begin master planning work early 2025.



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 | Oct-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 | |

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 | Complete |
| | | |
| Projects Underway | | |
| Meeting with Sykes Residents | Community engagement for RAD Conversion/LIHTC renovation-Architects | in-process |
| Meeting with Partrea Residents | Community engagement for RAD Conversion/LIHTC renovation-Architects | in-process |
| Broad Creek | Pursuing Change of ownership and resubmit Section 18 Disposition | in-process |
| Moton Circle | Site Design and Infrastructuire Planning/Expanded to coordinate with City on plans for Globe Iron and Former Dreamkeepers Site | in-process |
| Preparing Single Family Lot RFP | Assembling 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. | Plan to plan in development |



Acquisitions and Dispositions

Date Range: 07/01/2024 –10/31/2024

ACQUISITIONS

| Address | Area | Date | Amount |
|---------------------|-----------------|-----------|-----------|
| 1669 Madison Avenue | Spartan Village | 7/31/2024 | \$215,000 |
| TOTAL ACQUISTIONS | | | \$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 |
| 55 | 108 E. 29 th Street | 2907 Monticello LLC. | Mixed-use | TBD | 10/10/2024 | \$8,500 |
| TOTAL DISPOSTIONS | | | | | | \$383,500 |



| 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





Commissioners' Update NRHA Board of Commissioners

Subject: Communications Department Update

Executive Contact: Leha Byrd

Date: Nov.7, 2024

BACKGROUND

Department of Communications and Intergovernmental Relations

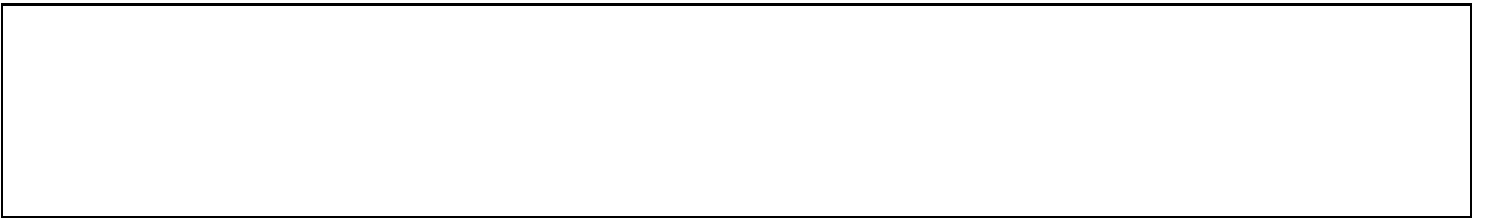
Reporting to Executive Director Nathan Simms

STATUS

- Created collateral for Calvert Square residents regarding Bagnall Street change
- Meeting with Norfolk Public Schools superintendents (S. Byrdsong) to discuss collaborative issues related to student attendance and youth programming
- Participation and panel discussion (N. Simms) on RAD day in Richmond
- Launched NRHA [External Events Calendar](#)

FUTURE ACTION

- Meeting with Norfolk Delegation to discuss housing legislation ahead of full, Hampton Roads Delegation meeting in January.
- Nathan Simms' interview with Hampton Roads Chamber of Commerce (Nov. 21)



All

Reels

Videos

Live

Posts

Stories

Reach ⓘ

6.1K ↓ 65.4%

3-second views ⓘ

996 ↑ 68.5%

1-minute views ⓘ

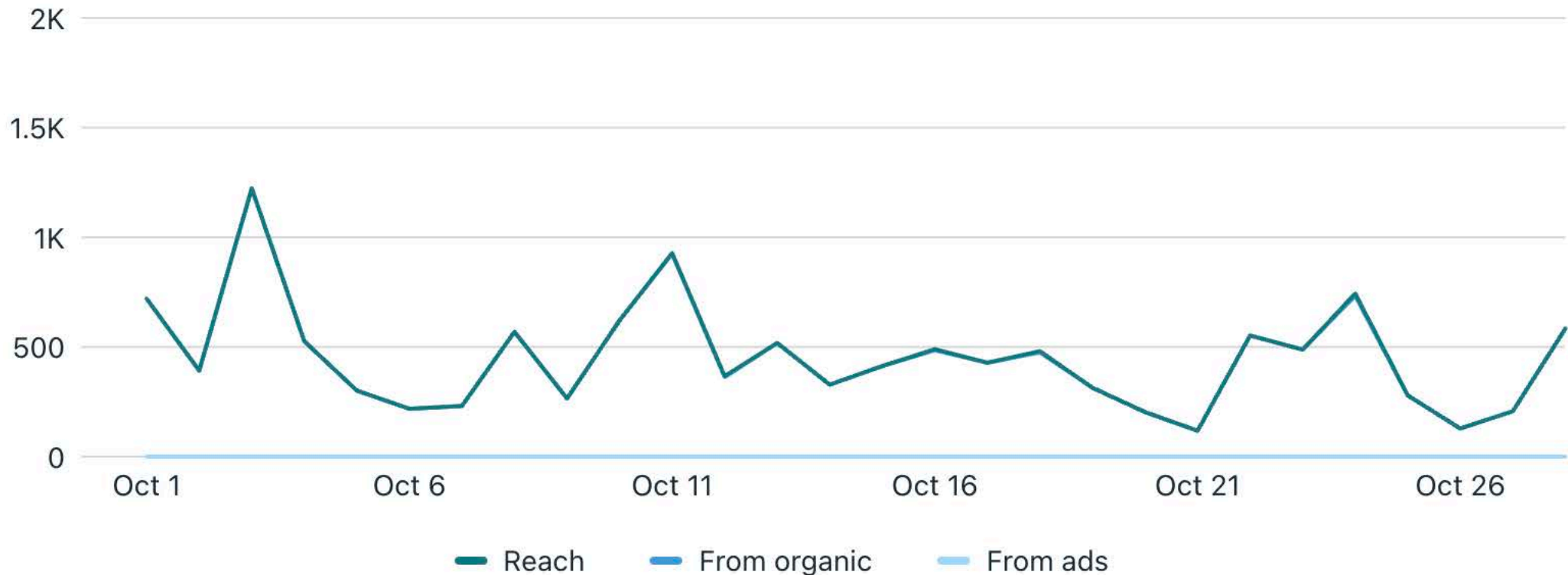
6 ↓ 33.3%

Content interactions ⓘ

381 ↓ 57%

Minutes viewed ⓘ

5h 26m ↑ 48.9%



Reach breakdown ⓘ

Oct 1 – Oct 28

Total

6,094 ↓ 65.4%

From organic

5,972 ↓ 66%

From ads

0 0%

Benchmarking

Business comparison

Businesses to watch

Compare your performance against businesses in the Home Services category

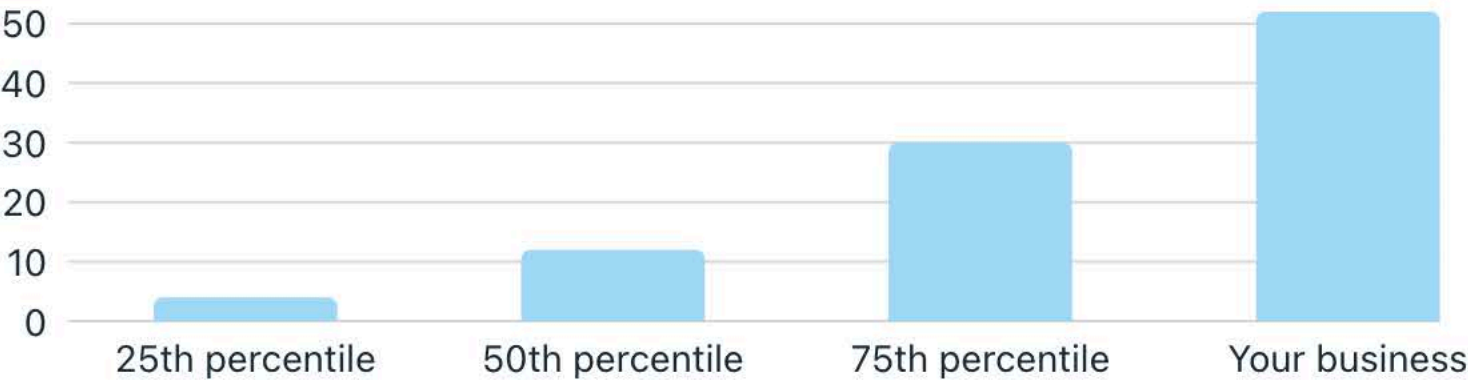
Results are based on businesses with similar organic 28-day reach in your category. [Edit category](#)

Published content ⓘ

52

Higher than others

How often your business published versus others in this category



Over the last 28 days, **you typically published more posts and stories** compared to other businesses in this category. Keep up the great work by scheduling content in advance.

Create post ▼

Facebook followers ⓘ

10.8K

Higher than others

Typically: 1.9K

Follows ⓘ

23

Similar to others

Typically: 15

Content interactions ⓘ

381

Similar to others

Typically: 260

All

Reels

Videos

Live

Posts

Stories

Reach ⓘ

6.1K ↓ 65.4%

3-second views ⓘ

996 ↑ 68.5%

1-minute views ⓘ

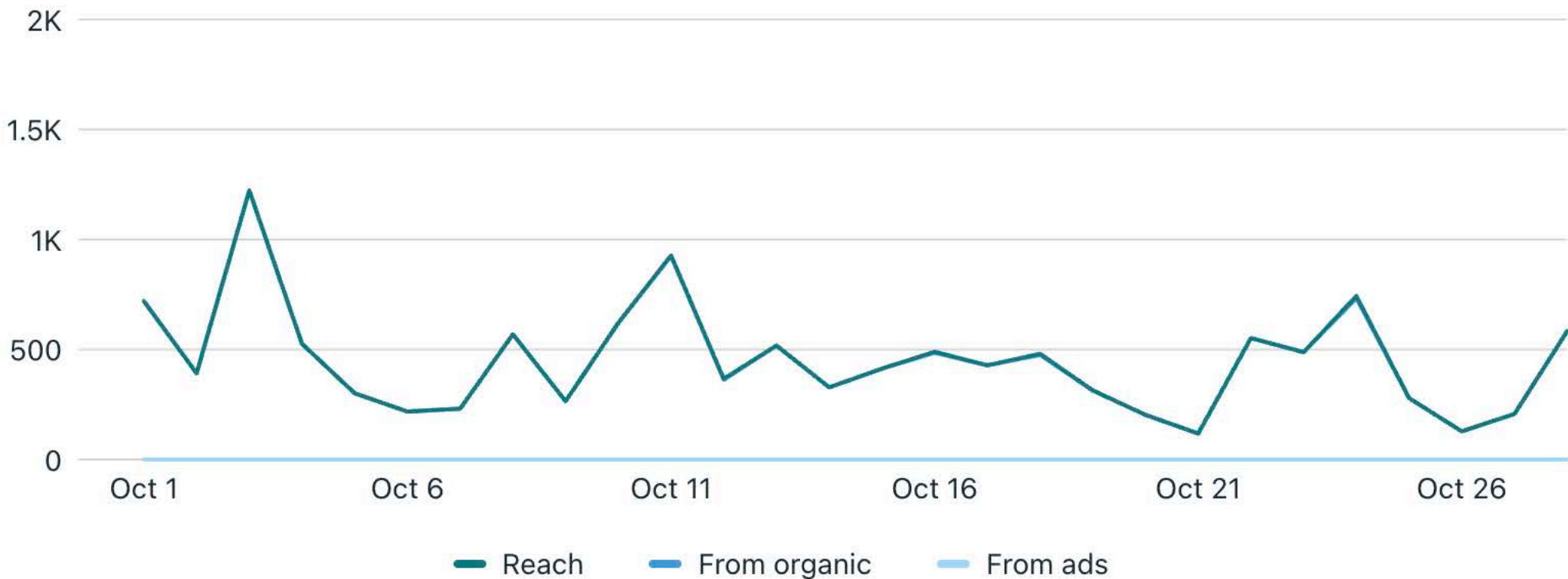
6 ↓ 33.3%

Content interactions ⓘ

381 ↓ 57%

Minutes viewed ⓘ

5h 26m ↑ 48.9%



Reach breakdown ⓘ

Oct 1 – Oct 28

Total

6,094 ↓ 65.4%

From organic

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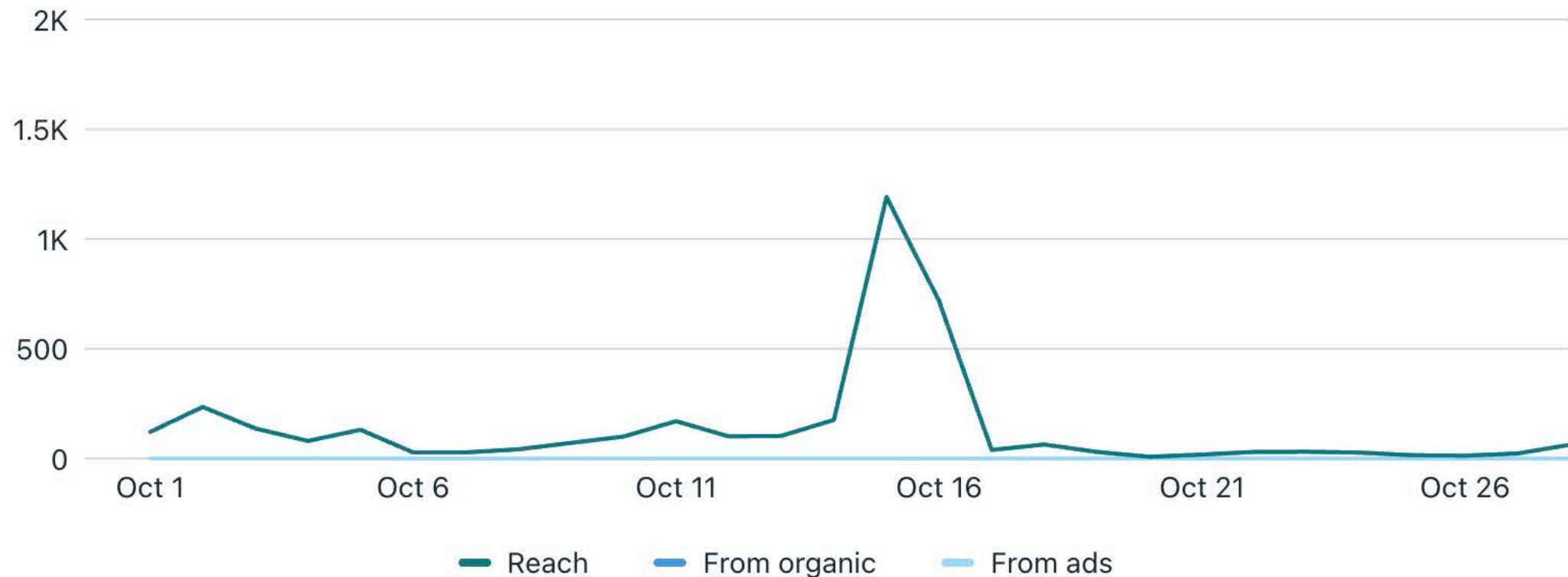
From ads

0 0%

All Posts Stories

Reach ⓘ
2.8K ↑ 120.7%

Content interactions ⓘ
268 ↓ 10.1%



Reach breakdown ⓘ

Oct 1 – Oct 28

Total

2,761 ↑ 120.7%

From organic

2,761 ↑ 120.7%

From ads

0 0%

Benchmarking

Business comparison

Businesses to watch

Compare your performance against businesses in the Home Services category

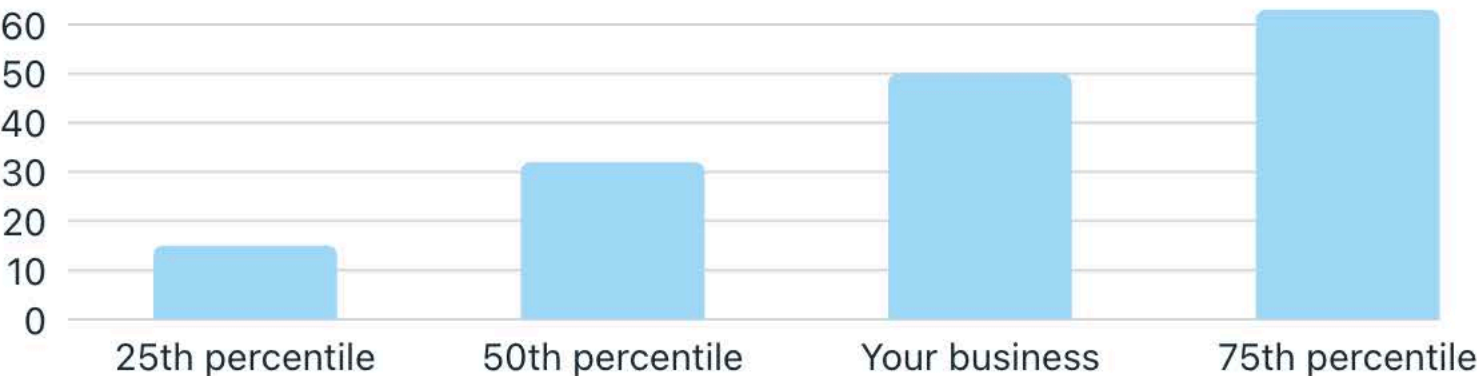
Results are based on businesses with similar organic 28-day reach in your category. [Edit category](#)

Published content ⓘ

50

Similar to others

How often your business published versus others in this category



Over the last 28 days, **you typically published the same amount of posts and stories** compared to other businesses in this category. Nice work! Stay on track by creating a new post or scheduling in advance.

Create post ▼

Instagram followers ⓘ

192

Lower than others

Typically: 1.5K

Follows ⓘ

19

Similar to others

Typically: 30

Content interactions ⓘ

268

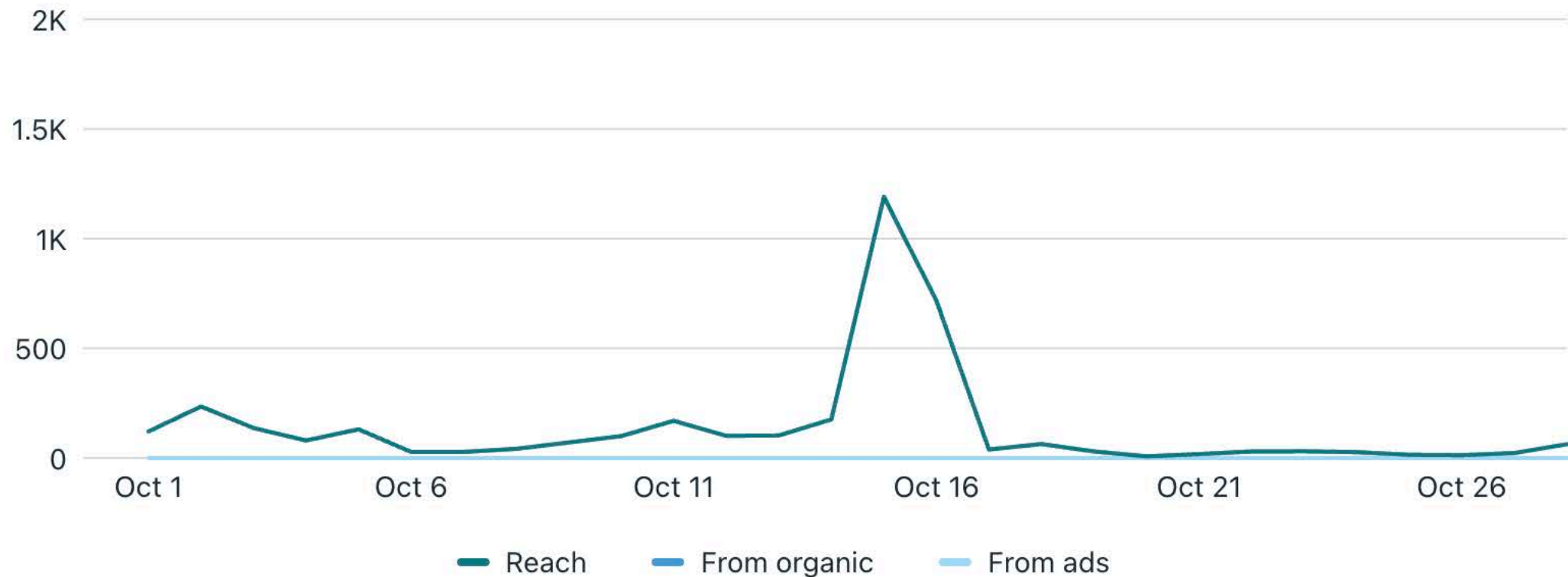
Similar to others

Typically: 194

All Posts Stories

Reach ⓘ
2.8K ↑ 120.7%

Content interactions ⓘ
268 ↓ 10.1%



Reach breakdown ⓘ

Oct 1 – Oct 28

Total

2,761 ↑ 120.7%

From organic

2,761 ↑ 120.7%

From ads

0 0%