



AGENDA
NRHA Commissioners' Meeting
Thursday, December 12, 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

November 07, 2024 Board of Commissioners' Minutes

II. PUBLIC COMMENTS

III. New Business:

- Resolution for the Amendment to the Admin Plan to allow up to 110% of FMR for Small area FMR zip codes.
- Resolution for the final approval of the issuance of revenue bonds for NSU Spartan Suites
- Strategic Plan Overview & Year 1 Progress

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

FUTURE MEETINGS

Board of Commissioners' Meeting
Thursday, January 16, 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, November 7, 2024.

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

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

Also present were Nathan Simms, Executive Director and Secretary, Delphine Carnes, Attorney, Cornelius Graves, CEO of Norfolk State University Research and Innovation Foundation, and various NRHA staff members.

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Welcome and Remarks by the Chairman of the Board

Chairman Albert welcomed the Commissioners. He then offered a special welcome on behalf of the Board to Commissioner Mayo. Ms. Mayo introduced herself and thanked the Board for the opportunity to serve with them. Chairman Albert mentioned that he fractured his ankle, but that will not keep him from participating in today’s meeting.

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I. Approval of Minutes of Commissioners’ Meeting

Chairman Albert presented for approval the minutes of both the September 12, 2024 and October 10, 2024 Board of Commissioners’ meetings. Upon motion of Mr. Louis, seconded by Dr. Smith, the minutes of the September 12, 2024 and October 10, 2024 Board meetings were unanimously approved by all of the Commissioners present.

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II. Public Comments

No 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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Chairman Albert announced a correction to the printed agenda for today's meeting. He noted that today's closed session will not focus on personnel issues, but rather will be convened to discuss matters involving publicly held real property.

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III. New Business

1. Resolution Authorizing Execution and Submission of the FY2023 Choice Neighborhoods Initiative (CNI) Supplemental Grant Agreement with the U.S. Department of Housing and Urban Development (HUD)

Steve Morales, Chief Development Officer, explained that NRHA applied to HUD earlier this year for a supplemental CNI grant. He reported that the Authority was awarded \$2.5 million and now must formally accept the supplemental funding by executing and submitting the CNI Supplemental Grant Agreement. Upon motion of Dr. Smith, seconded by Ms. Chudzinski, the following resolution was unanimously approved by all of the Commissioners present.

RESOLUTION 9589

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 consist 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 CNI 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.

2. Resolution Authorizing the Submission of Funding Applications to the City of Norfolk for FY2026

Mr. Morales introduced a resolution to authorize submission of the annual funding application to the City. He explained that this is NRHA's yearly request for City funding and noted that the required public hearing associated with this request was held at last month's Board meeting. Mr. Morales stated that the Authority will not learn the full amount that the City will actually fund until next year. He reported that NRHA is asking for monies for the CNI project, various real estate projects, support for downpayment assistance for homebuyers through the HOME Program, and funding from the Community Block Development Grant ("CDBG") program.

Mr. Casagrande asked if NRHA's application has already been reviewed by the City. Mr. Morales responded that the City has not yet reviewed the agency's request; the submission is just the beginning of the process and discussions related to specific line items will take place in the coming weeks.

Upon motion of Mr. Louis, seconded by Dr. Smith, the following resolution was unanimously approved by all of the Commissioners present.

RESOLUTION 9590

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;

WHEREAS, the requested funding as detailed in the attached applications has been proposed as necessary to accomplish the FY2026 goals and objectives of the Authority's neighborhood redevelopment and conservations programs;

WHEREAS, 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.
3. Resolution 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

Mr. Simms addressed the Commissioners regarding the bond resolutions to be considered at today's meeting. Chairman Albert mentioned that there have been some robust discussions in the past about NRHA serving as a conduit issuer for bond transactions. He asked if the Board members had any questions or concerns before these resolutions are presented. There were no questions from the Board. Mr. Simms explained that all of these bond issuances involve funding to support construction or renovation of housing for persons of low- to moderate-income (up to 150% of Area Median Income ("AMI")). He stated that the first transaction, which was previously presented to the Board, involves the rehabilitation of the interiors of the units at Talbot Park. Mr. Simms confirmed that this transaction has already been approved by City Council and final Board approval is the last step in the process. Mr. Casagrande asked what the interest rate would be on the bonds. Mr. Simms responded that this information is not available yet. Mr. Conyers asked for more information about how this transaction will benefit the community. Mr. Simms further explained that these monies are needed to help finance the preservation of affordable housing.

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

RESOLUTION 9591

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.

4. Resolution 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

Mr. Simms reported that approval of the following resolution is the last step for this project that involves several properties. He noted that the Board previously approved the issuance of bonds to finance two other related locations. Mr. Simms observed that this resolution will approve financing for the actual Lexington Park facility.

Upon motion of Mr. Louis, seconded by Mr. Casagrande, the following resolution was unanimously approved by all of the Commissioners present.

RESOLUTION 9592

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.

5. Resolution Authorizing and Approving the Issuance of up to \$25,000,000 Student Housing Revenue Bonds for Spartan Suites

Mr. Simms informed the Commissioners that the Norfolk State University ("NSU") housing bond resolution is an Inducement Resolution required as part of the Tax Equity and Fiscal Responsibility Act of 1982 ("TEFRA") process. He explained that this bond issuance will refinance a prior bond issuance that funded construction of the Spartan Suites at NSU. A public hearing was convened to elicit any comment. No members of the public appeared to speak in person or online. The hallway was checked as well. Dr. Smith asked if the Spartan Suites are student housing. Mr. Simms responded in the affirmative. Dr. Smith then asked why the financing is not done directly through NSU. Mr. Simms explained the advantages of a pass-through issuance with NRHA serving as the conduit issuer. Dr. Smith commented that he thinks it is interesting that the project is financed this way.

Mr. Casagrande inquired whether there is any benefit to NRHA as the conduit issuer. Mr. Simms indicated that the financing helps preserve and maintain the existing housing and also generates unrestricted fees that are paid to the Authority and can be used to further the agency's mission. Mr. Casagrande asked if this issuance reduces NRHA's capacity to issue other bonds. Mr. Simms responded that it does not reduce NRHA's ability to issue other bonds and noted that the allocation is handled at the state level. There were no other questions from the Board and none from the public.

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

RESOLUTION 9593

RECITALS

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").

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.

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.

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.

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IV. Executive Director Comments

Mr. Simms thanked the Mayor, Vice-Mayor, and City Council for their approval of the creation by NRHA of a 501(c)(3) entity that NRHA can use for various initiatives to further its mission. He mentioned that he had a good conversation with representatives of the Norfolk Public School System about available opportunities and resources for NRHA residents and their children. Mr. Simms stated that he also met with the local Department of Health to discuss health resources that can benefit NRHA residents, as well as potential training for the agency's staff to help facilitate the accessibility of these resources. Mr. Simms reported that NRHA continues to work with its partners to provide workforce opportunities for residents, including in the field of submarine construction and other maritime jobs that support the Defense Department. He indicated that he has had discussions with the Hampton Roads Workforce Council, Old Dominion University, and the United Way, among others. Mr. Simms emphasized that NRHA is strengthening strategic partnerships, as well as entering into Memorandums of Understanding ("MOUs") to solidify its relationships and keep the conversations going. He reported that he and several staff members participated in a Public Housing Authority ("PHA") day in Midlothian, Virginia to discuss the Rental Assistance Demonstration ("RAD") Program with HUD officials and other agencies in Virginia.

Mr. Simms stated that he has been with NRHA almost one full year now. He commented that, as he reflects on the past year, he is very thankful to be a part of the NRHA team and feels that the agency is doing much better. Mr. Simms reported that occupancy is up 10%, which is an impressive statistic, especially for a housing portfolio of NRHA's size. He acknowledged that there have been some missteps along the way, but they do not define the agency. Mr. Simms emphasized that NRHA has been busy creating inspirational and realistic goals, including some very robust plans for additional real estate development. He added that real headway has been achieved with respect to homeownership assistance and counseling. Mr. Simms thanked all of the staff members for their hard work and assistance.

Mr. Simms concluded by stating that NRHA's future is bright and that he is excited and grateful to serve as the agency's Executive Director. He recalled that, at his first Board meeting, he asked everyone to keep an open mind and he is so grateful that everyone has done so. Mr. Simms observed that the journey is a continuous one and there is still a lot more work to do. Dr. Smith congratulated Mr. Simms on his first-year anniversary and thanked him for his leadership and guidance. Dr. Smith noted that it has been a busy year and stated that the Board is appreciative of Mr. Simms' insights and efforts.

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V. Departmental Updates

Administration: Demetria Johnson, Deputy Executive Director for Administration, reported that NRHA is in the midst of its FY2024 audit. She stated that the agency submitted its Real Estate Assessment Center ("REAC") report to HUD on October 15. Ms. Johnson explained that this submission is basically NRHA's financial report card. She noted that an audited version of this report will be submitted next March for FY2024. Ms. Johnson told the Commissioners that her department is currently converting all payroll functions to Automatic Data Processing, Inc. ("ADP"). Dr. Smith asked when that process started. Mr. Simms stated that the conversion to ADP began at the end of 2023. Ms. Johnson reported that NRHA is also moving forward with converting to Yardi and that process is going very well.

Chairman Albert asked Dr. Smith and Mr. Fraley, as members of the Finance Committee, to put together a financial report for the Board's review. Dr. Smith commented that they have been discussing creating a dashboard that would be a template for reporting to the Board. Chairman Albert indicated that he is looking for a fairly streamlined report, perhaps as simple as a Profit and Loss statement, just to give the Board an overview. Dr. Smith confirmed that this is exactly the kind of report that he and Mr. Fraley have in mind.

Public Housing: Brenda Fleming, Director of Property Management, addressed the Board and welcomed Commissioner Mayo. She mentioned that NRHA staff is very proud of its Executive Director, who has created a pathway to allow staff members to grow with him. Ms. Fleming

commented that the Authority serves its residents with empathy and helps them work towards the self-sufficiency they will need to meet their goals. She reported that the Call Center has processed 818 work orders and staff continues to improve the process to make it even more responsive and efficient. Ms. Fleming stated that, since July of this year, many new families have been housed and the occupancy rate has increased in both Section 8 and Low-Income Public Housing (“LIPH”). She also mentioned that her department works with Client Services, as well as the compliance team, to ensure residents are provided with all of the resources that they need. Ms. Fleming observed that NRHA’s departments are united in their efforts to support residents.

Mr. Fraley asked if the Young Terrace community is served by the Call Center. Ms. Fleming responded that it will be by the end of this month. Mr. Conyers inquired about the timeline for, and status of, inspections of the units in NRHA’s portfolio. Ms. Fleming responded that 20% of the units have been inspected to date and she is optimistic that the inspections will be completed by the end of December.

Dr. Smith requested information about goals for the new year, specifically whether new initiatives are being formulated with respect to public housing or if the department plans to double down on existing initiatives. Ms. Fleming indicated that her primary goal is to improve and expand existing goals, including better provision of maintenance services. She added that she anticipates identifying some new projects as well.

Mr. Louis commented that the LIPH Committee has not yet met to review this information; he would like to convene a meeting before the end of November to go over the updates. Chairman Albert mentioned that he has spoken with Mr. Simms about scheduling Board committee meetings. Mr. Louis and Ms. Chudzinski both confirmed that that are available to meet at 2:00 p.m. on November 19. Karen Rose, Security Programs Manager, stated that she will work on getting documents ready in preparation for that meeting.

Chairman Albert reported that several local community leaders, some of whom have served on this Board, have been discussing gentrification. He noted that most of NRHA’s LIPH units are constructed of concrete and steel with no central air conditioning. Chairman Albert observed that the Board needs to think about the type of public housing units in the Authority’s portfolio and consider what can be done to improve these units, which currently do not have the amenities that residents need. Mr. Casagrande mentioned that this topic is very important to him. He stated that it is essential to provide high quality housing in which NRHA can take pride. Mr. Casagrande observed that it is 2024 and some of the units look the same as they did in the 1960s – a situation that is not acceptable. He commented that there is a difference between being “housed” and having a home. Mr. Casagrande suggested that the Board and NRHA staff need to think collectively about what can be done to ensure that NRHA provides homes, not just housing.

Housing Choice Voucher (“HCV”): Pamela Jones-Watford, Chief of Rental Assistance Programs, congratulated Mr. Simms on his first anniversary with NRHA and stated that it is a

pleasure to work with him. She reported that the voucher occupancy rate has gone up by 10%. Ms. Jones-Watford mentioned that her department is working to increase the number of landlords who accept vouchers and also striving to pull individuals from the waitlist to verify income, check rent payment history, and determine whether these individuals are eligible for the HCV Program. She explained that there is a vehicle for persons who are denied to appeal the decision. Ms. Jones-Watford commented that reviewing files of individuals pulled from the waitlist is a complicated process; many files are reviewed in order to identify and house one person.

Ms. Jones-Watford noted that NRHA partners with private developers who have Project Based Vouchers (“PBV”) units in their buildings; this was done most recently for the Aspire project. She indicated that her team also conducts portability briefings to review the files of individuals porting their vouchers from other communities, as well as briefings for Veterans Affairs Supportive Housing (“VASH”) vouchers. Ms. Jones-Watford commented that a lot of work is involved in overseeing the various programs. She reported that 533 units were inspected last month to verify that they meet HUD Housing Quality Standards (“HQS”). Ms. Jones-Watford explained that NRHA re-inspects any unit if deficiencies are found. She observed that it takes a tremendous amount of work to verify and maintain the quality of the units. Ms. Jones-Watford directed the Commissioners to additional information in the Board Packet regarding the waitlist. She commented that her department continues to recruit new landlords, particularly in areas of opportunity, and also publishes a newsletter.

Ms. Jones-Watford reported that new, hard-wired smoke detectors will be installed in December. She added that NRHA is also implementing the HUD-mandated small area fair market rent that will apply to all participants in the voucher program. Ms. Jones-Watford confirmed that staff has been trained on these recent changes. Mr. Casagrande asked Ms. Jones-Watford if she feels that the number of NRHA inspectors is sufficient. She responded that, in a perfect world, more inspectors on staff would accelerate the process, but NRHA is still able to accomplish what is needed with current staffing levels. Mr. Casagrande then asked why the waitlist separates out the homeless for some projects, but not for others. Ms. Jones-Watford replied that Church Street Station is owned by Virginia Supportive Housing, an organization that sets aside a specific number of units for the homeless, thus requiring two different waitlists – one for the homeless and one for those who are not homeless.

Mr. Fraley stated that NRHA’s inspectors are extremely thorough and their work, from one inspector to another, is very consistent. He noted that some issues may not appear to be significant, but these seemingly minor deficiencies can end up being extremely important. He thanked the staff for making sure that the units are safe and that any issues are corrected before they get worse. Mr. Fraley congratulated NRHA staff members on a job well done.

Mr. Conyers mentioned that he has spoken with both potential landlords and former landlords; he noticed that they often have questions about deficiencies revealed during the

inspection process when those problems stem from damage to the unit caused by the tenant's activities and/or negligence. He noted that landlords are concerned about their responsibility to keep the units in good repair (so that they will pass inspection) when they often cannot control how some tenants are treating the properties. Ms. Jones-Watford responded that this is a potential issue with rental properties, regardless of whether the units are assisted. She observed that she explains to the landlords that their properties are an investment and it is to their benefit to maintain that investment. Ms. Jones-Watford stated that she counsels landlords to do their own inspections on a regular basis so that they are aware of any potential problems before the HQS inspections take place. She also recommended that leases include language requiring tenants to properly maintain their units. Ms. Jones-Watford commented that NRHA is not a party to these leases but can advise landlords to enforce maintenance provisions in their leases. She added that in the non-assisted rental market there is no official inspection process and the units can easily fall into disrepair. Ms. Jones-Watford noted that units participating in the voucher program are inspected at least every other year.

Mr. Louis asked about the newsletter and the scope of its distribution. Ms. Jones-Watford replied that the newsletter is sent to each current landlord once a quarter and is also posted on the NRHA website.

Development: Mr. Morales spoke about the transformation project at Tidewater Gardens, reporting that NRHA is on track for an August 2025 completion of the Unity facility and hopes to complete the next building in the project by September of 2025. He reported that NRHA is getting ready to close on the third phase of the project by December 19, 2024 and to start construction early next year.

Mr. Morales discussed various preservation activities and stated that the Sykes and Partrea Midrises are scheduled for renovations; NRHA plans to submit an application for Low Income Housing Tax Credits ("LIHTC") in March 2025 to help fund the Sykes' renovations. He mentioned that he will be coming back to the Board in the next couple of months with an inducement Resolution seeking initial approval of a bond issuance to assist with the financing of the Sykes' improvements. Mr. Morales reported that the process for the Partrea renovation project will get underway approximately six months later.

Mr. Morales stated that NRHA's HomeNet department has been working to provide homeownership counseling for 61 HCV clients and 12 LIPH residents. He added that the Authority is on track to complete 28 closings through the HOME program this year. Mr. Morales also responded to Mr. Casagrande's earlier comment regarding providing quality homes for residents; he offered to take Mr. Casagrande on a tour of NRHA's newer units and continue the discussion about improving the housing provided by NRHA.

Mr. Louis inquired about the relocation procedure at the Sykes Midrise. He wanted to know how the elderly residents are coping with it and where they will be temporarily relocated during

the renovation process. Mr. Morales explained that renovations will not begin until much later next year or even early in 2026. He indicated that the Authority has hired the J&G Group (“J&G”) to handle the relocation; their representatives are meeting with residents to identify their specific needs and concerns. Mr. Morales added that NRHA meets with residents monthly to discuss the scope of the renovations, as well as relocation plans. He stated that relocation details will be discussed as part of the RAD process, and added that, as the project moves forward, NRHA will hold aside some vacant units to use for on-site relocation. Mr. Morales mentioned that the agency is considering using some of the units at Bobbitt and Hunter Square for potential temporary housing needs, as well as other LIPH communities, such as Grandy Village, and private units in other local communities. He reported that NRHA expects households to be out of their units for three to four months while renovations are ongoing. Mr. Louis asked about the response from residents to date. Mr. Morales commented that there is some trepidation, which is to be expected, but meeting with the J&G staff, as well as Shirley Broom (NRHA’s Special Project Supervisor), on a regular basis has been very helpful and reassuring.

Mr. Fraley asked if the HOME and HomeNet Programs are limited to NRHA residents. Mr. Morales explained that these programs are available to any first-time homebuyers with income levels of 80% AMI or below. Mr. Fraley observed that NRHA should advertise these opportunities more broadly. Mr. Morales agreed and stated that he would work on increasing publicity efforts.

Community Engagement: Julius Norman, Client Services Director, addressed the Commissioners. He noted that Mr. Simms has kept the Client Services Department very busy since assuming the role of Executive Director a year ago. Mr. Norman reported that his department is working with the Norfolk Public Schools, the Boys & Girls Club, the United Way, and others to provide opportunities for NRHA’s residents. He added that NRHA is also partnering with Old Dominion University to provide residents with educational opportunities in the medical field. Mr. Norman stated that he is continuing to strengthen programs for senior citizens and is expanding transportation services to help residents access groceries and to provide rides for both seniors and youth to various community events and educational programs.

Mr. Norman reported that his team is currently working more closely with HCV clients than in the past and several holiday activities are planned in the next few weeks. Mr. Norman mentioned that, like Chairman Albert, he grew up in public housing. Mr. Norman stated that the bricks and mortar of public housing holds up during seasonal hurricanes, but there are other “hurricanes” that residents have to weather, such as economic issues and other life challenges. He observed that his department provides services, and engages with residents, to help them weather these storms and successfully meet their goals. Mr. Norman stated that he is very pleased with the progress being made. He commented that both Mr. Simms and Mike Clark, Deputy Executive Director for Programs, keep him very busy creating homes, rather than just providing housing for NRHA’s residents.

Chairman Albert asked how NRHA can work with the casino that is being developed in Norfolk to see what job opportunities can be made available for residents. Mr. Norman said he is interested in pursuing that relationship, perhaps in conjunction with some of NRHA's existing programs for workforce development. Mr. Louis commented that he has reviewed the Board packet and only sees a few community partners listed. Mr. Norman explained that the current report contained in the Board packet just highlights those partners with whom NRHA entered into MOUs in the month of October. Mr. Louis indicated that he would like a list of all participating partners and their functions in the community so the Board can better understand these collaborative efforts. Mr. Norman responded that he will provide that information and emphasized that his department continues to identify and engage with additional partners to strengthen and broaden its services.

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VI. Board Committee Updates

Finance Committee: Dr. Smith reported that the Finance Committee is in the process of scheduling a meeting to work on a financial dashboard as suggested by Chairman Albert.

LIPH Committee: Mr. Louis commented that he and Mr. Conyers were delighted to be invited by Mr. Morales to go to the Young Terrace community in October to visit one renovated unit, one turned unit, and one recently vacated unit; they were able to see first-hand what the units look like and what amenities they have. He observed that, if units remain vacant for any period of time, there is a likelihood that they may be broken into or vandalized. Mr. Louis noted that Clayton Odom and Lorenzo Green also participated in the Young Terrace visit. Mr. Conyers indicated that this visit provided great perspective and insight. He stated that it had been some time since he had toured any of the units, so it was extremely helpful to see the current status of these properties. Mr. Conyers mentioned that he is excited about the direction in which NRHA is progressing. He also noted that the group came up with some workable solutions to address the issue of break-ins. Mr. Casagrande stated that he would like to take a similar tour of the Young Terrace units.

Economic Inclusion Committee: Mr. Louis reported that the Economic Inclusion Committee met on October 8. He stated that Mr. Simms is keeping the committee on task; he has asked the committee to move beyond the mission and vision statements and begin implementing those articulated goals. Mr. Louis explained that Mr. Simms suggested aligning the committee's next steps with some initiatives that NRHA already has underway. Mr. Louis added that several NRHA staff members joined the meeting remotely.

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VII. Commissioner Comments

Mr. Louis stated that this is the first meeting he has attended where no members of the public appeared to complain about NRHA's work or facilities. He observed that he does not think this is an accident and commended Mr. Simms on such a good measure of success and improvement in the services NRHA provides. Chairman Albert applauded the strong statement made by Mr. Louis at the last Board meeting in which he defended the staff and the Board in response to some unfair comments from the public implying that NRHA staff and the Board are not committed to doing a good job.

Mr. Louis reported that he was invited to tour the Grandy Village Born Learning Trail, which he stated is a wonderful addition to the community. He noted that the opening of the trail was publicized in the newspaper. Mr. Louis commented that it was a phenomenal experience to walk the trail with the residents.

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VIII. Closed Session

At 10:41 a.m. upon motion of Mr. Casagrande, seconded by Mr. Louis, the following resolution was unanimously approved by all of the Commissioners present.

RESOLUTION 9594

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

Resolution Convening a Closed Meeting on November 7, 2024 for:

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

Discussion of potential use/disposition of public property. [*Ms. Chudzinski left the meeting at 11:18 a.m.*]

At 11:28 a.m. upon motion of Mr. Louis, seconded by Dr. Smith, the following resolution was unanimously approved by all of the Commissioners still present.

RESOLUTION 9595

WHEREAS, the Authority has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712.D of the 1950 Code of Virginia, as amended, requires a certification by this Authority that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, upon motion duly made and seconded, BE IT RESOLVED, that the Authority hereby certifies that, to the best of each Commissioner's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were heard, discussed or considered in the closed meeting, and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Authority.

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There being no further business, the meeting was adjourned at 11:30 a.m.

Secretary

Chair



Resolution

NRHA Board of Commissioners

Subject: Small Area Fair Market Rent Hold Harmless

Executive Contact: Pamela B. Jones-Watford

Date: December 12, 2024

BACKGROUND

In metropolitan areas, HUD defines Small Areas using ZIP Codes within the metropolitan area. Using ZIP codes as the basis for FMRs provides tenants with greater ability to move into "Opportunity Neighborhoods" with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area, and they are likely to reduce need for extensive market area rent reasonableness studies. SAFMRs allow for payment standards to be established that more accurately reflect the local market and are intended to provide families with more access to low-poverty, high-opportunity areas. HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

The U.S. Department of Housing and Urban Development (HUD) requires Norfolk Redevelopment and Housing Authority to implement Small Area Fair Market Rent (SAFMR) payment standards no later than January 1, 2025.

Payment standards determine how much assistance NRHA can make in Housing Assistance Payments (HAPs) on behalf of program participants. The payment standards for some ZIP code areas are decreasing, effective January 1, 2025. NRHA is hereby requesting that the Board of Commissioners of the Norfolk Redevelopment and Housing Authority approves and authorizes to adapt a "hold harmless" policy concerning a decrease in payment standards. This means that NRHA will use the payment standard that was in effect prior to the decrease when determining family's assistance as long as the family continues to reside in the assisted unit. For program participants moving into new units, rental assistance will be based on the new payment standards.

Recommendation: Approve resolution.

Attachment: Proposed Resolution



Resolution Item

NRHA Board of Commissioners

Subject: Resolution of the Norfolk Redevelopment and Housing Authority Providing Final Approval of the Issuance of up to \$25,000,000 Student Housing Revenue Bonds for Spartan Suites and the Execution of Related Documents

Executive Contact: Nathan Simms

Date: December 12, 2024

BACKGROUND

This Resolution is the final approval for the issuance of up to \$25,000,000 of Student Housing Revenue Bonds ("Bonds") by Norfolk Redevelopment and Housing Authority ("NRHA" or the "Authority") to support the refinancing of the bond previously issued by NRHA in 2017 (the "Series 2017 Bond"), the proceeds of which were used to refinance previously issued NRHA bonds that originally financed the acquisition, construction and equipping of an apartment-style student housing complex commonly known as "Spartan Suites" and located at or around 2601 Corprew Avenue in Norfolk, Virginia (the "Project"). The bond proceeds will be loaned to E2F Student Housing I, LLC ("Borrower"), a Virginia limited liability company who is the owner of the Project and whose sole member is Norfolk State University Research and Innovation Foundation, a Virginia nonstock corporation. The Project will meet the requirements of qualified 501(c)(3) bonds.

On November 7, 2024, NRHA held a public hearing on the bond issuance and the plan of refunding, and on that date the NRHA Board approved the inducement Resolution for the issuance of the bonds. This is a refinancing and the documents are ready for execution. This Resolution is the final approval of the bond issuance for the Project.

The Authority's participation in the Project is limited to its role as conduit issuer of the Bonds. The Authority will receive an administrative fee for its role. The Authority does not own or operate the Project. All costs and expenses in connection with the Project, including the Authority's administrative fee and all attorneys' fees, will be paid from the proceeds of the Bonds or by the Borrower.

Recommendation: Adopt resolution.

**RESOLUTION OF THE NORFOLK REDEVELOPMENT AND HOUSING
AUTHORITY PROVIDING FINAL APPROVAL OF THE ISSUANCE OF UP TO
\$25,000,000 STUDENT HOUSING REVENUE BONDS FOR SPARTAN SUITES
AND THE EXECUTION OF RELATED DOCUMENTS**

WHEREAS, 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"); and

WHEREAS, 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"); and

WHEREAS, the Project is and is expected to continue to be owned by the Borrower, and the Norfolk State University Research and Innovation Foundation, a Virginia nonstock corporation is the sole member of the Borrower; and

WHEREAS, the Authority held a public hearing on the Bonds and the Plan of Refunding on November 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, the Bonds will be issued pursuant to certain documents (the "Bond Documents"), which Bond Documents may include, without limitation, a Bond Purchase and Loan Agreement between the Authority, the Borrower, and a lender chosen by 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 \$25,000,000, 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 \$25,000,000. 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, Richmond, 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: December 12, 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 PROVIDING FINAL APPROVAL OF THE ISSUANCE OF UP TO \$25,000,000 STUDENT HOUSING REVENUE BONDS FOR SPARTAN SUITES AND THE EXECUTION OF RELATED DOCUMENTS**" at a meeting of the Authority held on December 12, 2024:

	AYE	NAY	ABSTAIN	ABSENT
Alphonso Albert				
Adam Casagrande				
Amy Chudzinski				
Terreon Conyers				
Earl P. Fraley, Jr.				
Elbert Louis				
Elsie Mayo				
Philip C. Smith				

Dated: December 12, 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 December 12, 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 12th day of December, 2024.

**NORFOLK REDEVELOPMENT AND
HOUSING AUTHORITY**

By:

Secretary



NRHA Strategic Plan Goals and Responsibilities

Year 1 Progress Overview and FAQs

Goals 1–3: Foundational Strategies

1. Financial Planning and Organizational Restructuring

- Completed: Director of Finance hired; revenue projection model developed.
- Pending: Revenue tracking systems; mid-year and annual reviews.
- Responsible: Executive Team, Finance Department.

2. Development Repositioning

- Completed: Advocacy for innovative design and financing initiated. NRHA has procured a development bench to provide additional capacity in support of our development efforts.
- Pending: Project pipeline; outreach strategies for City Council.
- Responsible: Development, Finance Departments.

3. Create Non-Profit Affiliates

- Completed: Organizational documents drafted; Board members appointed.
- Pending: IRS 501(c)(3) application progress.
- Responsible: Legal, Finance, Development Departments.



NRHA Strategic Plan Goals and Responsibilities

Year 1 Progress Overview and FAQs

Goals 4–6: Asset and Resource Optimization

4. Efficient Use of HCV Resources

- Completed: Staffing analysis initiated; funding meetings established.
- Pending: Financial incentive programs for landlords.
- Responsible: HCV, Occupancy, Compliance Departments.

5. Define Third-Party Management Structures

- Completed: Performance review framework created.
- Pending: Metrics and cost-benefit analysis for property management.
- Responsible: Property Management, Development.

6. Enhance Asset Management

- Completed: Oversight protocols and KPI monitoring implemented.
- Pending: Maintenance staff adjustments; cost-benefit analysis.
- Responsible: Property Management



NRHA Strategic Plan Goals and Responsibilities

Year 1 Progress Overview and FAQs

Goals 7–9: Service, Stabilization, and Technology

7. Preserve and Stabilize NRHA Properties

- Completed: Physical Needs Assessments conducted.
- Pending: RAD/Section 18/TPV conversion improvements.
- Responsible: Property Management and Development

8. Customer Service and Outreach

- Completed: PR hire onboarded; customer service standards drafted.
- Pending: Public event showcasing achievements.
- Responsible: Communications, Executive Departments.

9. IT and Reporting Capabilities

- Completed: Yardi system timeline established.
- Pending: Data migration planning; Yardi training programs.
- Responsible: IT, Executive Departments.
- Timeline: Integration by July 1, 2025.



NRHA Strategic Plan Goals and Responsibilities

Year 1 Progress Overview and FAQs

Goals 10–11: Innovation and Empowerment

10. Establish New Lines of Business

- Completed: Acquisitions criteria and market analysis initiated.
- Pending: Preliminary plans for mixed-use housing projects.
- Responsible: Executive, Development, Finance.

11. Resident Empowerment Programs

- Completed: Initial self-sufficiency activities expanded.
- Pending: Broader program implementations.
- Responsible: Client Services, Communications.



NRHA Strategic Plan Goals and Responsibilities

Year 1 Progress Overview and FAQs

Dashboard Example and Reporting Framework

How the Dashboard Can Be Created:

- Identify key metrics aligned with strategic goals.
- Set targets based on objectives (e.g., rehabilitate 200 units).
- Collect data from departmental reports and surveys.
- Visualize data using tools like Excel or Power BI.

How the Dashboard Relates to Reporting

- Centralizes data for a single view of progress.
- Supports accountability by visualizing targets vs. actuals.
- Guides strategic discussions by highlighting performance gaps.

Recommended Reporting Frequency

- Monthly: Departments update metrics for internal tracking.
- Quarterly: Consolidated reports shared with the Executive Team.
- Annually: Overall summary prepared to evaluate yearly outcomes.

Benefits

- Visual clarity simplifies data interpretation.
- Proactive management identifies and addresses issues early.
- Informed decision-making aligns actions with strategic goals.

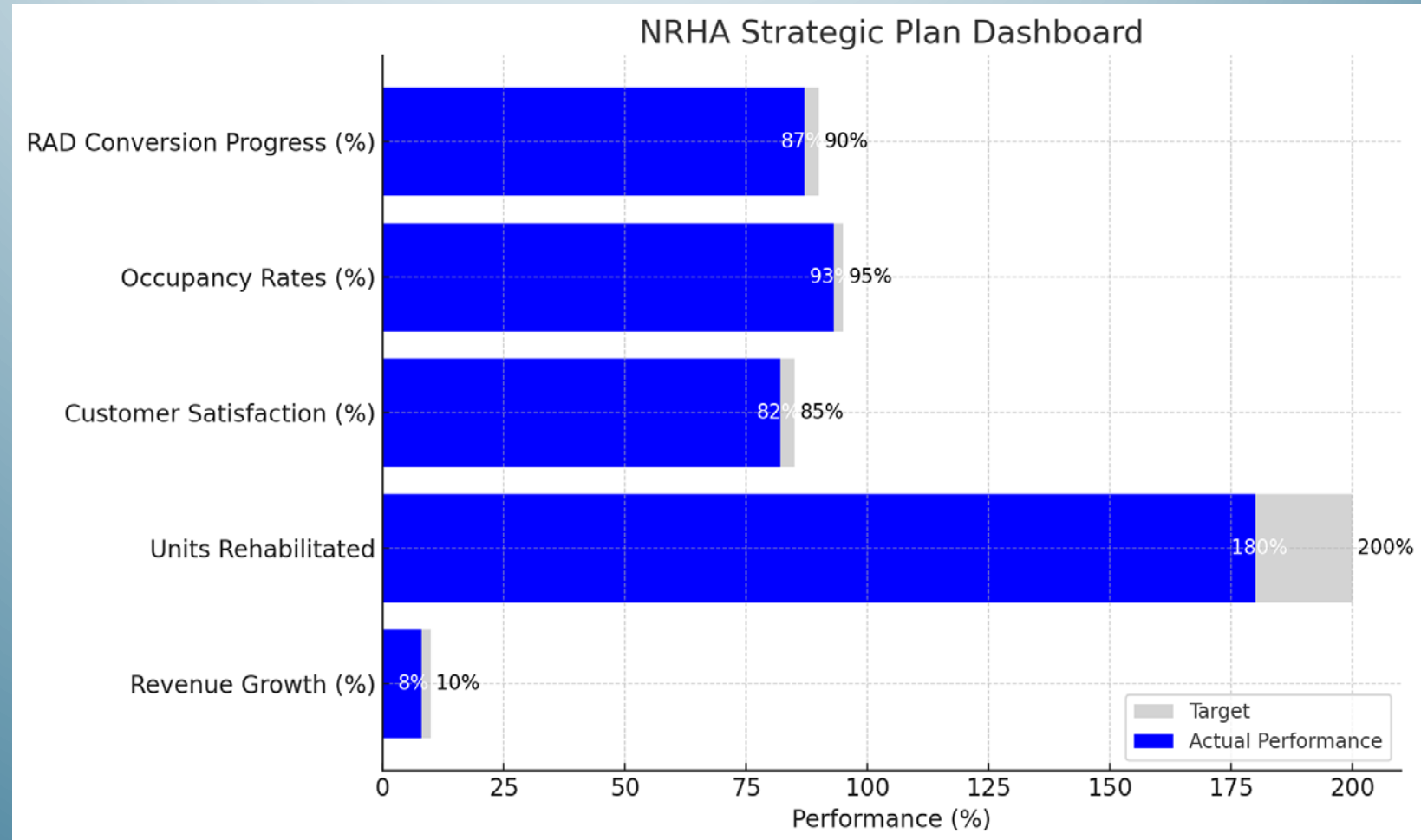


NRHA Strategic Plan Goals and Responsibilities

Year 1 Progress Overview and FAQs

Dashboard Example

This information is not representative of actual NRHA data. It is a fictional example created to illustrate how NRHA data could be displayed on a dashboard.





NRHA Strategic Plan Goals and Responsibilities

Year 1 Progress Overview and FAQs

Year 1 Recap:

- Director of Finance hired and revenue projection models created.
- Advocacy for innovative financing and project pipeline outreach initiated.
- Organizational documents for non-profits drafted and IRS 501(c)(3) application submitted.
- landlord recruitment and retention tools being examined and search assistance resources being identified.
- Partnerships with United Norfolk, Norfolk Public Schools, and Old Dominion University established.
- Financial literacy programs, youth budgeting workshops, job training, and small business development initiatives launched.
- Agency-wide customer service standards drafted and services publicized through newsletters and media pitches.
- Physical Assessments have been completed for Sykes and Partrea. Section 18 approval is pending.
- Timeline established for Yardi system implementation by July 2025.
- Challenges like funding constraints addressed through innovative financing and resident engagement strengthened.



NRHA Strategic Plan Goals and Responsibilities

Year 1 Progress Overview and FAQs

FAQS:

- **What is the purpose of the strategic plan?**

Guides NRHA in achieving affordable housing goals, aligning with HUD requirements, and improving resident quality of life.

- **What are the key goals?**

Financial planning, housing development, customer service improvements, technology upgrades, and resident empowerment.

- **Who is responsible?**

Departments like Finance, Development, IT, Property Management, and Communications, working collaboratively to achieve goals.

- **What progress has been made?**

Leadership hiring, framework creation, Yardi implementation, and housing assessments.

- **How will progress be measured?**

KPIs such as revenue growth, units rehabilitated, customer satisfaction, and RAD conversion progress.

- **How frequently will reporting occur?**

Monthly updates, quarterly reviews, and annual summaries.

- **What impact will residents see?**

Improved housing, better services, and increased access to empowerment programs.

- **What challenges might arise?**

Funding limitations, regulatory changes, and operational delays, addressed through strategic planning.



Commissioners' Update NRHA Board of Commissioners

Subject: Deputy Executive Director, Administration Services

Executive Contact: Demetria Johnson

Date: December 12, 2024

BACKGROUND

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

STATUS

Finance Department Updates

- **FY2024 Single and Financial Audit** – Work is on-going. Aiming for Board Resolution and HUD submission in March 2025.
- **FY2026 Budget Packages Prepared** – Budget meetings scheduled in December with Departments to discuss budget needs for FY2026.

Human Resources Updates

- **ADP** – Implementing second phase of ADP
- **Efficiency Efforts** – (1) Working with Compliance to establish/update various policies and procedures.

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** – The site is live with updated information.
- **SharePoint** – Implementation in process with a go live date of July 1, 2025. Human Resources and IT sites are live.
- **Assessment** – IT Consultant onsite December 9th-11th to review IT operations, equipment, policies, etc.
-

Administrative Services Updates

- **555 E Main Street** – Vendor chosen for the parking garage kiosk.
- **Fleet** – Evaluating vehicles and equipment



Commissioners' Update NRHA Board of Commissioners

Subject: Rental Assistance Programs Update

Executive Contact: Pamela B. Jones-Watford

Date: December 12, 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:

November Wait List Draws:

- Crescent Square – 119 applicants
- Diggs Phase - 10 applicants
- Riverside Station – 10 applicants
- Aspire at Church St For Kids – 32 applicants
- Grandy Phase V (092) – 25 applicants

November Orientations:

- LIPH Orientations – 2 (Groups of 20+)
- North Wellington – 1
- Grandy 032, 093, 092 – 5 (Groups of 20+)
- Diggs Ph1 – 5 (Groups of 20+)
- Franklin Arms – 2
- Aspire – 8
- Riverside – 3
- Retreat – 3

November Referrals:

- Grandy VI 093 - 10
- Grandy Revit 032 - 12
- Grandy V 092 - 1
- Diggs Ph1 - 8
- Franklin Arms - 3
- LIPH - 2

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.

Wait list totals:

- ASPIRE AT CHURCH ST – 3,038
- ASPIRE AT CHURCH ST – TIDEWATER - 6
- BANKS OF BERKLEY – 984
- BOBBITT APARTMENTS – 2,590
- CALVERT SQUARE - 4,250
- CHURCH ST STATION – PBV NOT HOMELESS – 344
- CHURCH ST STATION – PBV HOMELESS – 1967
- COTTAGE BRIDGE – 67
- CRESCENT SQUARE - 0
- DIGGS PHASE 1 RAD – 1,312
- DIGGS SITE - 2625
- FRANKLIN ARMS RAD - 588
- GOSNOLD - 571
- GRANDY PHASE V 092 - 346
- GRANDY PHASE VI - 286
- GRANDY VILLAGE REVIT – 1,760
- HCV – 3,983
- HERONS LANDING - 216
- HOLLEY POINT APARTMENTS - 525
- HUNTER SQUARE – 2,317
- MARKET HEIGHTS – 1,139
- NORTH WELLINGTON - 355
- OAKLEAF FOREST – 4,473
- ORIGIN CIRCLE AT KINDRED – 1,051
- PARTREA APARTMENTS – 2,395
- REUNION SENIOR LIVING AT KINDRED - 154
- RIVERSIDE STATION - 0
- SOUTH BAY - 260
- ST PAUL APARTMENTS - 218
- SYKES APARTMENTS – 2,395
- THE ASHTON - 244
- THE RETREAT AT HARBOR POINT - 212
- YOUNG TERRACE APARTMENTS – 4,317

Voucher Case Management Update:

367 Annual reexams were completed during the month of November

247 Interim changes were processed during the month of November

323 Rent increases were processed during the month of November

54 Transfer moves were processed during the month of November

25 New Admissions were processed during the month of November

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
343	112	17	1	4	477

Landlord Outreach

We continue to market for new properties in the city of Norfolk to lease to voucher holders. There were seven (7) new landlords in November that leased to voucher holders.

NRHA published an interview on our social media platforms and on our website with one of our partnering landlords who shared his positive experience working with NRHA's HCV Program.

Phone calls to landlords inviting them to offer their property for the HCV Program – (10)

Landlord Mailings/Package Information – 25

Referral listing add-ons – 47

New Standing Partner - 1

New Landlord Orientation attendees – 4

Ten (10) HCV Brochure Placements respectively – Larchmont Public Library; Janaf Library; Food Lion –Tidewater Dr

PROJECT BASED VOUCHERS UPDATE

We continue to work with the developers of proposed PBV communities with regards to establishing rents, preparing revised letters of intent, ensuring that the SLR and ER are processed appropriately, and that the units will be decent and affordable. We are collaborating with Virginia Supportive Housing, Chesapeake Redevelopment and Housing Authority, and the City of Norfolk for the upcoming project for Gosnold II Apartments.

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 November 1, 2024
Total Vouchers	4,358 (HAP Paid)
Tenant Based Vouchers	3,412
Project Based Vouchers (PBV)	376
RAD PBV	570
Outgoing Payable Portables	33
Vouchers Issued in November	1
New Vouchers Searching	29
New VASH Vouchers Searching	1
New VASH port-in Searching	18
SRAP Certificates Searching	4
Port-Ins Searching	25
End of participations	1

Special Purpose Vouchers

Vouchers Totals	Allocation	Current Month Leased
VASH vouchers	168	151
VASH vouchers (Port-In)		27
NED vouchers	225	153
Homeownership voucher(s)	open	13
Homeownership voucher VASH	Open	1
SRO (Gosnold Mod Rehab)	60	55
Main Stream	40	19
Park Terrace	47	25
Tidewater Gardens TPV	312	259
FYI TPV	10	4
Scattered Sites	15	2
Emergency Housing Vouchers	63	58
SRAP Certificates (not in total)	70	66

Project Based Vouchers (RAD NRHA Owned)

NRHA Owned RAD Property	Total Units	Current Month Leased
Grandy Village 092	16	14
Grandy Village 032	275	229
Grandy Rev NT	4	4
North Wellington	25	21
Franklin Arms	100	94
Diggs Town	222	208
Total	642	570

Project Based Vouchers (Non-RAD)

Project Based Voucher	Total Units	Current Month Leased
Crescent Square (Virginia Beach)	10	7
Heron's Landing (Chesapeake)	6	6
South Bay (Portsmouth)	6	5
Cottage Bridge (Norfolk) NRHA Owned	47	42
Banks of Berkley (Norfolk)	5	3
Church Street Station (Norfolk)	70	62
St. Paul's Apartments (Norfolk)	13	12
Grandy VI (Norfolk) NRHA Owned	70	61
The Retreat at Harbor Pointe (Norfolk)	50	44
The Ashton	7	7
Holley Pointe	5	5
Riverside Station/ Curlew Apartments	23	23
Market Heights Apartments (CNI)		41
Reunion Senior Housing (CNI)	24	24
Origin	37	37
Aspire	21	
Total	353	376

HCV 50058 Certification for November 2024

Housing Vouchers

Count of Certification Type

Certification Type Total

Annual HQS Inspection Only	224
Annual Reexamination	367
Annual Reexamination Searching	5
End Participation	1
Expiration of Voucher	9
FSS/WtW Addendum Only	11
Historical Adjustment	2
Interim Reexamination	247
Issuance of Voucher	14
New Admission	20
Portability Move-in	9
Portability Move-out	2
Port-Out Update (Not Submitted	4
Void	25
Grand Total	940

Annual Reexamination	367
Annual Reexamination Searching	5
Interim Reexamination	247
Total	619

NRHA Managed Voucher Properties

Count of Certification Type

Certification Type Total

Annual HQS Inspection Only	3
Annual Reexamination	52
Interim Reexamination	7
New Admission	5
Void	1
FSS/WtW Addendum Only	1
Issuance of Voucher	1
End Participation	1
Grand Total	71

Monthly Performance Reports

for month ending November 2024

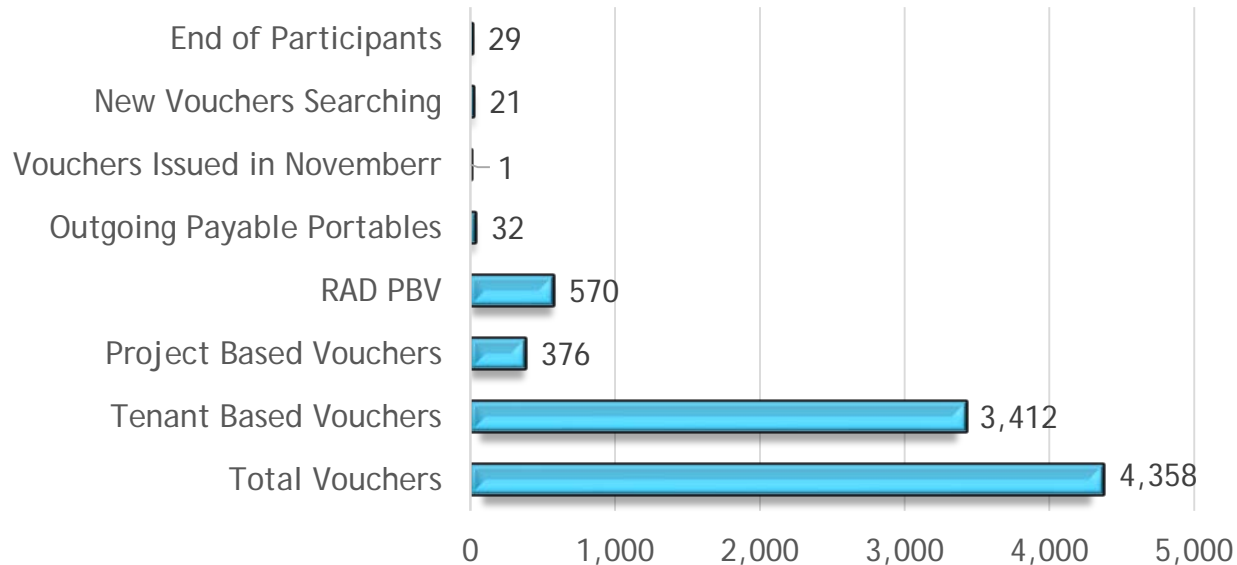
Contents

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

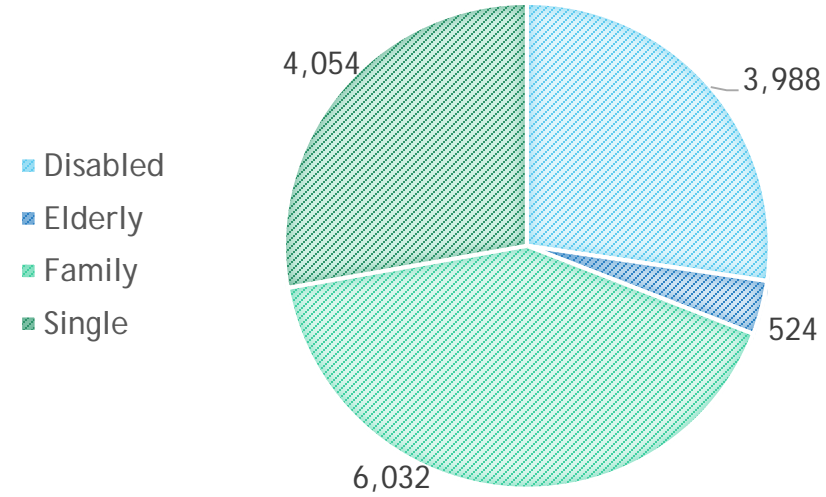
Housing Operations Housing Choice Voucher

20
New Admissions

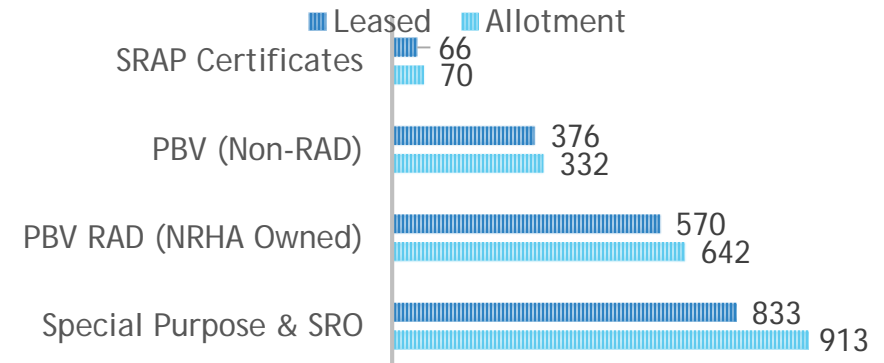
Current Statistics



WAITLIST SUMMARY

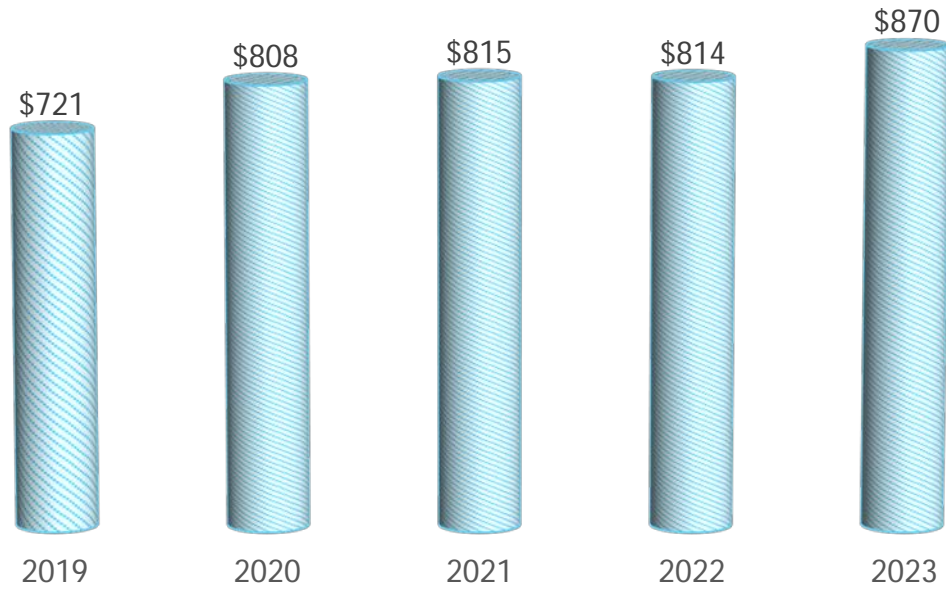


HOUSEHOLDS SERVED BY SPECIAL PROGRAMS

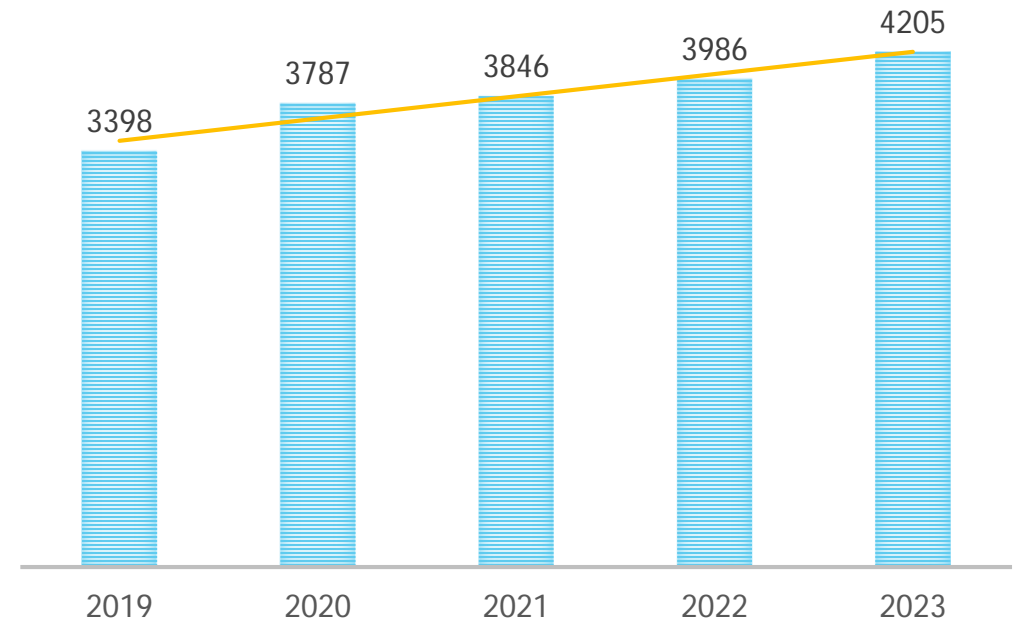


Housing Operations Housing Choice Voucher

AVERAGE MONTHLY HAP PER UNIT, YTD



AVERAGE HCV UNITS LEASED PER MONTH



Housing Operations Landlord Recruitment Efforts

	Previous Month	Current Month
HCV Packets to Property Owners	5	24
Phone Calls to Property Owners	13	10
Referral Listing Add-ons	27	47
Standing Partner Listing Add-ons	0	1
New Admission Surveys Mailed	0	0

7
New
landlords

4
Landlord
Orientation
Attendees

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 Small Area Fair Market Rent Hold Harmless at a meeting of the Authority held on December 12, 2024:

	AYE	NAY	ABSTAIN	ABSENT
Alphonso Albert				
Amy Chudzinski				
Terreon Conyers				
Adam Casagrande				
Earl P. Fraley, Jr				
Elbert Louis				
Elsie Mayo				
Philip C. Smith				

Dated: December 12, 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

WHEREAS, the Department of Housing and Urban Development (“HUD”) has established in certain metropolitan areas to implement Small Area Fair Market Rents. HUD defines Small Areas using ZIP Codes within the metropolitan area. Using ZIP codes as the basis for FMRs provides tenants with greater ability to move into “Opportunity Neighborhoods” with jobs, public transportation, and good schools.

WHEREAS, The U.S. Department of Housing and Urban Development (HUD) has required Norfolk Redevelopment and Housing Authority to implement Small Area Fair Market Rent (SAFMR) by January 1, 2025.

WHEREAS, payment standards determine how much assistance NRHA can make in Housing Assistance Payments (HAPs) on behalf of program participants.

WHEREAS, the payment standards for some ZIP code areas are decreasing, effective January 1, 2025.

WHEREAS, adopting the “hold harmless” policy concerning a decrease in payment standards. means that NRHA will use the payment standard that was in effect prior to the decrease when determining family’s assistance as long as the family continues to reside in the assisted unit. For program participants moving into new units, rental assistance will be based on the new payment standards.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Norfolk

Redevelopment and Housing Authority as follows: NRHA will adopt a “hold harmless” policy concerning any decrease in payment standards. This means that NRHA will use the payment standard that was in effect prior to the decrease when determining family’s assistance as long as the family continues to reside in the assisted unit. For program participants moving into new units, rental assistance will be based on the new payment standards.

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

I hereby certify that the above is true and exact copy of the resolution adopted by the Board of Commissioners of the Norfolk Redevelopment and Housing Authority at their regular scheduled meeting of December 12, 2024

Executive Director

Board Chairperson



Commissioners' Update

NRHA Board of Commissioners

Subject: Client Service Update

Executive Contact: Julius Norman

Date: December 12, 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: November, 2024

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TOTAL NUMBER OF INDIVIDUALS SERVED: XXXX

CASE MANAGEMENT	Target	Actual
# of youth served		430
% of individuals obtaining/ maintaining employment		
% of individuals increasing annual earnings		
% of individuals graduating (economic self-sufficiency)		
YOUTH SERVICES	Target	Actual
# of youth enrolled in after-school and summer camp		Total Number: 416 WoodenBoat-20 Vivid Arts-36 Real Talk-150 Intergenerational Programs-60 Girls Scout-25 Police Academy- 45 Band-15 Stop Talk-25 Success Here We Come- 40
# of program visits (life skills and events)		410
# of youth enrolled in work experience programs		6
% of youth promoted to the next grade level		

% of youth that increase their awareness of post-secondary opportunities (careers & college)		Workforce Council-GED(16) Norfolk Technical Center-5
% of youth obtaining/ maintaining employment		
# of scholarship awarded		
SENIOR SERVICES	Target	Actual
Hunters Square and Bobbitt # of seniors served		Hunters-25 Bobbitt-30
# of meals provided		Hunters-35 Bobbitt-100
# of seniors participating in special events		Hunters-25 Bobbitt-25
% of seniors reporting improved or maintained level of community engagement		
Checking In on Life% of seniors reporting improved or stable quality of life		Bobbitt-80 Hunters-50
SERVICE DELIVERY PERFORMANCE	Target	Actual
# of partnerships-14		L & S Home Healthcare Jencare Senior Services Norfolk Public School Calvert Square Tenant Management Council Act & Chat Food Bank

		Next Steps to Success
		Renaissance Counseling Services
		EVMS Loving Steps
		Angels Closet
		Norfolk Police Department
		Community First
		St. Paul Church of God in Christ
		Calvary Revival-Revive Norfolk
Total amount of in-kind resources obtained		
# of staff engagement activities (training, team building)		
RESOURCE EFFICIENCY	Target	Actual
% of budget utilized		
Total amount of new funding obtained		

Community Relations Monthly Report

November 2024

- Community Relations partnered with Isabella Health Foundation to facilitate a Community Feed on 11/6/24. We were also assisted with distribution by one of our mental health providers, Seven Summits Mental Health Services. We served a total of 237 residents which equated to 2,650 pounds of food.
- The Residential Advisory Board(RAB)
- Client Services, Security Programs and Calvert Square Property Management facilitated a community meeting along with the city of Norfolk regarding a change in the traffic pattern on Bagnall street. Over 40 residents were in attendance.
- Community Relations Manager presented at the Neighbors Building Neighbors training in conjunction with the city of Norfolk's Neighborhood Services on 11/13/24. The purpose was to educate the citizens of Norfolk in regard to the programs offered via Client Services and how to access them.
- Community Relations participated in Community Engagement training at the Cease Fire Conference held in Virginia Beach, Va. 11/12 and 11/13.
- Norfolk's Department of Human Services Street Team in conjunction with Community Relations visited the following communities to provide remote access to services offered by the Department of Human Services: Cottage Bridge 11/7/24, Bobbitt 11/14/24, and Franklin Arms 11/21/24.
- Isabella Health continues to partner with Community Relations to distribute forty-pound non-perishable food boxes to residents in the Oakleaf Forest, Grandy Village, and Sykes communities through the Commodities Supplemental Food Program.

- Isabella Health also partnered with Community Relations to provide (15) thirty- dollar gift cards from Walmart to assist needy families with Thanksgiving dinner.
- Community relations partnered with Revive and First Baptist Bute Street to provide a sit-down brunch, meals, games, prizes, live music, groceries, and coats on Thanksgiving morning. Transportation was provided to and from the location.
- Community Relations, City of Norfolk, and the Lambda Omega Chapter of Omega Psi Phi fraternity partnered to provide (30) families that reside in the Calvert Square and Young Terrace communities with Thanksgiving meals.



Monthly Report: Client Services Department

FSS December 2024

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TOTAL NUMBER OF INDIVIDUALS SERVED: XXXX

FAMILY SELF-SUFFICIENCY SERVICES/ CASE MANAGEMENT	Target	Actual
# of individuals served	200	277
% of individuals obtaining/ maintaining employment	240	201
% of individuals increasing annual earnings	100	89
% of individuals graduating (economic self-sufficiency)	15	12
YOUTH SERVICES	Target	Actual
# of youth enrolled in after-school and summer camp		
# of program visits (life skills & events)		
# of youth enrolled in work experience programs		
% of youth promoted to the next grade level		
% of youth that increase their awareness of post-secondary opportunities (careers & college)		
% of youth obtaining/ maintaining employment		
# of scholarship awarded		
SENIOR SERVICES	Target	Actual
# of seniors served		
# of meals provided		
# of seniors participating in special events		
% of seniors reporting improved or maintained level of community engagement		
% of seniors reporting improved or stable quality of life		
SERVICE DELIVERY PERFORMANCE	Target	Actual
# of partnerships		
Total amount of in-kind resources obtained		
# of staff engagement activities (training, team building)		
RESOURCE EFFICIENCY	Target	Actual
% of budget utilized		
Total amount of new funding obtained		

SERVICE SUMMARY

Key service highlights for the month of October include:

- % of FSS participants are currently employed **201**, with # maintaining escrow balances **179**
- # new FSS participants are working with HomeNet to start the homebuying process **5**
- # youth participating in **EVENT**, totaling # program visits
- # meals distributed during **EVENT**
- # youth participating in University, Career or Skilled Trade Tours
- # special events including a **NAME** and or a visit from **NAME** to discuss Norfolk's community development plans.

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 COMMENTS

XXXXXXX

Success Stories:

FSS participant Marcus Martinez has found employment as an Amazon contract delivery driver earning \$20.00/Hr. Employment verification received.

FSS participant Ranesha Trent employed with HCA Hospitals of VA. Has earned income of \$71,202 listed in Elite. Current monthly escrow credit \$1,259. Already has escrow balance of \$7,720.85.



Commissioners' Update NRHA Board of Commissioners

Subject: Development Update

Executive Contact: Steve Morales

Date: December 12, 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 \$17,152,068 in projects with 49% (\$8,372,244) 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 will have a ribbon cutting on December 17th at 1pm (flyer attached) at 645 Church Street.

Phase 2 (Unity) on-site-140 units is under construction and planned for completion between August and October (2 buildings). Phases 3 (Kinship) another 191 units will begin construction in January. Phase 4 -two separate projects (Resilience and Triumphant) is working thru financial gaps, one will close later in 2025.

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 10 closings since July 1 2024. .

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).

HOMENet has had 21 total clients (HOME, HOMENET) purchase homes, 10 using HOME funds, 1 thru Homeward Norfolk and 10 unassisted. Two (2) of the clients are from the HCV program.

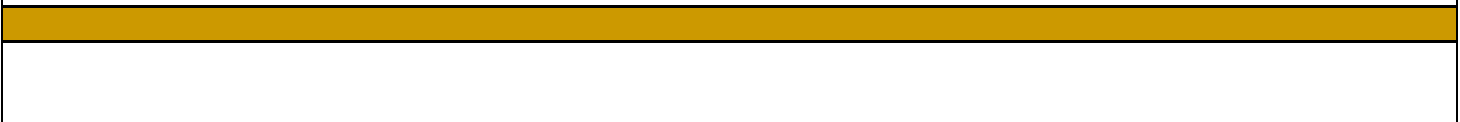
Transformation

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 the Sykes RAD/Section 18 conversion, finalizing design documents, preparing a request for proposal for general contractor, preparing low income housing tax credit application and bond application. NRHA will submit for credits in March 2025, with expected close/construction start fall 2025.

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: Capital Fund

Construction and A&E Projects totaling \$17,152,068

MWBE Contract Value - \$8,372,244(49%)

Design And Construction Management Minority/Woman Owned Participation	
Dominion Builders Contracting Inc.-Minority Owned	\$ 2,913,772.68
P & M Construction-Minority Owned	\$ 888,682.96
Comfort Systems of Virginia Inc. -Women Owned Only	\$ 398,006.52
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	\$ 1,037,219.91
Blackout Electric Inc. -Minority Owned	\$ 104,900.00
Powermovement General Contractors -Minority Owned	\$ 520,006.13
Abap LLC-Miniority Owned/Women Owned	\$ 179,597.67
LM Electric and Plumbing LLC-Minority Owned	\$ 643,368.00
NRBC Enterprises-Minority Owned	\$ 489,148.40
TOTAL AMOUNT OF M/WBE CONTRACTS	\$ 8,372,244.22
TOTAL CONTRACTS	\$ 17,152,068.00
MWBE Percentage	49%



December
2024

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	(3,704,750.14)	528,169.86
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	(6,063,868.03)	393,288.97
1450	Site Improvement	1,084,412.00	(850,000.00)	234,412.00
1460	Dwelling Structures	24,209,729.00	(9,844,416.32)	14,365,312.68
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	(581,324.26)	318,958.74
Total		42,500,000.00	(23,729,444.36)	18,770,555.64

MWBE Status (as of 11.30.24)

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)	34.07%	2.74%	36.81%
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 Percentage by Contract Values	21.00%	6.00%	27.00%
CNI Project Target	12%	13.30%	25.30%

Tidewater Gardens (TWG) Resident Support Status (as of 10.31.24)

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 (October 2024)	102	In October the People First USI team made 102 referrals, connecting families to local agencies and partners for the following supportive services: Asset Building (8), Basic & Emergency Service (61), Early Childhood Services (16), Employment Services (7), Heal & Family Services (6), Senior Services (1) and Youth Services (3).
Employment		
Able-bodied employed residents	319 of 429 (74%)	In October one (1) resident obtained employment, increasing the able-bodied employed resident status from 318 to 319.
Able-bodied unemployed residents	110 of 429 (26%)	
Education		
Adults ages 18-64 enrolled in self development programs	11 of 600 (2%)	Self development programs include higher education, vocational school and workforce development.
Children ages 0-5 enrolled in early learning programs	54 of 101 (54%)	
Children & youth engaged in enrichment programs	262 of 619 (42%)	
Health and Wellness		
Residents that have health insurance (adults & children)	1316 of 1339 (98%)	
Residents with chronic health conditions connected to services to manage (adults & children)	343 of 364 (94%)	

Upcoming Events	
Aspire Off-site-lease Up	in process
TWG A Financial Close	12/16/2024
Aspire-Ribbon Cutting	12/17/2024
TWG A (Phase III) Construction Start	Jan-25
Unity (Phase 2) Construction Completion	August/Oct 2025

Development Report: Tidewater Gardens Choice Neighborhoods Initiative

CNI Housing Plan & Development Status *(as of 11.30.24)*

	Housing Plan				Development Status
On Site CNI Project-Brinshore Lead Developer Phase/Blocks	Total	Repl. Units	LIHTC	Market	
Reunion (Phase 1- blk 19)	72	24	44	4	Construction complete - 100% occupancy
Origin (Phase I - blk 20)	120	37	46	37	Construction complete - 100% occupancy
Unity (Phase 2 - blk 17/18)	140	48	49	43	Under Construcion - September 2025
Kinship (Phase 3 - blks 9, 10 & 16)	191	73	56	62	Construction Start January 2025; Projected construction completion January 2027
Resilience (Tphase 4- B1 - blk 5, 6 & 4)	90	33	39	18	Projected finance closing and construction completion to be determined
Triumphant (Phase 4 B2 - blks 3A, 3B, 11)	101	45	36	20	Projected finance closing and construction completion to be determined
Total	714	260	270	184	
Off Site CNI Housing Units-PBV by Others					
Riverside Station - Franklin Johnston Group	120	23	97	0	Construction complete - 100% occupancy
Aspire-Rich Man Group	85	21	64	0	Construction complete -in Lease Up
Totals Units completed	397	105	251	41	
Total Units under Construction	140	48	49	43	

Former Tidewater Familes				
On Site CNI Project-Brinshore Lead Developer Phase/Blocks	Total	Repl. Units	LIHTC	Market
Reunion (Phase 1- blk 19)	13	8	5	0
Origin (Phase I - blk 20)	31	18	11	2
Total	44	26	16	2
Off Site CNI Housing Units-PBV by Others				
Riverside Station - Franklin Johnston Group	11	9	2	0
Aspire-Rich Man Group	10	10		
Returned to Off-site Units	21	19	2	0
Totals Units Occupied by Former Tidewater Residents	65	45	18	2



RIVERSIDE STATION
APARTMENT HOMES



FRANKLIN
GROUP



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

Development Report: HOMENET Program



HomeNet Unveils New 30-Day Down Payment Assistance Process at "Unlocking Doors to More Business" Event

HomeNet, in partnership with Truist, hosted the "Unlocking Doors to More Business" event, welcoming 67 local real estate agents. During the event, HomeNet unveiled its new 30-day underwriting process for its \$60,000 down payment and closing cost grant.

This represents a significant milestone in removing barriers to homeownership. By streamlining the underwriting timeline from 220 days to just 30 days, the program enhances efficiency and improves access to crucial down payment and closing cost assistance, effectively bridging gaps for low- to moderate-income buyers. This initiative demonstrates a strong commitment to making homeownership more attainable for our clients while rebuilding public trust with our real estate and lending communities.

Prospective homebuyers will benefit from reduced stress and uncertainty, creating new opportunities to achieve their dream of homeownership.

HomeNet's FY 24 YTD Stats	Qrt 1	Qrt 2	Totals To Date
Clients Purchased	14	7	21
HOME Clients	8	2	10
Public Housing Resident	0	0	0
HCV Participants	2	0	2
HomeWard Norfolk Client	1	0	1
SPARC rate reduction w/o HOME Assistance.	6	7	13
Under Contract			
Under Contract w/HOME		3	3
Under Contract with Only SPARC			0
Under Contract HomeWard Norfolk		2	2
New Clients Enrolled	349		312
HCV Participants	51		51
Public Housing	12		12
Tidewater Residents	1		1
Other HOMENET Clients	285		285
Total Applications Processed	80		80

Home FY 25 YTD Stats	Qrt 1	Qrt 2	Totals to-date
New Applications	14	8	22
In-process	22	15	37
6-month Eligibility Period	12	9	21
Under Contract	7	3	10
Closings	8	2	10
Cancellations	2	1	3

HOMETracking	Closings	Cancellations
FY2019	20	4
FY2020	13	3
FY2021	17	3
FY2022	15	4
FY2023	11	2
FY2024	20	3
FY2025	10	3
Totals	106	22

Fiscal Year-Remaning Funding	END FY2024	Q2 FY2025 (11/30/24)
FUNDING FROM FY2023	\$ 783,367	\$ 124,907
FUNDING FROM FY2024	\$ 1,014,729	\$ 1,014,729
FUNDING IN FY2025	\$ -	\$ -
Remaining HOME Funds	\$ 1,798,096	\$ 1,139,636



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
Planned Projects		
Sykes RAD Conversion/LIHTC Renovation	Preparing for march LIHTC Submittal	in-process
Partrea AD Conversion/LIHTC Renovation	in Design- October LIHTC submittal	in-process
Broad Creek	Pursuing Change of ownership and resubmit Section 18 Disposition	in-process
Moton Circle	Site Design and Infrastructure Planning/Expanded to coordinate with City on plans for Globe Iron and Former Dreamkeepers Site	in-process
Preparing Single Family Lot RFP	Assembling RFP	in-process
Modular RFP	Modular Demostration Project - Single Family Lot RFP	awarded
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.	Jan-25
555 E. Main Street	FY 25-prepare concept for conversion of 555 Building	in-process
Oakmont Renovation	FY 25 - initiate renovation/repositioning planning for community/renovation may exceed \$40 million	in-process
Diggs Town and Oakleaf Master Planning	FY26 initiate concept plans for future redevelopment	FY 26
Grandy Village Master Planning	FY26 initiate concept plans for future redevelopment	FY 26
Bobbitt Midrise-RAD-PBV conversion/LIHTC Renovation	FY 26-initiate community engagement and design work for RAD conversion and LIHTC renovation	FY 26
Huntersquare Midrise-RAD-PBV conversion/LIHTC Renovation	FY27-initiate community engagement and design work for RAD conversion and LIHTC renovation	FY 27
Franklin Arms-LIHTC renovation recapitalization	FY 28--initiate community engagement and design work for RAD conversion and LIHTC renovation	FY 28

Acquisitions and Dispositions

Date Range: 07/01/2024 –11/30/2024

No New Acquisitions or Dispositions in November 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					
	November-24				
Property	Merrimack Landing	Mission College	Oakmont North	Park Terrace	Totals
Total Units	492	260	407	81	1240
Occupancy	98%	98%	97%	95%	98%
Vacant Units	9	6	11	4	30
Notices to vacate	11	8	6	5	30
Pre leased	19	10	4	1	34

Last Rehab	2017	2009	N/A	early 2000's
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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
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GRAND OPENING

ASPIRE AT CHURCH ST

JOIN US:

TUES

DEC

17

2024

1:00 PM

Join us in celebrating the opening of Aspire, Norfolk's newest and eagerly awaited affordable living community. Enjoy local entertainment and lite fare while connecting with municipal leaders and neighbors alike.

A milestone for The Richman Group and the City of Norfolk, hear from representatives of both how Aspire is poised to become a local cornerstone for accessible, quality living.



645 CHURCH ST
NORFOLK, VA 23510

I S S A

of Virginia, Inc

THE
RICHMAN
GROUP
DEVELOPMENT CORP.





St. Paul's Advisory Committee Meeting

**Location: Foodbank of Southeastern Virginia and the Eastern Shore
December 3, 2024**

Agenda

Welcome | 6:00

*Barbara Hamm Lee, SPAC Liaison
Councilpersons Danica Royster and John Paige*

Special Presentation to Councilwoman Royster | 6:05

People First Update | 6:15

Nicole Brown, People First, USI

Development Update | 6:40

Sarah Jones-Anderson, Brinshore

Project Updates | 6:50

Marcia McGill, DHCD

TI Fund Overview | 6:55

Marcia McGill, DHCD

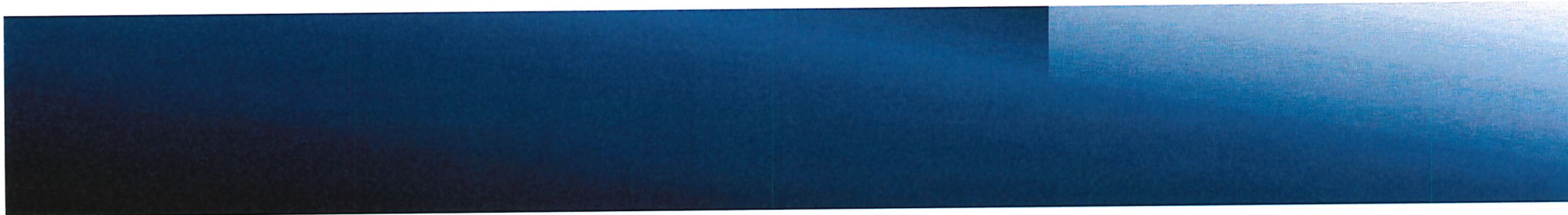
SPAC Open Discussion/Holiday Celebration | 7:00

Adjournment | 7:30

Barbara Hamm Lee, SPAC Liaison



Special Presentation to Councilwoman Royster





People First Update

- *People First Year 5 Impact Report*

People First, USI



YEAR 5

TIDEWATER GARDENS IMPACT REPORT

PEOPLE  FIRST
 EMPOWERED BY
URBAN STRATEGIES, INC.



LEADERSHIP PERSPECTIVE



**Mayor Kenneth Cooper Alexander,
Ph.D.**

As we wrap up FY2024, we celebrate a significant milestone: the completion of year five in the St. Paul's area transformation project. I am thrilled to share that construction of the first two apartment buildings, Origin Circle and Reunion, is now complete. Forty-five former Tidewater Gardens residents have returned to new homes in the revitalized neighborhood, now known as Kindred!



NRHA Executive Director Simms

NRHA, alongside our community and corporate partners, has accomplished so much in the past five years. That includes improving our downtown landscape and giving residents the opportunity to expand their real estate. Collaborative initiatives such as the Reunion Senior Living at Kindred and the Origin Circle at Kindred properties, are stellar examples of what can be accomplished when a city, and its critical agencies, are aware of constituents' needs and what the landscape requires.



Councilmembers Royster and Paige

In 2019, we embarked on a transformative journey to revitalize the Tidewater Gardens neighborhood. Our goal was to replace outdated barracks-style housing with new, eco-friendly homes and apartments designed to enhance and strengthen our vibrant community.

But this project is not just about buildings. It's about people — the resilient residents of former Tidewater Gardens whose lives were disrupted, and the only certainty was change. The City of Norfolk, NRHA, and the St. Paul's area Advisory Committee promised that all decisions would be made through the lens of "people first," and we kept our promise.



USI President Esther Shin

It has been five years since we collectively began reimagining what the former Tidewater Gardens could not only look and feel like, but what the dreams and aspirations of the children and families of this community could realize. With the Origin and Reunion Circle community reopened and Kindred welcoming back families, the dedicated members of the People First Empowered by USI team, our critical partners, and stakeholders throughout Hampton Roads should be proud of the extremely hard work that we have collectively committed to and achieved.

THE PEOPLE FIRST^{USI} PROCESS



- Helps Tidewater Gardens households stay stable in their housing of choice
- Provides case management services: housing applications, rental subsidies, and connections to supportive services (childcare, healthcare, legal aid)
- Assists residents in understanding tenant rights and responsibilities, resolving landlord disputes, and preventing eviction
- Supports long-term housing stability through financial coaching, emergency rent assistance, and access to affordable housing
- Empowers families to maintain stable homes and live with dignity and independence



People First^{USI} Norfolk Team

94%
eligible families
engaged with
PeopleFirst^{USI}



By the end of Year 5, 94%, or 577, of the 614 original eligible Tidewater Gardens families had engaged with the People First^{USI} Team.

HOUSING



Norfolk City Council passed an ordinance allowing former Tidewater Gardens residents the right to return, regardless of their enrollment status with People First^{USI}. Enrollment in People First^{USI} is not a requirement for return.



100%
of households enrolled
with PeopleFirst^{USI} are eligible
for Right to Return.



53%
of our adult participants (315) reported
having access to a computer with internet
connectivity in their home.



As of June 30, 2024
89.5%
(or 510) of 570 families report
being in good standing with their
property manager/landlord



85%
(or 508) of our adult participants report
feeling safe in their home

Data snapshot provided by LEARN (USI's Data Management System)

EDUCATION

- Ensures all children and youth in Tidewater Gardens are ready for school and prepared for college, career, and life.
- Provides educational support services, including early childhood education programs to prepare children for kindergarten.
- Offers after-school tutoring, mentorship, and enrichment activities to promote academic success and personal growth.
- Focuses on helping students thrive in and out of school and graduate from high school.

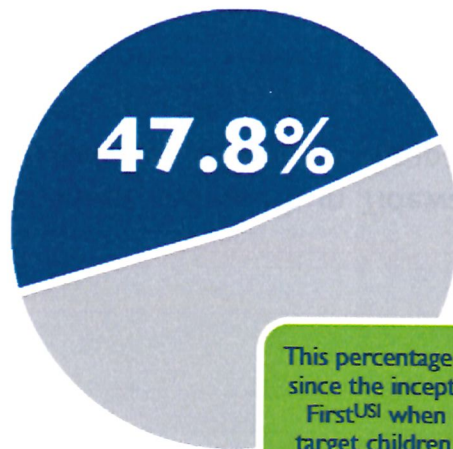


Data snapshot provided by Norfolk Public Schools and LEARN (USI's Data Management System)

Early Learning and Kindergarten Readiness

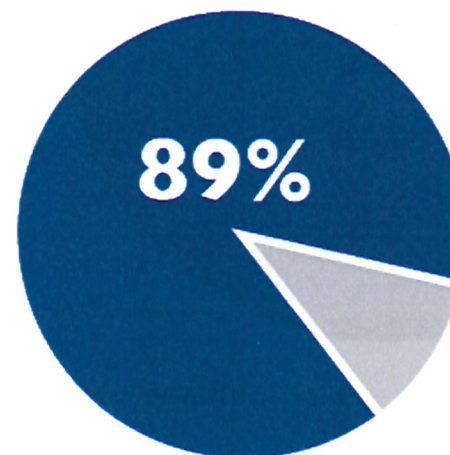
Almost half of 0–4 year-olds served by People First^{USI} have actively participated in center-based or formal home-learning programs or services. There continues to be an increase in these metrics as new early learning strategies are being implemented with community partners.

**0-4 YEAR OLDS SERVED BY PEOPLE FIRST^{USI}
ACTIVELY PARTICIPATING
IN LEARNING PROGRAMS**



This percentage has increased since the inception of People First^{USI} when only 12% of target children participated.

**PRESCHOOL AGED CHILDREN
SCREENED FOR AGE-APPROPRIATE
DEVELOPMENT**

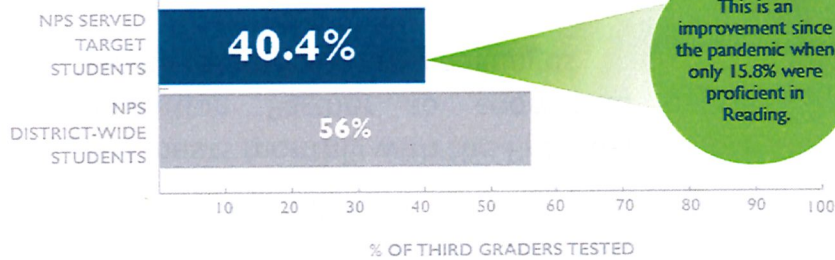


Data snapshot provided by LEARN (USI's Data Management System)

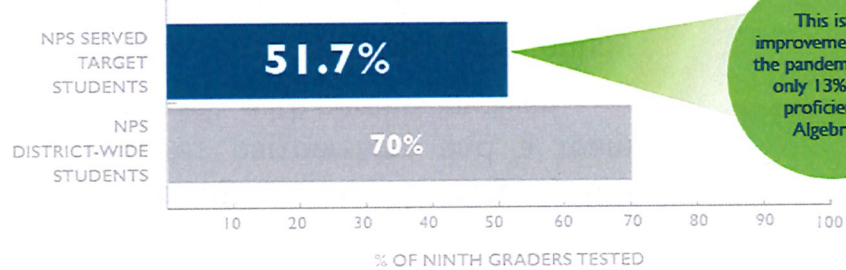
STATISTICS

Elementary & Middle Reading/Math Proficiency

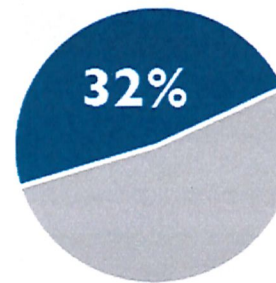
THIRD GRADERS PROFICIENT IN READING



NINTH GRADE MATH PROFICIENCY (ALGEBRA I)

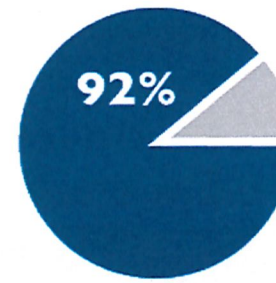


ENROLLED IN YOUTH ENRICHMENT ACTIVITIES



32% of target school age youth enrolled in Family Support are participating in youth enrichment activities with partnering organizations

STUDENTS PROMOTED TO THE NEXT GRADE LEVEL



92% of the elementary, middle, and high school students who attended more than 45 different NPS schools in 2023 were promoted to the next grade level

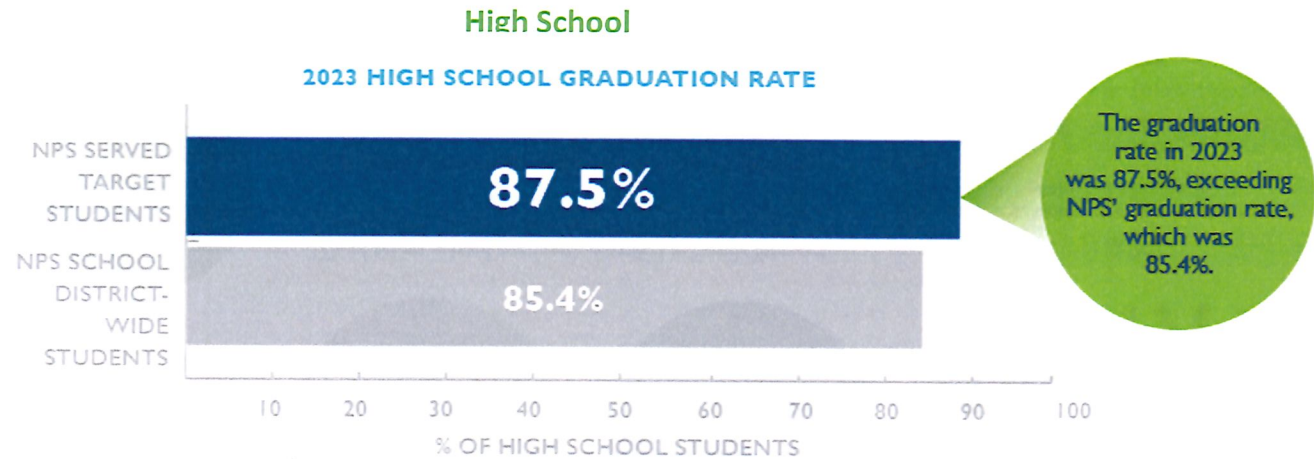


84%
of the students attend schools outside
of the neighborhood
15.5%
attend schools in the St Paul's transformation area

Data snapshot provided by Norfolk Public Schools and LEARN (USI's Data Management System)

STATISTICS

- Improving outcomes for target youth requires partnerships and a team approach, with parents involved
- People First leverages community assets to support youth
- The Network meets quarterly to review results, celebrate successes, and problem-solve
- USI meets monthly with the Principal Education Partner to coordinate resources and address challenges



22 target students in 2024

USI is tracking student's post-secondary activities and progress

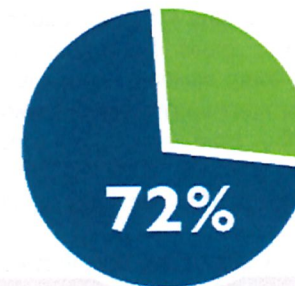
Data snapshot provided by Norfolk Public Schools

ECONOMIC MOBILITY

- Supports economic independence through job training, financial literacy, and employment resources
- Offers skills development, resume building, interview prep, and networking
- Partners with local businesses to create sustainable employment pathways
- Helps residents secure long-term careers



117 JOBS
were gained between
July 1, 2023–June 30, 2024



72% of target residents aged 18–64
reported receiving wage income



The average annual wage income of target
households—excluding those unable to work
due to age or disability—was
\$28,645



At the close of Year 5 (June 30, 2024),
the average household income was
\$37,985

Data snapshot provided by LEARN (USI's Data Management System)

RESIDENT SPOTLIGHTS



Shanell Keene

Shanell Keene doesn't want to return to Kindred, and that's by design. Residents in Tidewater Gardens were free to choose where they would relocate during the transformation project. For Shanell, the relocation meant building a fulfilling life for her family outside of the St. Paul's neighborhood.

Through People First's partnership with Old Dominion University's Dream Builder Program, Keene has continued to build her entrepreneurial dreams. During COVID, Keene started writing children's books, which now has expanded into book signings and a growing publishing business. With a mentor from People First, she is working toward homeownership and launching a nationwide contest for young illustrators.

"Their resources are unmatched."



Janice Oliver

Janice Oliver is not only thrilled to return to Kindred, but she is also deeply appreciative of the support she received from People First throughout her journey.

As Janice settled into her new residence, she faced an unexpected challenge: just before a scheduled medical procedure, she discovered that her health insurance had been canceled, and she would need to pay half of the procedure cost upfront – an amount she couldn't afford.

Fortunately, People First stepped in to help her secure affordable and reliable insurance.

"I feel safer. People First USI has been a big help"



Shahide Battle

When families were relocated from Tidewater Gardens, eighth-grader Shahide Battle found himself in a new home in the Grandy Village public housing community. It was a time of significant change for any young person – made even more challenging by the constraints of the COVID-19 pandemic. Rather than dwell on leaving his old neighborhood and friends, he focused on the things he could control: school and sports at Lake Taylor High School.

As graduation in 2024 approached, Shahide's hard work and perseverance opened new doors. Universities took notice with West Virginia and Old Dominion showing interest. Ultimately, he accepted a full-ride scholarship to Glenville State University in West Virginia. During his senior year, Shahide's journey was supported every step of the way by an education specialist and graduation coach who ensured he stayed on track for college success.

"It is what you make it. Enjoy the moment and the time."



Development Update

Sarah Jones Anderson, Brinshore

Development Update



Block 5 Building A1 and adjacent amenities

 BRINSHORE



Building Plaza



Roof Top Deck



Building Plaza -Birdseye

Development Update

- Blocks 17/18 are under construction, roofing currently in progress
- TWG A scheduled to close by end of the calendar year
- TWG B1/B2 redesign was approved by ARB and Planning Commission



Block 5 Building A1 – @ Mariner and Church Street

B1 & B2 Building Images



Block 4



Block 3B



Block 11

Commercial Update

- Planning a more in-depth update for January SPAC meeting
- Have requested estimates for HVAC systems for the commercial space
- Exploring options for Developer to positively impact upfront costs to build out commercial space
- Continuing conversations with future tenants



Building 17 & 18 – Unity Place



Economic Inclusion Update

- *Economic Inclusion Report*

Sarah Jones Anderson, Brinshore

Overview of Official MBE and WBE Goals

The following criteria will be used to measure the Developer's compliance with the Master Development Agreement:

	Goals
MBE (SWAM Minority or National / Regional MBE Certification)	12.0%
WBE (SWAM Woman or National / Regional WBE Certification)	13.3%
Combined	25.3%

For calculating the above percentages

The denominator will include:

- The cost of Construction Trades
- The costs of Non-Construction Trades included in Exhibit A

The numerator will include:

- The costs of Construction Trades
- The costs of Non-Construction Trades included in Exhibit A
- Development Fees paid to MWBE JV Partners
- Developer's contribution of 10% of paid Developer Fee to a Resident Services Fund
- The value of philanthropic grants made by the Developer or its established partnership group to the project
- Other financial contributions derived from the Developer's efforts (to be approved by the City and NRHA)

Source: Master Development Agreement, dated Dec. 15, 2022 (Exhibit M)

Progress Toward Goals: Blocks 19 and 20

General Contractor: Marlyn Development

Subcontractor	SWAM Certification #	Total subcontract amount: MBE (12% goal)	Total subcontract amount: WBE (13.3% goal)	Total subcontract amount: Combined (25.30% goal)
A and S Contract Co	824121	\$2,469,035		
Coastal Pipeline Services	725696		\$2,584,119	
Majk	671876	\$44,000		
Rican Cleaning Service LLC	817679		\$20,000	
Saunders Fence Co	656813		\$48,596	
United Contractors Inc	688773		\$1,539,580	
Dominion Builders and Contractors LLC	701275	\$126,296		
TTR Enterprises, LLLC	810564	\$90,000		
Totals:		\$2,729,331	\$4,192,295	\$6,921,926
Percentage of Total Contract Amount (Trades only)		6.93%	10.65%	17.59%

Progress Toward Goals: Blocks 17 and 18

General Contractor: Breeden

Subcontractor	SWAM Certification #	Scope	Total subcontract amount: MBE (12.00%)	Total subcontract amount: WBE (13.30%)	Total subcontract amount: Combined (25.30%)
New Media Systems	5606	Aerial Photography	\$2,121.50		
Colonial Construction Materials	663589	Silt Fencing		\$30,543.90	
Jaswal Corp	726701	Electrical	\$4,309,237.13		
Trinity Construction Services	653456	Site Work	\$3,202,628.35		
84 Lumber	686367	Lumber		\$991,819.71	
Brick Solution Inc	662653	Masonry	\$2,891,085.70		
Venemex LLC	814061	Drywall	\$1,853,600.00		
Barrier Cable Systems Inc	719255	Barrier Cables		\$29,000.00	
Zuleta Sheet Metal Inc	831557	HVAC	\$2,146,124.26		
Staff Zone	NWBOC RCW22438	Temp Labor		\$37,485	
Blue Sky Contracting	827123	Painting	\$616,000		
Clearly Clean	829064	Janitorial		120,531.99	
Totals:			\$15,020,797	\$1,209,381	\$16,230,178
Total Contract Amount (Trades): \$44,083,314.06					
Percentage of Total Contract Amount (Trades only)			34.07%	2.74%	36.82%



Project Updates

Marcia McGill, DHCD

Project Updates

- Demolition of Tidewater Park Elementary building structure is complete, with the removal of all underground piles by December 8, 2024
- Abatement is complete on the old Hunton YMCA building, and the building demolition is anticipated to occur between December 2024 and mid-January 2025
- Aspire at Church Street will have their official ribbon cutting on December 11, 2024 @ 1:00 pm





Tenant Improvement Fund Overview

- *Small, Women and Minority-owned businesses Tenant Improvement Fund*

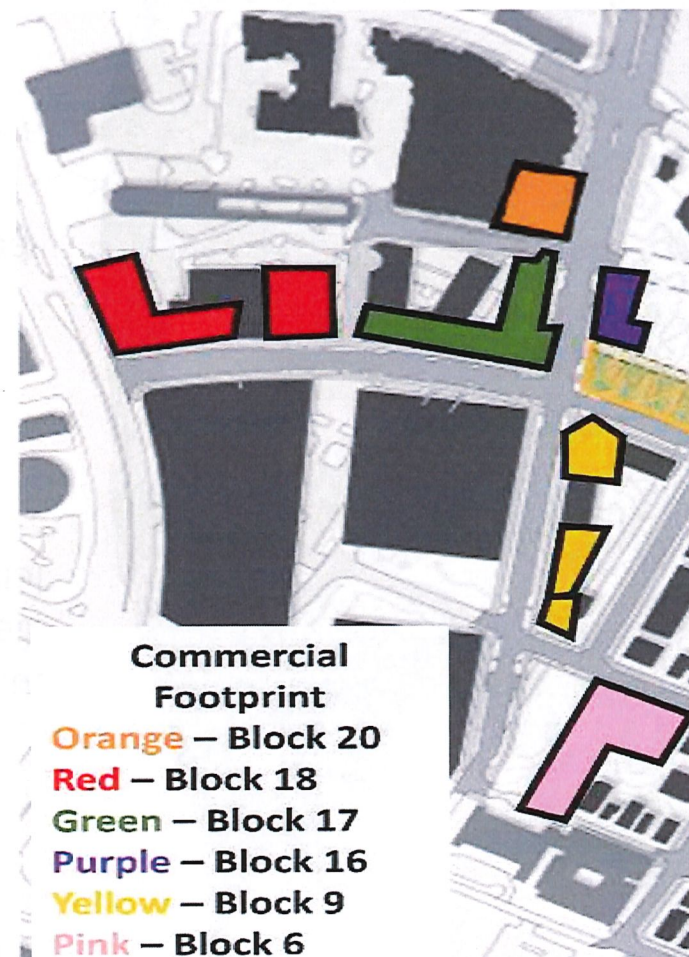
Marcia McGill, DHCD

Commercial Footprint

Commercial Space in St. Paul's Transformation Area
– Kindred community.

- 36,011 sq ft available

Located along St. Paul's Boulevard between East Brambleton Avenue and Market Street, including historic Church Street.



Source: Brinshore

Tenant Improvement Fund Program

Overview:

A competitive grant program, offering reimbursement of build out costs and technical assistance, designed to help local small, minority, and women-owned businesses establish commercial spaces in the Kindred neighborhood

- Tenant Improvement Program currently funded at \$3M

Objectives:

- Foster diverse and thriving commercial spaces in a mixed-income community
- Support the Revitalization of the Church Street Corridor - a once historic commercial hub for African Americans



Source: Norfolk Public Library

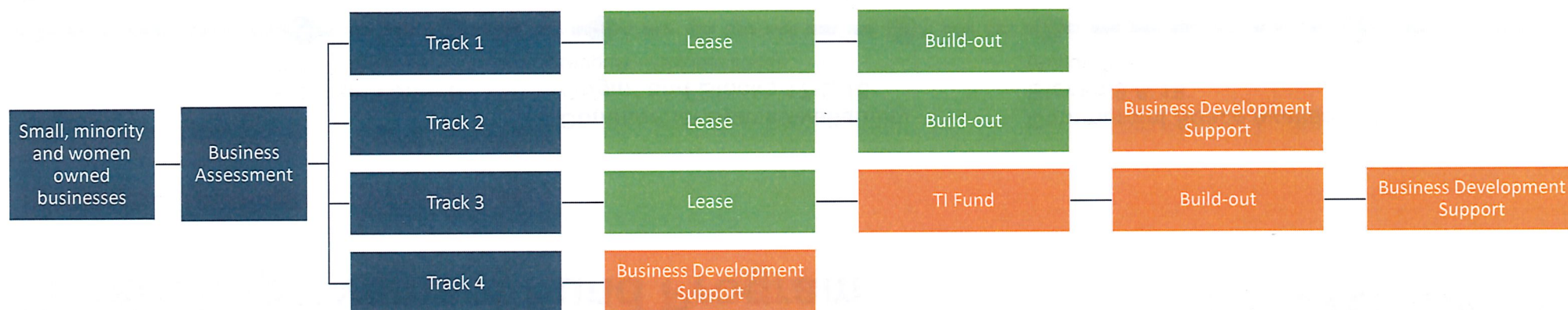
Tenant Improvement Fund Program

In partnership with Norfolk Economic Development, the TI Fund Program will provide:

- **Build Out Support:** Hard costs and soft costs
- **Technical Assistance:**
 - Commercial Leasing/Advocacy
 - Business Development - One-on-One Coaching

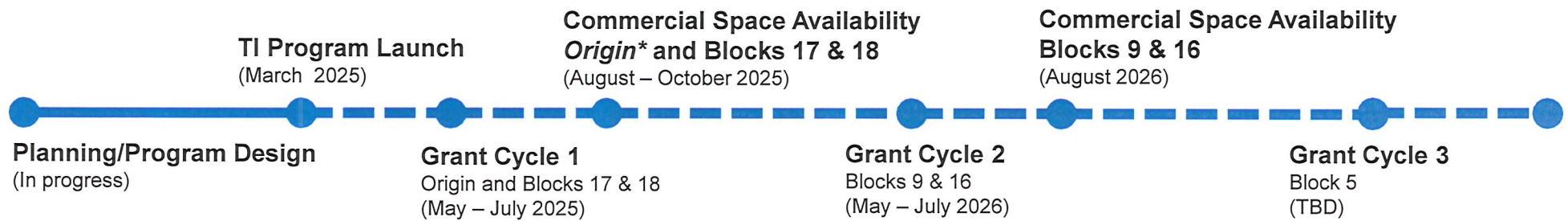
A third-party contractor will be selected to administer and market the program

The Tenant Improvement Program offers four pathways:



Tenant Improvement Fund Program

Projected Timeline:



Tenant Improvement Fund Program

Questions?





SPAC Open Discussion/Holiday Celebration





Adjournment





*Happy
Holidays!*

WARM WISHES FOR THE HOLIDAY SEASON



Commissioners' Update

NRHA Board of Commissioners

Subject: Communications Department Update	
Executive Contact: Leha Byrd	Date: Dec. 12, 2024

BACKGROUND

NRHA changed how community newsletters are provided to residents. Print newsletters, which were costly in terms of cost and employee time were not being read. NRHA initiated the sending of electronic newsletters via email to residents.

STATUS

The metrics for the 2004 newsletters are attached.

FUTURE ACTION

Reports on the newsletters will be provided monthly.

Time Sent	Campaign Name	Sends	Opens	Open Rate	Mobile Open Rate	Desktop Open Rate	Clicks	Click Rate	Bounces	Bounce Rate	Unsubscribes	Unsubscribe Rate
11/27/24	Oakleaf Forest News & Events - December 2024	144	70	54%	13%	87%	15	12%	14	10%	0	0%
11/27/24	Diggs Town News & Events - December 2024	138	74	59%	14%	86%	16	13%	12	9%	0	0%
11/27/24	Calvert Square News & Events - December 2024	149	85	63%	14%	86%	19	14%	14	9%	0	0%
11/27/24	Grandy Village News & Events - December 2024	186	97	58%	18%	82%	24	14%	19	10%	0	0%
11/27/24	Young Terrace Events & News - December 2024	343	169	56%	13%	87%	31	10%	43	13%	0	0%
	AVERAGE	960	495	58%	14%	86%	105	13%	102	10%		

Opens = email is opened

Mobile Open = read on cell phone

Desktop Open = read on cell phone

Clicks = clicked link to open article

All

Reels

Videos

Live

Posts

Stories

Views ⓘ

207.5K ↑ 349.1%

Reach ⓘ

70.7K ↑ 967.1%

3-second views ⓘ

1.2K ↑ 12.4%

1-minute views ⓘ

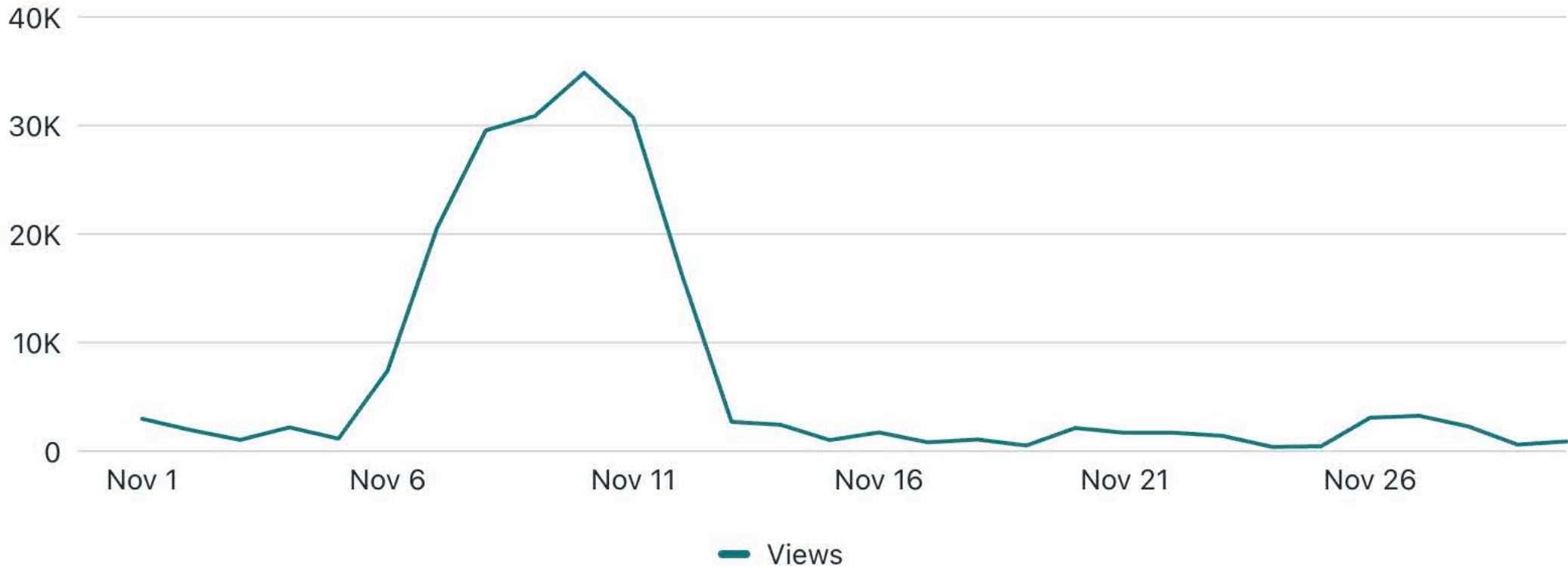
50 ↑ 525%

Content interactions ⓘ

534 ↑ 17.6%

Watch time ⓘ

6h 8m ↑



Views breakdown

Nov 1 – Nov 30

Total

207,477 ↑ 349.1%

From organic

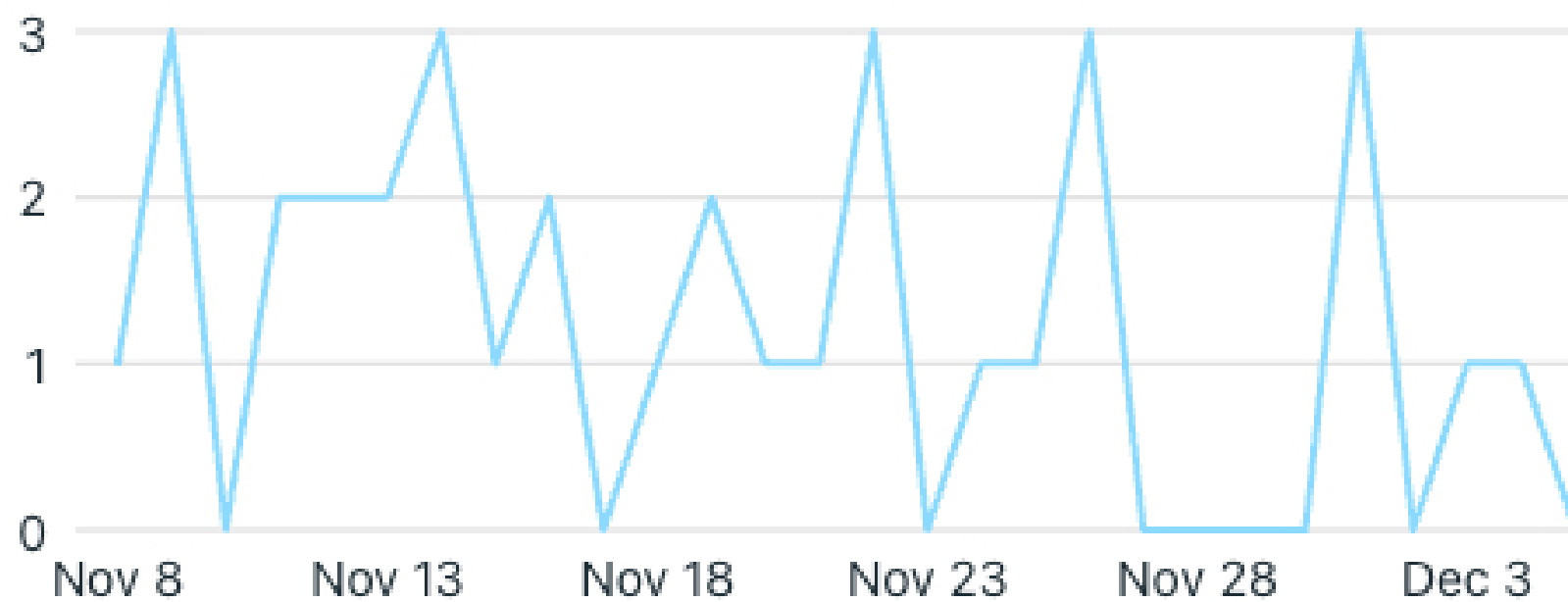
28% ↓ 72%

From ads

72% ↑ 100%

Follows ⓘ

34 ↑ 36%



Reach ⓘ

66.6K ↑ 209.4%



Paid reach

Paid reach ⓘ

9.4K ↑ 14.9%



All

Posts

Stories

Views ⓘ

5.7K ↓ 14.7%

Reach ⓘ

2K ↓ 25.6%

Content interactions ⓘ

249 ↓ 11.7%

600

400

200

0

Nov 1

Nov 6

Nov 11

Nov 16

Nov 21

Nov 26

Views

Views breakdown

Nov 1 – Nov 30

Total

5,741 ↓ 14.7%

From organic

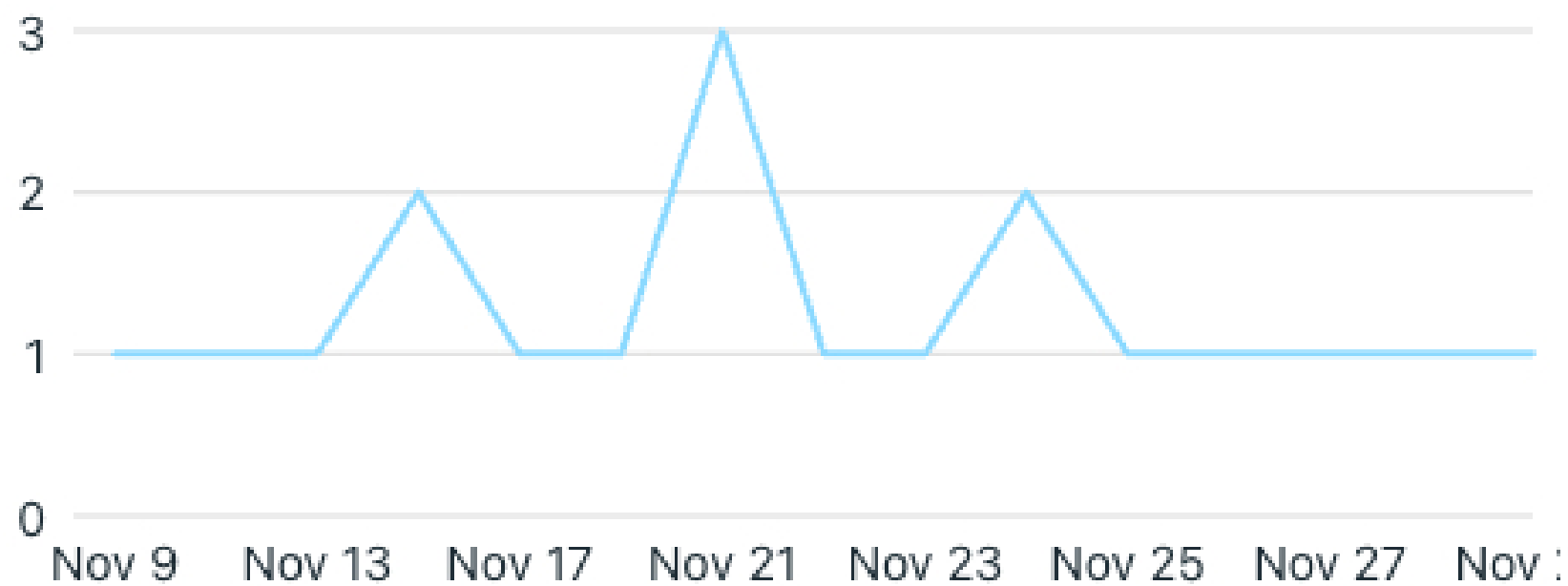
85% ↓ 15%

From ads

15% ↑ 100%

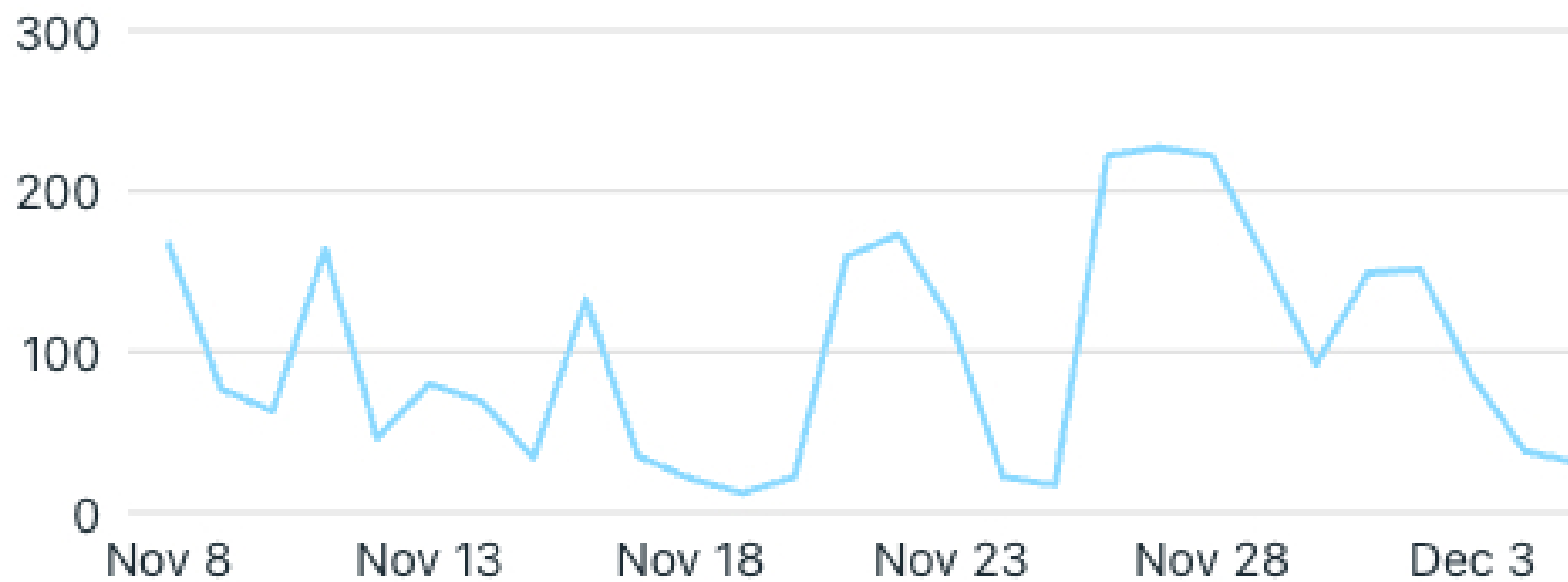
Follows ⓘ

19 ↓ 9.5%



Reach ⓘ

1.7K ↓ 40.9%



Paid reach

Paid reach ⓘ

9.4K ↑ 14.9%



Benchmarking

Business comparison

Businesses to watch

Compare your performance against businesses in the Home Services category

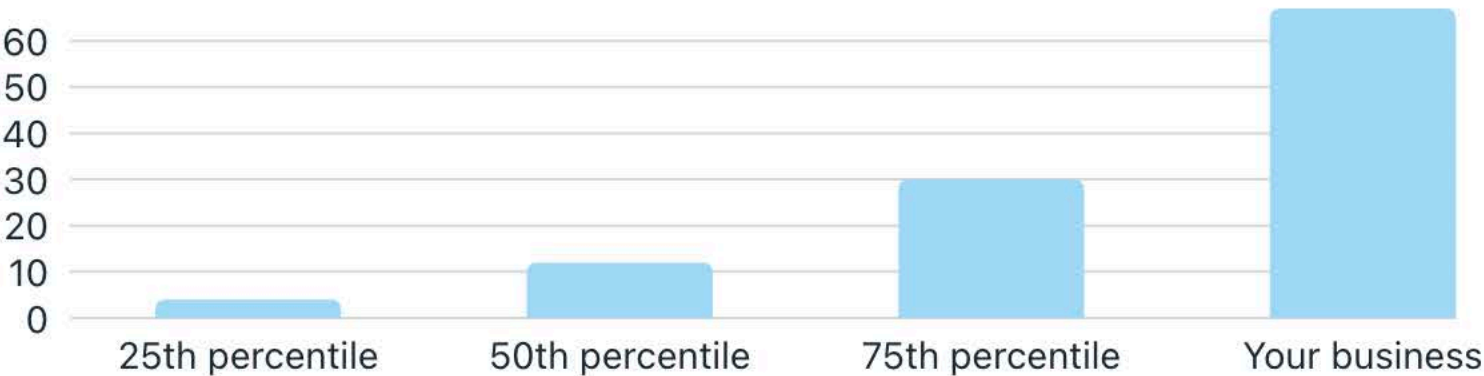
Results are based on businesses with similar organic 28-day reach in your category. [Edit category](#)

Published content ⓘ

67

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: 2K

Follows ⓘ

34

Similar to others

Typically: 15

Content interactions ⓘ

492

Similar to others

Typically: 269