



AGENDA
NRHA Commissioners' Meeting
Thursday, May 15, 2025
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:

April 09, 2025 Board of Commissioners' Minutes

April 10, 2025 Board of Commissioners' Minutes

II. PUBLIC COMMENTS:

III. New Business:

- Resolution requesting the approval of Norfolk Redevelopment and Housing Authority (NRHA) FY 2026 Budget

IV. PRESENTATIONS:

- FY 2024 Audit Presented by Don Jump, CPA, Jump, Perry and Company, L.L.P

V. EXECUTIVE DIRECTOR COMMENTS:

VI. DEPARTMENTAL UPDATES:

- Administration (Finance, IT, HR, Admin Services)
- Property Management
- Rental Assistance Programs
- Development
- Client Services
- Communications

VII. BOARD COMMITTEE UPDATES:

VIII. COMMISSIONER COMMENT:

IX. CLOSED SESSION:

BE IT RESOLVED, that the Authority will convene in a closed meeting pursuant to the Virginia Freedom of Information Act, as amended (the

“Act”), to discuss the following matters which are specifically exempted from public disclosure by the code section referred to below:

- **Personnel matters involving the assignment, appointment, promotion, demotion, performance, salaries, or resignation of employees of the Authority, as authorized by Section 2.2-3711(A)(1) of the Act.**
- **Discussion and consideration of the disposition of publicly held real property as authorized by Section 2.2-3711(A)(3) of the Act.**
- **Consultation with the Authority’s legal counsel regarding actual or probable litigation and legal matter(s) requiring the provision of legal advice by counsel as authorized by Section 2.2-3711(A)(7) of the Act.**

FUTURE MEETINGS

Board of Commissioners’ Meeting

Thursday, June 12, 2025 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 special meeting at 555 East Main Street in Norfolk, Virginia (the “City”) on Wednesday, April 9, 2025.

The meeting was called to order by Chairman Alphonso Albert. Those Commissioners present 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
 Mr. William S. Miller

Absent: Dr. Philip Smith

Chairman Albert noted that the sole purpose of today’s meeting is to convene a closed session to discuss personnel matters.

I. Closed Session

Upon motion of [____], seconded by [____], the following resolution was unanimously approved by all of the Commissioners present.

RESOLUTION 9608

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 April 9, 2025 for:

“Discussion and consideration of personnel matters involving the assignment, appointment, promotion, demotion, performance, salaries, or resignation of employees of the Authority, as authorized by Section 2.2-3711(A)(1) of the Act.”

The discussion focused on evaluation of the Executive Director.

Upon motion of [____], seconded by [____], the following resolution was unanimously

approved by all of the Commissioners present.

RESOLUTION 9609

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.

There being no further business, the meeting was adjourned.

Secretary

Chair

MINUTES OF MEETING

The Commissioners (the “Commissioners” or the “Board”) of the Norfolk Redevelopment and Housing Authority (the “Authority” or “NRHA”) met in a regular monthly meeting at 555 East Main Street in Norfolk, Virginia (the “City”) on Thursday, April 10, 2025.

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

Present: Mr. Alphonso Albert
 Mr. Adam Casagrande
 Ms. Amy Chudzinski *[arrived at 10:25 a.m.]*
 Mr. Terreon Conyers
 Mr. Earl Fraley, Jr.
 Mr. Elbert Louis
 Ms. Elsie Mayo
 Mr. William S. Miller
 Dr. Philip Smith

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

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Welcome and Remarks by the Chairman of the Board

Chairman Albert welcomed everyone and announced that today’s meeting will start with the budget presentation to be followed by comments from the public, if any. He explained that the Board will not respond to any comments that are made; questions, concerns, and comments will be addressed by the NRHA staff at a later date. *[A court reporter was present to transcribe the budget presentation.]* No members of the public signed up to comment on the budget.

The regular business portion of the meeting commenced at 9:15 a.m., following the budget presentation.

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I. Approval of Minutes of Commissioners’ Meeting

Chairman Albert presented for approval the minutes of the March 13, 2025 Board of Commissioners’ meeting. Upon motion of Mr. Louis, seconded by Mr. Casagrande, the minutes of the March 13, 2025 Board meeting were unanimously approved by all of the Commissioners present.

II. Public Comments

The first speaker, Vivien McMahan, Vice-President for Community Impact, United Way of Hampton Roads, addressed the Commissioners. She reported that United Way's collaboration with NRHA related to mobility services is going very well. Ms. McMahan reported that she is developing a "dream team," which includes residents of the communities that will be served. She added that the program has been building momentum and training sessions have been scheduled. Ms. McMahan stated that services to residents will begin in May 2025. Chairman Albert noted that he is very encouraged to hear about this partnership.

The following speaker, Grace Feazelle, addressed the Commissioners and stated that she would like to speak about Housing Choice Vouchers ("HCVs"). She observed that the HCV Program helps people who are unemployed and disabled; thanks to this program, these individuals are able to move into a home on their own and do not have to live with their families. Ms. Feazelle mentioned that the HCV Program allows these individuals to be independent and make their own choices. She emphasized the importance of maintaining this program so people are not forced to move into group homes or to depend on residing with their families. Chairman Albert applauded the merits of the HCV Program that provides a range of residential options. Ms. Feazelle agreed and stated that, but for the HCV Program, she would have to live in a group home or nursing home.

Nicole Adams introduced herself and told the Commissioners that she received a State Rental Assistance Program ("SRAP") voucher. She noted that SRAP is a wonderful program, but the waitlist for these vouchers is very long and there are not enough vouchers to meet current needs. Ms. Adams suggested that this program needs to be better funded so that it can be extended to more households. She reiterated that the need for this assistance is great. Ms. Adams mentioned that she has come to today's meeting to speak out for all of those who are on the current waitlist or waiting to add their names to the waitlist.

Carl Poole stated that he is a representative of the New Virginia Majority and is concerned about where the former residents of Tidewater Gardens are currently living. He commented that he appreciates the data and maps that have been disseminated showing relocations by zip code but he indicated that this information takes into account only some of the former residents. Mr. Poole played a recording by journalist Alexander Fella from Citywork.io who stated that 90% of Tidewater Gardens residents relocated to areas of high poverty. Mr. Poole observed that the zip code data doesn't provide a clear picture. He commented that more recent data is needed and suggested that the data needs to identify specific neighborhoods, rather than just zip codes.

The next speaker, Tiara Lassiter, introduced herself as a former Tidewater Gardens resident and told the Board that her move from the community was difficult. She observed that leaders need to be more transparent, to work more closely with the residents, and to find innovative ways to address the affordable housing crisis. Ms. Lassiter noted that change begins with a new mindset,

and pointed to NRHA as the organization that can make change happen. She commented that everyone attending today's Board meeting is a leader and it is more important than ever for all parties to work together. Ms. Lassiter indicated that low-income persons are being left out of the conversation and the process. She mentioned that children in NRHA's communities need to go to good schools and to be safe on the streets. Ms. Lassiter emphasized that more needs to be done. She concluded by stating that being a leader means being humble enough to serve the people.

Javon Bennett identified himself and stated that he wants to acknowledge the efforts that he sees being made. He indicated that he notices and appreciates those in the community who are listening and trying to work collectively to improve our neighborhoods. Mr. Bennett asked when the process of relocation will start for Calvert Square, noting that he wants to be able to help residents prepare. He added that he would also like more information about the "build first" approach, including how many buildings and unit types it will include. Mr. Bennett commented that he thought USI was "horrible" and he is glad that NRHA is no longer working with that organization. He stated that he hopes that United Way will do a better job than USI.

Monet Johnson addressed the Commissioners and mentioned that she is the oldest of five children. She told the Board that she does not like being unaware of what is going on in the community. Ms. Johnson explained that many residents ask her questions that she is unable to answer. She stated that she feels people are not getting the answers they need and therefore are confused about plans for their neighborhoods and future. Ms. Johnson commented that she knows NRHA has a plan, but she is unaware of any of the details of that plan. She concluded by indicating that she works in Calvert Square and Young Terrace.

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

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III. New Business

Chairman Albert assured all of the speakers that the Board hears their comments even if there is insufficient time at today's meeting to provide answers to their concerns. Mr. Fraley thanked the speakers for attending the Board meeting and taking the time to share their thoughts. All of the Board members agreed and expressed their appreciation to members of the public who come forward and present their views and concerns.

- 1) Resolution Authorizing the Submission of an Application to the United States Department of Housing and Urban Development for the Disposition of the Sykes Midrise Apartments

Steve Morales, Chief Development Officer, reported that last month the Board approved a Resolution for the overall structure and financing of renovations to the Sykes Midrise Apartments. He explained that the current Resolution specifically seeks approval for submission of the Section 18 disposition application so NRHA can move ahead with the RAD/Section 18 Blend process. Mr. Conyers added that the Development Committee recommends approval of the Resolution.

Upon motion by Mr. Conyers, seconded by Mr. Fraley, the following Resolution was unanimously approved by all of the Commissioners present.

RESOLUTION 9610

WHEREAS, the Board of Commissioners (the “Board”) of Norfolk Redevelopment and Housing Authority (“NRHA” or the “Authority”) has expressed its approval to renovate the community known as Sykes Midrise Apartments, located at 555 Liberty Street in the City of Norfolk, Virginia (the “Property”), and to pursue revitalization activities including the renovation of eighty-four (84) rental housing units on the Property (collectively, the “Project”); and

WHEREAS, by resolution adopted on June 13, 2024, the Board approved the submission of one or more applications to the U.S. Department of Housing and Urban Development (“HUD”) to participate in the Rental Assistance Demonstration (“RAD”) program to convert the Property through a RAD/Section 18 Blend transaction, which will facilitate the use of LIHTC and private debt supported by Project-Based Voucher rental subsidies to finance the Project; and

WHEREAS, the City provided a support letter for the Project dated January 8, 2025; and

WHEREAS, the Authority established a goal to convert Sykes Midrise Apartments to Section 8 Project Based Vouchers through a RAD/Section 18 Blend for the purpose of pursuing funding for renovations and ensuring ongoing financial sustainability for operations; and

WHEREAS, NRHA has held meetings, and will hold additional meetings, with the Sykes Midrise Apartments residents and stakeholders and with the Resident Advisory Board to receive input relating to the disposition, RAD conversion and renovation of the Project; and

WHEREAS, NRHA and the Partnership are working with a relocation consultant to assist with the relocation of residents during the renovations and upon completion of the construction work, in compliance with the Uniform Relocation Act (“URA”); and

WHEREAS, NRHA has notified the residents of the Project in accordance with state law of the intent to submit a Section 18 disposition application to HUD; and

WHEREAS, the Board of Commissioners of the Authority supports the disposition of Sykes to facilitate its renovation and long-term viability.

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

1. The Executive Director or his designee is hereby authorized to prepare, execute and submit any and all applications, certifications, agreements and other documents to HUD to obtain approval for the disposition of the Sykes Midrise Apartments, including but not limited to a Section 18 disposition application and, upon receipt of HUD approval, to execute any documents necessary to dispose of the Property and consummate the transactions contemplated by the RAD/Section 18 Blend, and to take such other actions and to sign such other documents as he may deem necessary or desirable to carry out the intent of this Resolution.
 2. All actions previously taken by the Executive Director and the Authority in connection with the transactions contemplated by this Resolution are hereby ratified and approved.
 3. This Resolution shall be in effect from and after the date of its adoption.
- 2) Resolution Approving Norfolk Redevelopment and Housing Authority's Fiscal Year 2026 Annual Plan for Public and Assisted Housing and Authorizing Submission to the U.S. Department of Housing and Urban Development (HUD)

Mr. Simms introduced the Resolution approving NRHA's Five Year Plan and 2026 Annual Plan (collectively, the "Plan"). He recommended approval of the Plan, noting that it was presented to the Resident Advisory Board in January, public notices regarding the Plan were posted, the Plan was made available for review and comments for a period of 45 days, and last month a public hearing was held to solicit comments on the Plan. Mr. Simms explained that today's Resolution seeks approval of the Plan by the Board. He commented that the Plan includes updates on initiatives including Choice Neighborhoods Initiative ("CNI") implementation, National Standards for the Physical Inspection of Real Estate ("NSPIRE") inspections by HUD, implementation of Yardi, Housing Opportunity through Modernization Act ("HOTMA") updates, and next steps for the leasing incentive program and mandatory Small Area Fair Market Rents. Mr. Casagrande commented that he has reviewed the 373-page Plan and has no questions.

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

RESOLUTION 9611

WHEREAS, the United States Department of Housing and Urban Development (“HUD”) requires public housing authorities to prepare a Five Year Plan and Annual Plan for the housing choice voucher, public and assisted housing (“PHA Plan”);

WHEREAS, the PHA Plan has been prepared with input from the Authority’s public and assisted housing residents, has been made available for public inspection and has been the subject of a public hearing held March 13, 202, at which public comment was invited and received; and

WHEREAS, the PHA Plan is consistent with the Consolidated Plan of the City of Norfolk and the comprehensive housing affordability strategy for the City;

NOW, THEREFORE, BE IT RESOLVED that:

1. The PHA Plan, a copy of which has been exhibited at this meeting, is hereby approved.
2. The Chairperson is hereby authorized to approve the submission of the PHA Plan to HUD and the Executive Director, or his designee, is hereby authorized and directed to take such further actions as may be necessary to carry out the intent of this Resolution and to satisfy HUD’s requirements in connection with the submission and implementation of the PHA Plan.

IV. Executive Director Comments

Mr. Simms stated that last month the country was on the cusp of a continuing resolution, but since then the federal budget has been approved with no significant cuts. He acknowledged that the current budget level is insufficient but noted that at least no ground has been lost. Mr. Simms commented that the budget has increased, but once inflation is factored in, the amount is now about the same. Mr. Casagrande noted that there is a lot of volatility with inflation and wondered how it affects NRHA’s programs. Mr. Simms responded that the current inflation rate stands at about 4.5% and added that NRHA continually monitors this rate. He observed that the NRHA budget includes some increases, but NRHA is acutely aware of the effect of inflation on household expenses for its residents.

Mr. Simms announced that he attended the CLPHA Conference and gave a presentation on resiliency. He thanked Mark Matel and Steve Morales for their help with the presentation. Mr. Simms reported that he continues to work on resiliency issues that affect NRHA’s communities and has had discussions with San Antonio’s public housing authority, an agency that faces similar challenges.

Mr. Simms announced that NRHA is engaging in ongoing discussions with local school officials and Naval Station Norfolk on potential partnerships. He mentioned that he attended the Virginia Association of Housing and Community Development Officials (“VAHCDO”) Conference in Virginia Beach; NRHA had a scholarship winner, Jamiyah Davis, who will attend Hampton University. Mr. Simms reported that Ms. Davis spoke at the conference and even sang at the luncheon. He added that everyone at NRHA is proud of her scholarship and excited for her future. Mr. Simms announced that he has joined the VAHCDO Board and will work in that capacity to promote discussions on homeownership and preservation. He mentioned that, during the VAHCDO Conference sessions, he realized how lucky NRHA is compared to other agencies that have fewer resources. Mr. Simms emphasized the importance of sharing strategies with other public housing authorities to bring about greater impact. He also commented that he will follow-up on questions raised today about greater dissemination of information and data to the public.

Mr. Fraley asked Mr. Simms about his thoughts in response to the earlier comment, by one of the public speakers, that USI was “horrible.” Mr. Simms stated that he always asks how NRHA can improve, and many residents have indicated that better “people services” are needed. He indicated that he listened to those concerns and decided to do things differently. Mr. Simms emphasized that transformation is very important to him; he chose to collaborate with United Way in hopes of delivering improved services. He noted that NRHA services remain available to residents, separately and in addition to what USI has provided. Ms. Simms mentioned that providing comprehensive services to NRHA residents remains a top priority.

Mr. Fraley observed that USI was retained before Mr. Simms became Executive Director. Mr. Simms confirmed that was the case and commented that NRHA is not giving up on the People First principles but is simply going to work with United Way instead of USI as the provider of services and referrals. Chairman Albert observed that the residents need more; he supports where NRHA stands at the present and noted that the transition to United Way is encouraging. Mr. Conyers stated that he heard today’s comments and understands that residents are impacted by the Board’s decisions. He indicated that there will always be differences of opinion, but it is critical for NRHA to hear from the residents who are affected by agency policies and services. Mr. Conyers observed that public feedback is extremely important; NRHA needs to hear from residents about what things are working well in the community and what areas need improvement.

Mr. Louis reported that he worked with USI when he was still an employee of NRHA and noted that there have been changes of staff within the USI organization. He stated that he would like some specific information from United Way as to the steps they plan to put in place. Mr. Louis referred to the United Way statement that work would begin in May; he would like to have more specific details on what will actually occur at that time. Mr. Simms confirmed that United Way will be providing additional information and NRHA is preparing a public announcement of the upcoming collaboration between United Way and NRHA.

Chairman Albert commented that many people spoke up at the St. Paul's Advisory Committee meeting to voice their dissatisfaction with USI's People First services, despite what USI was saying. He mentioned that it will be important to look at this issue closely. Mr. Louis stated that USI staff spent time in the community and would like to know if United Way will do the same.

Mr. Fraley observed that some of the public comments today indicated there is insufficient communication regarding Young Terrace and Calvert. Mr. Simms confirmed that NRHA will do more and added that there have already been two community meetings on the planning process. He remarked that it is early in the process and NRHA needs to select a development partner and then schedule more meetings and other opportunities to provide information to residents. Mr. Simms commented that a "build first" site has been identified and NRHA also has vacant units that are available for use when relocation starts. He announced that the goal is to start construction in 2027. Mr. Simms stressed that NRHA will continue to improve its communication strategy.

Mr. Fraley agreed that communication is critical, and he noted that the most important piece of NRHA's mission is the people. He mentioned that one of the speakers wanted more information about where former Tidewater Gardens residents have relocated. Mr. Simms responded that NRHA will provide more information on that topic while still respecting residents' privacy. Mr. Conyers inquired whether a third party was hired to track that information. Mr. Morales explained that NRHA tracks the addresses of all households. He indicated that NRHA is required to give residents of Tidewater Gardens a first preference for new units, so the agency has to know where they are living in order to notify them of their housing options. Mr. Morales added that NRHA works with the City and USI to update its information but is not allowed to release actual addresses. Mr. Conyers noted that he understands this, but wondered if NRHA could prepare a relocation map as has been done in the past. Mr. Morales commented that this information has been provided multiple times to Legal Aid and has been included in the Board packets. Mr. Casagrande asked if that information has been given to the public. Mr. Morales responded that it has not been provided in that format. Dr. Smith acknowledged that addresses cannot be released, but wondered if NRHA could provide the requested map. Mr. Casagrande emphasized the need to be transparent and to provide data that shows how many residents have relocated in various zip codes.

Mr. Miller stated that he understands that this relocation information used to be presented by neighborhood, rather than by zip code, and asked if the data could be presented this way again. Mr. Louis added that it could also be reported by census tract. Mr. Simms told the Commissioners that he will look into this. Mr. Casagrande again stressed the importance of providing as much transparency as possible. Mr. Fraley commented that he understands privacy concerns but he is trying to fully address the public comments presented at today's meeting. He added that the concern seems to be whether the transformation of Tidewater Gardens fulfilled the vision

articulated by NRHA at the beginning of the process. Mr. Fraley remarked that NRHA needs all of the specific facts in order to have a complete understanding of what was actually accomplished.

Chairman Albert stated that HUD has designated “neighborhoods of opportunity” as those where residents are living above the poverty level and enjoying a better quality of life. He recommended that NRHA investigate using this designation as well when tracking relocation information.

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V. Departmental Updates

Administration: Demetria Johnson, Deputy Executive Director for Administration, began her remarks by welcoming Commissioner Miller. She reported that her team has been busy working on the budget and stated that she will present the final version to the Board for approval in May. Ms. Johnson thanked staff for their input and help. She mentioned that a lot goes into the process and commended Cashawn Easter and Ronald Hoe for all of their assistance. Ms. Johnson announced that Jump, Perry & Associates will present the audit at a future Board meeting. She mentioned that NRHA completed the Real Estate Assessment Center (“REAC”) inspection in March and also noted that staff training is ongoing. Ms. Johnson reported that the Human Resources team held a one-day retreat to review agency policies.

Ms. Johnson told the Commissioners that NRHA is on track to release Yardi; the transition from Elite to Yardi will take place on July 1, 2025. She congratulated Makiesa Cruse, NRHA’s new IT Director. Mr. Miller asked about the blackout dates for the Yardi transition. Ms. Johnson responded that it will be from May 9 through June 3, during which time only the Finance Department will be able to access Elite. She explained that the data will start uploading to Yardi on May 19 and then all data will be validated. Ms. Johnson stated that the transition should be completed by June 3. *[Ms. Chudzinski arrived at 10:25 a.m.]*

Chairman Albert also welcomed Commissioner Miller and apologized for not having done so earlier in the meeting. Chairman Albert commented that he really likes the new communication leaflet on the table that highlights certain items.

Public Housing: Brenda Fleming, Director of Property Management, introduced Bill Arrington, NRHA’s new Assistant Property Management Director. She reported that her department continues to address rent challenges with repayment agreements and hardship exceptions. She commented that her department wants to make sure that NRHA continues to help its families with their specific needs. Ms. Fleming stated that she is very excited about the Yardi conversion because it will allow a streamlined workflow.

Ms. Fleming noted that staff training continues. She indicated that her department is working with Client Services on referrals and working to provide training for residents as well. She observed that work order efficiency remains a priority; there was a 66% closing rate in March with over 1,200 work orders received. Ms. Fleming commented that NRHA is working to improve that rate. She reported that a large percentage of work orders are related to plumbing and pest extermination issues.

Ms. Fleming announced that the current occupancy rate stands at 91% with a goal of reaching 96% within 30 days. She indicated that the waitlist still includes more than 12,000 households. Ms. Fleming commented that her department is still working to refresh units to get them in good shape for turnover. She noted that this is part of the “serving while planning” process. Ms. Fleming reported that her team continues to elevate service delivery, improve rent calculation accuracy, and remain responsive to residents’ requests. She added that NRHA is also addressing site-specific concerns.

Dr. Smith stated that he is looking forward to the implementation of Yardi from a financial standpoint but would like Ms. Fleming to highlight how this new system will benefit the residents of NRHA’s communities. Ms. Fleming responded that there are bound to be some initial challenges, but ultimately Yardi will allow residents to process their income recertifications online; this is a huge improvement because residents will not have to come in person to the office. She added that the Yardi system will help staff process certifications and recertifications in a more timely manner. Ms. Fleming also mentioned that residents will be able to submit work orders online and these requests will go directly to the maintenance staff. She noted that another benefit of the new system is that it allows residents to pay rent directly online without coming to the NRHA office in person or mailing a rent check.

Housing Choice Voucher (“HCV”): Pamela Jones-Watford, Chief of Rental Assistance Programs, also welcomed Mr. Miller. She stated that her department’s motto is “Home is Where the Heart Is.” She emphasized that NRHA cares about its residents and its landlords. Ms. Jones-Watford explained that the Occupancy Department maintains waitlists; determines eligibility; processes residents for move-ins into Low Income Public Housing (“LIPH”), HCV, SRAP, Mainstream, RAD, and PBV; and reviews Veterans Affairs Supportive Housing (“VASH”) and non-RAD PBV properties across the City. She noted that her team also completes inspections, not only for NRHA, but also for other neighboring public housing authorities. Ms. Jones-Watford indicated that there are 73 PBV units at the Unity project in the CNI area; the waitlist for those units will be opened first to former Tidewater Gardens residents then to the general public.

Ms. Jones-Watford reported that her staff works with the Department of Veterans Affairs on VASH vouchers where the process is a bit more lenient. She stated that two formerly homeless veterans became homeowners through NRHA’s VASH program. Ms. Jones-Watford remarked that NRHA works hard to ensure its residents are housed. She directed the Commissioners’

attention to the information contained in the Board packet regarding waitlists, inspections, and landlord outreach. Ms. Jones-Watford noted that 14 new landlords joined the HCV program in March of this year.

Chairman Albert asked Ms. Jones-Watford whether it is true that long waiting lists are very common for public housing authorities across the country. Ms. Jones-Watford confirmed that this is the case, noting that NRHA is not unique. She added that the nationwide need is greater than available funding. Mr. Conyers inquired about priority status for former Tidewater Gardens residents. Ms. Jones-Watford explained that, within each building that is part of the CNI transformation, a specific number of units are reserved for PBVs; NRHA gives former Tidewater Gardens residents 45 days to sign up for those units before they are made available to the public. Mr. Conyers stated that he would like NRHA to show the data that indicates the number of households that have returned to the community. Ms. Jones-Watford noted that NRHA tracks that information and she will include it in her next report.

Mr. Conyers then inquired about SRAP and wanted to know if it is true that there are only a handful of spots available. Ms. Jones-Watford explained that it is a state program and only 70 vouchers are funded and issued for the City of Norfolk. At this time, there is no additional funding available under that program. She reported that NRHA currently has 68 families housed under this program.

Dr. Smith asked how reliant NRHA is on the Department of Veterans Affairs for the VASH Program. Ms. Jones-Watford stated that NRHA has to receive a referral from the Veterans Administration (“VA”). She added that the VA has already verified eligibility by the time the referral is sent. Ms. Jones-Watford also noted that there has to be a local VA Hospital to provide services. Dr. Smith observed that there funding cuts are being made to the Department of Veterans Affairs and he wondered whether that would affect NRHA’s ability to provide services to veterans. Ms. Jones-Watford commented that NRHA relies on the HUD VASH Program; NRHA will still be able to assist veterans with obtaining certain services but cannot replicate everything that the VASH Program provides. She indicated that her team works with the Client Services Department to make referrals. Dr. Smith commented that NRHA may need to be more proactive in this climate of budget cuts.

Mr. Fraley mentioned that he thought the number of new landlords (14) seemed unusually high. Ms. Jones-Watford responded that it is only a little higher than normal; usually there are approximately 8 to 10 new landlords every month. Mr. Louis asked if the zero-income data is in Ms. Jones-Watford’s report. She stated that this statistic is included in her report under Program Overview. Mr. Louis commented that he would like to see the Housing Assistance Payments (“HAP”) amount. Ms. Jones-Watford confirmed that she will provide this information. Mr. Louis also indicated that he would like information regarding the number of referrals for zero-income participants.

Development: Mr. Morales announced that the groundbreaking ceremony for the CNI Kinship building will take place today at 2:00 p.m., at which time there will also be an opportunity to do a hard hat tour of Building 17. He reported that Unity is expected to open in late July or early August. Mr. Morales noted that the groundbreaking taking place today is actually on the former Tidewater Gardens site, while previous phases were on City property. As part of the next phases of the CNI redevelopment, the buildings will include elevator access units, walk-ups and townhouses.

Mr. Morales then spoke about Calvert Square and Young Terrace, mentioning that two interactive meetings were held in each community during the month of March to address residents' concerns and questions. He stated that these are just the first few meetings and additional meetings are scheduled for April 30 and May 1, followed by a four-day design workshop with residents and stakeholders. Mr. Morales explained that NRHA is still in the master planning process, therefore no specific demolition dates have been set. He noted that the current focus is to engage with residents to gather their input and suggestions. Mr. Morales directed the Commissioners to his report in the Board packet for more information.

Mr. Morales responded to Mr. Conyers' question regarding where former Tidewater Gardens residents have relocated. He acknowledged that this data is not in the current Board packet but he explained it has been included in almost every prior Board packet, especially when residents were actively engaged in moving. Mr. Morales confirmed that more reports will be provided as families move back into new units on the site.

Dr. Smith asked when the demolition dates will be determined. Mr. Morales explained that NRHA is working on acquiring off-site property to move forward with the "build first" process and hopefully will start construction sometime in 2027. Mr. Morales commented that, as the schedule shapes up, dates will be put on the calendar through the master planning process. We are not there yet. He noted that some key program timeframes are dictated by HUD or by the Low-Income Housing Tax Credit ("LIHTC") process.

Client Services: Julius Norman, Client Services Director, and Vivien McMahan of United Way came up to the podium to provide information on services to residents. Mr. Norman informed the Commissioners that there is a comprehensive report regarding the activities of the Client Services Department in the Board packet. He thanked the Communications Department for preparing informative leaflets to get the message out to residents, and mentioned that Leha Byrd, Director of Communications and Intergovernmental Relations, came up with a wonderful format for the leaflets. Mr. Norman announced that his department has enlisted the help of United Way for case management and "boots on the ground" involvement in the community. He observed that the number of referrals to Client Services is very high and mentioned that he is very excited about this. Mr. Norman indicated that the partnerships that have been established with other service organizations help his team achieve their goals. He also expressed his appreciation for United

Way's collaboration that will bring sixteen "navigators" on-site in the communities to engage with residents and provide services. Mr. Norman added that the referral process involves Ms. Fleming and the Public Housing staff to help address specific needs expressed by individual residents.

Vivien McMahan added that United Way takes a multi-generational approach, serving the entire family rather than just the individual. She commented that her team provides "wrap-around" services that address needs, in addition to housing, to help residents move towards self-sufficiency; these services include mental and physical health, transportation, education, and workforce training. Ms. McMahan emphasized that listening to residents and providing needed services involves not only NRHA and United Way, but also a lot of other community partners. Mr. Norman reported that the meetings with residents will include an opportunity to connect with those community partners. He added that Client Services continues to look into additional training, certification, and licensing programs, as well as to provide scholarships for residents interested in vocational training programs in addition to college applicants.

Mr. Norman announced that there was a wonderful discussion with Sentara regarding community health at last night's Resident Advisory Board meeting; NRHA will be working with Sentara on training opportunities, as it already does with Old Dominion University. He stated that he is excited about the number of referrals and the number of people who want to engage with NRHA services. Mr. Norman also observed that having United Way on board will increase NRHA's capacity to serve the residents in its communities.

Chairman Albert asked Ms. McMahan about the name of the program component provided by United Way. She responded that it is called "NRHA Thriving Families." Dr. Smith stated that he is ecstatic about this collaboration and wondered if NRHA has ever worked with United Way in the past. Mr. Norman responded that there was some involvement in the past, but never to this extent. Dr. Smith agreed that this collaboration is wonderful. Mr. Simms noted that it has been a joint effort and United Way's vision is closely aligned with that of NRHA. He added that the Memorandum of Understanding ("MOU") was finalized in February and he is very excited about the work the two organizations can accomplish together.

Mr. Conyers asked Ms. McMahan if United Way has ever done anything on this large of a scale before. He mentioned that he is curious as to whether there is a history of past performance. Ms. McMahan responded that United Way has worked with municipalities in the past, but never with public housing authorities. She commented that United Way has experience in working on self-sufficiency programming and has been involved in a program known as Asset Limited Income Constrained and Employed ("ALICE") that helps individuals who earn too much to receive welfare, but not enough to be able to afford basic necessities.

Mr. Conyers stated that he is very excited and wants to make sure that NRHA and the Board listen to residents, work to address expanded capacity for providing services, and respond to what residents really need. He observed that many people are watching NRHA's activities, so

it is critical to be responsive and deliver what is needed. Ms. McMahan stated that she agrees and also understands the challenges.

Mr. Norman reported that, as Yardi is rolling out, his department is also providing training to help residents, including seniors, navigate the Yardi platform and to address any concerns or questions they may have. He added that NRHA staff is mindful of “digital gaps” that exist among individuals and age groups.

Mr. Louis asked where the United Way offices will be located. Mr. Norman responded that United Way staff will be on-site, but not necessarily on the 15th floor of the NRHA building. Dr. Smith commented that he would like a United Way update to be part of each Board meeting agenda going forward.

Communications: Ms. Byrd observed that a lot of information has been covered already. She noted that the NRHA website, and its social media platforms, feature a story about the VAHCDO scholarship winner. Ms. Byrd added that the website also includes an article regarding Mr. Simms’ appointment to the Board of VAHCDO. She mentioned that she is excited about United Way’s partnership with NRHA; her team is preparing a joint press release about this collaboration. Ms. Byrd reported that her department continues to update its fact sheets and circulate the revised information on a regular basis. She indicated that the fact sheets include contact information so residents can reach NRHA directly with concerns or questions. Ms. Byrd announced that Mr. Simms will be on the Chamber of Commerce podcast in August, as well as participate in a speaker series as a leader in the housing industry. Mr. Fraley asked if the joint press release with United Way will only be publicized on the NRHA website. Ms. Byrd explained that it will be released initially on the website, then disseminated through other media outlets.

. . .

VI. Board Committee Updates

Finance: Mr. Fraley stated that there is no new information from the Finance Committee other than the committee’s continuing work with NRHA staff on providing simplified data that gives a complete and accessible overview of NRHA’s finances. He thanked Ms. Johnson for her hard work on this initiative.

LIPH Committee: Mr. Louis reported that the LIPH Committee met on April 1. He mentioned that a lot of great information was exchanged, wonderful reports were presented, and informative data was provided by staff. He thanked the participating staff members for all of their help.

Chairman Albert told Mr. Miller that he would be in touch with him about his committee assignment.

VII. Commissioner Comments

Mr. Miller stated that he is very excited to join the NRHA team. Both Mr. Fraley and Dr. Smith welcomed him to the Board. Mr. Casagrande also welcomed Mr. Miller and thanked all of the public speakers who attended today's meeting for sharing their thoughts. Ms. Chudzinski welcomed Mr. Miller and expressed her gratitude to the members of the public for their input and to the Board members for their commitment to the agency. Mr. Louis welcomed Mr. Miller and echoed Mr. Casagrande's sentiments, noting that the Board is grateful for public comments and input. Ms. Mayo thanked residents of Tidewater Gardens for coming to the meeting and encouraged them to continue to participate. Mr. Conyers welcomed Mr. Miller and also expressed his appreciation for the public comments received earlier today. Chairman Albert agreed and emphasized that this is not the NRHA of old. He observed that the NRHA team is very accomplished and is committed to "doing right" by the people the agency serves. Chairman Albert thanked his fellow Commissioners and all of the speakers who have brought their ideas and suggestions to the Board.

. . .

VIII. Closed Session

At 11:31 a.m. upon motion of Ms. Chudzinski, seconded by Dr. Smith, the following resolution was unanimously approved by all of the Commissioners present.

RESOLUTION 9612

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 April 10, 2025 for:

"Discussion and consideration of personnel matters involving the assignment, appointment, promotion, demotion, performance, salaries, or resignation of employees of the Authority, as authorized by Section 2.2-3711(A)(1) of the Act."

[A five-minute break was taken before the closed session discussion began.]

The discussion focused on staffing issues.

At 12:05 p.m. upon motion of Mr. Louis, seconded by Ms. Mayo, the following resolution was unanimously approved by all of the Commissioners present.

RESOLUTION 9613

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.

. . .

There being no further business, the meeting was adjourned at 12:06 p.m.

Secretary

Chair



Resolution Item

NRHA Board of Commissioners

Subject: FY2026 Proposed Annual Budget

Executive Contact: Demetria Johnson, DED, Admin.

Date: May 16, 2025

BACKGROUND

The FY2026 Proposed Budget was presented at the public hearing meeting on Thursday, April 11, 2025. The Authority is presenting a balance annual operating budgeting of \$156.6M for fiscal year 2026. This is an increase of \$41M from the prior year.

The annual budget was developed with the collaboration of each NRHA business unit. NRHA will continue to identify cost saving measures with full implementation of the assessment to occur during next fiscal year. NRHA will also continue to evaluate options to generate additional recurring revenue.

The proposed budget presents our best efforts to assess the agency needs for FY2026. The highlights and/or assumptions of the proposed budget include:

- Capital Fund Grant projection is based on the average \$10M award from the past two years and based on a 5-Year CFP Plan for Low Income Public Housing (LIPH) needs.
- State and City Funding is anticipated for FY2026 (HOME, HomeNet and General Fund).
- Low Income Public Housing (LIPH) program is budgeted to break-even with the support of privately managed and capital fund grants.
- Client Services programs are funded primarily through grant funds- ROSS, FSS and HRV to support programs.
- Utilities is based on an average of actuals expenses from prior year.
- Payment In Lieu Of Taxes (PILOT) expenses are based on FY2024 actuals and a 3% projected increase.
- Salaries were evaluated by a compensation study to align NRHA with other agencies. Fringe benefit projections were based on 27% of salaries. A 4.5% cost of living is proposed for FY2026.

STATUS

Seeking authorization to approve the proposed FY2026 annual operating budget.



To: Board of Commissioners

From: Demetria Johnson, Deputy Executive Director, Administration

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

Subject: FY2026 Budget Highlights

Date: May 14, 2025

This memorandum is intended to provide an overview of the Fiscal Year 2026 operating budget attached.

Budget Highlights

NRHA is budgeting a balanced budget of \$156.6M for fiscal year 2026. The budget book will outline the specifics of revenues and projected expenditures for the year.

Budget Comparison – FY2026 vs FY2025 Budget

Overall, FY2026 budget increased by \$41M which is a 26% increase over FY2025.

Revenue increased 26% from FY2025 to FY2026 primarily due to the projected use of Choice Neighborhood Grant for Tidewater Gardens, Capital Fund Grant to cover capital improvements and the RAD conversion of Sykes. NRHA is anticipating a \$15M bond for the renovation of Sykes as well. NRHA was awarded two grants from HUD: Resident Opportunity and Self-Sufficiency (ROSS) Grant and Family and Self-Sufficiency (FSS) which is projected for Client Services related activities. Additional replacement reserve revenue is included in FY2026 whereas it was omitted in FY2025.

Expenditure projections are based on the agency's strategic goals/plan as well as the development pipeline. The primary reasons for the increase or decrease is as follows:

- Projected administrative expenses decreased, 21%, due to the strategic goal to right-size the agency and streamline processes to improve the overall efficiency of the agency.
- Maintenance expenses increased, 7%, due to the need to refresh public housing units.



- Protective Services increased, 3%, due to new security cameras for various sites to assist with deterring crime and provide safety to the residents.
- Utilities increased, 13%, due to cross the board rate increases and the continuing aging water and sewer lines.
- General expenses increased, 23%, due to more training is budgeted for staff and professional services contracts.

Housing Assistance Programs consist of Housing Choice Voucher Program and Rental Assistance Demonstration (RAD) communities: North Wellington, Grandy Villages, Franklin Arms, and the newly created entity for Sykes. Per projections, Housing Assistance Programs will operate at a surplus of \$211K.

Low-Income Public Housing (LIPH) communities are projected to operated at a deficit of \$577K. The budget is balanced with the excess funding from the Low-Income Housing Tax Credit (LIHTC) properties.

Privately-Managed and Low-Income Housing Tax Credit communities are operating at a surplus of \$568K after funding the deficits of LIPH and Central Office Cost Center (COCC).

Development related activity is funded from grants where the revenue will equal expenses causing a break-even effect.

Client Services consist of people related activities that support the residents of NRHA. The budget is projecting a deficit of \$820K. NRHA will continue to explore avenues to increase revenue for resident initiative programs.

Business Activities represents the projected operation expenses for NRHA-owned facilities and also includes funding from Eastern Virginia Medical School. The overall budget is projected at a deficit of \$7K. Expenses will be reduced to offset the deficit during the fiscal year.

Central Office Cost Center (COCC) represents to administration for the agency. The budget is projected at a \$7M deficit which is balanced from the excess surplus from the privately managed communities.



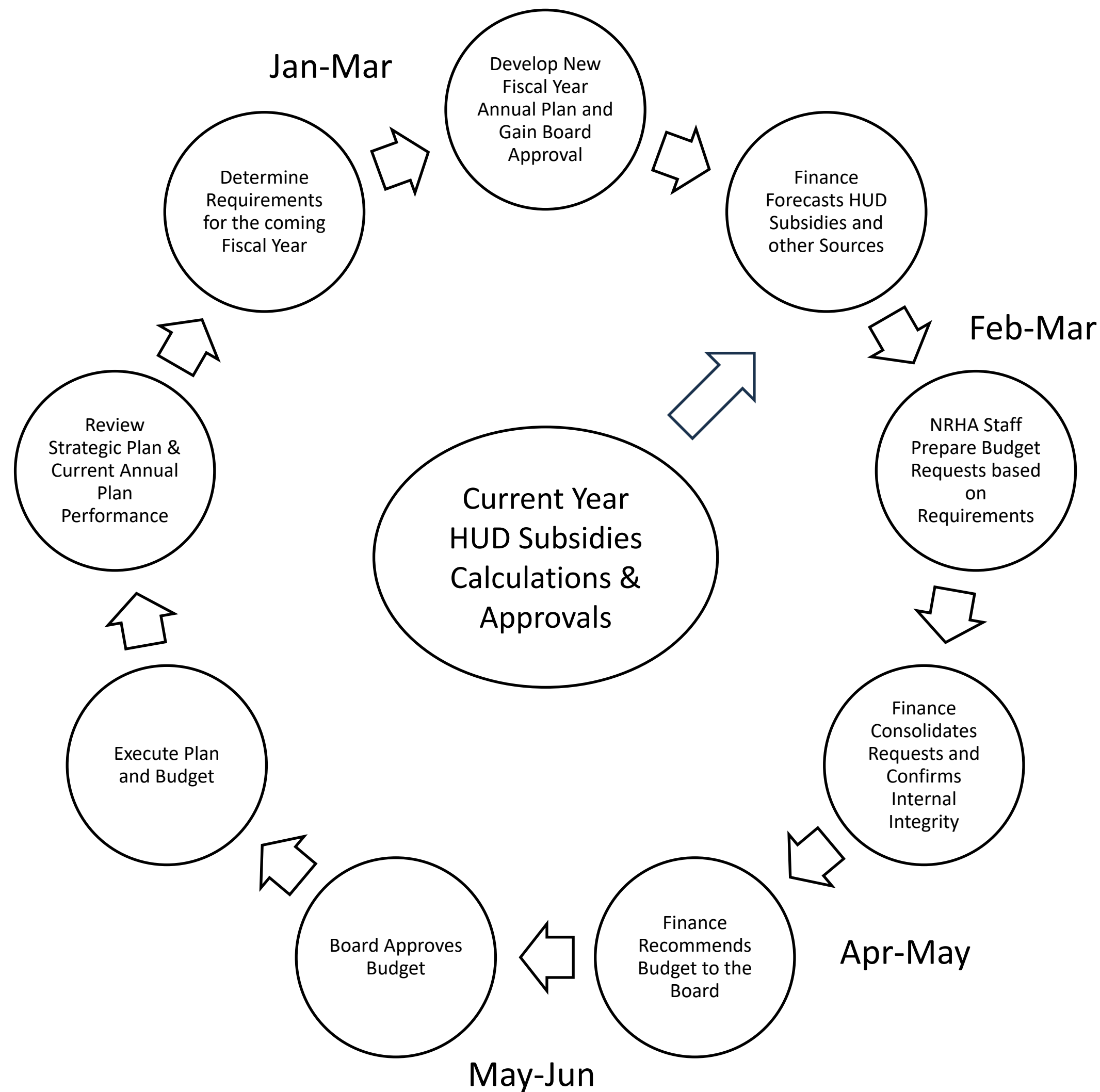


NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

FY2026 PROPOSED BUDGET

Date 04/01/25

NRHA’S BUDGET PROCESS





FIVE-YEAR STRATEGIC PLAN (FISCAL YEAR 2025-2029)

- **GOAL 1** – Financial Planning and Organizational Restructuring
- **GOAL 2** – Development Repositioning
- **GOAL 3** – Create Non-Profit Affiliates
- **GOAL 4** – Ensure Availability and Efficient Use of Resources for HCV and Occupancy to Meet Increased Demand
- **GOAL 5** - Define Third Party Management Structure
- **GOAL 6** – Enhance Asset Management



FIVE-YEAR STRATEGIC PLAN (FISCAL YEAR 2025-2029)

- **GOAL 7** – Preserve and Stabilize NRHA Properties
- **GOAL 8** – Improve Customer Service Public Relations, and Outreach
- **GOAL 9** – Increase Information Technology and Reporting Capabilities
- **GOAL 10** – New Line of Business and Direction of Agency
- **GOAL 11** – Resident Empowerment Programs



FY 2026 BUDGET HIGHLIGHTS

- Repositioning of Sykes Midrise
RAD conversion expected November, 2025
- Resident Opportunities Self Sufficiency (ROSS)
Grant Award \$816,750
- Family Self Sufficiency (FSS) Grant Award \$618,055
- Yardi Implementation July, 2025



COMPREHENSIVE FY 2026 BUDGET

Sources of Funds

Housing Choice Voucher (HCV) Program	67,915,170
Public Housing Operating Subsidy (LIPH)	12,814,178
Resident Opportunity Self Sufficiency (ROSS)	862,570
Family Self Sufficiency (FSS)	618,000
Choice Neighborhoods Implementation Grant	8,413,885
Capital Fund Program (CFP)	15,808,970
Total HUD Sources	\$ 106,432,772
State Rental Assistance Program	953,489
HOME	1,966,553
HomeNet Homeownership Program	282,741
Virginia Housing	1,722,595
General Fund Program Direct Activities	300,000
Bonds	15,500,000
Total State and City Funding	\$ 20,725,378
Tenant Dwelling Rents	25,524,389
Hampton Roads Ventures (HRV)	650,000
Replacement Reserves	3,269,248
Total Other Sources	\$ 29,443,637
Total Sources of Funds	\$ 156,601,788

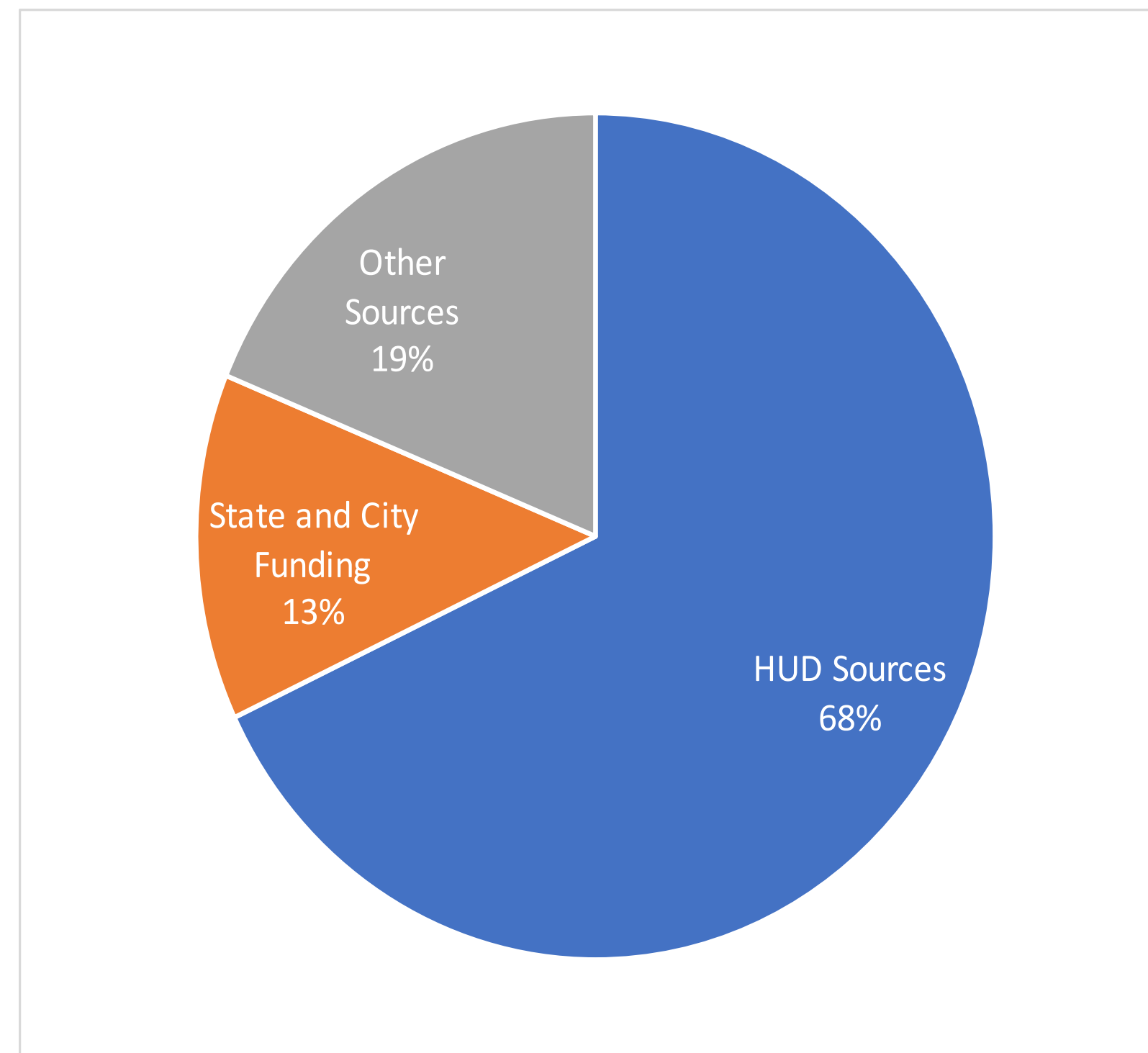
Uses of Funds

Administrative Expenses	18,278,854
Other Administrative Expenses	10,003,070
Total Administrative Expenses	28,281,924
Maintenance Expenses	6,314,018
Protective Services Expenses	1,828,990
Tenant Services Expenses	7,304,461
Utility Expenses	12,080,641
Housing Assistance Payments	60,075,270
General Expenses	7,019,356
Capital Improvements	32,004,133
Network Upgrades	260,596
Operating Subsidy Payments	1,432,398
Total Program Expenses	128,319,863
Total Uses of Funds	\$ 156,601,788



SOURCES OF FUNDS

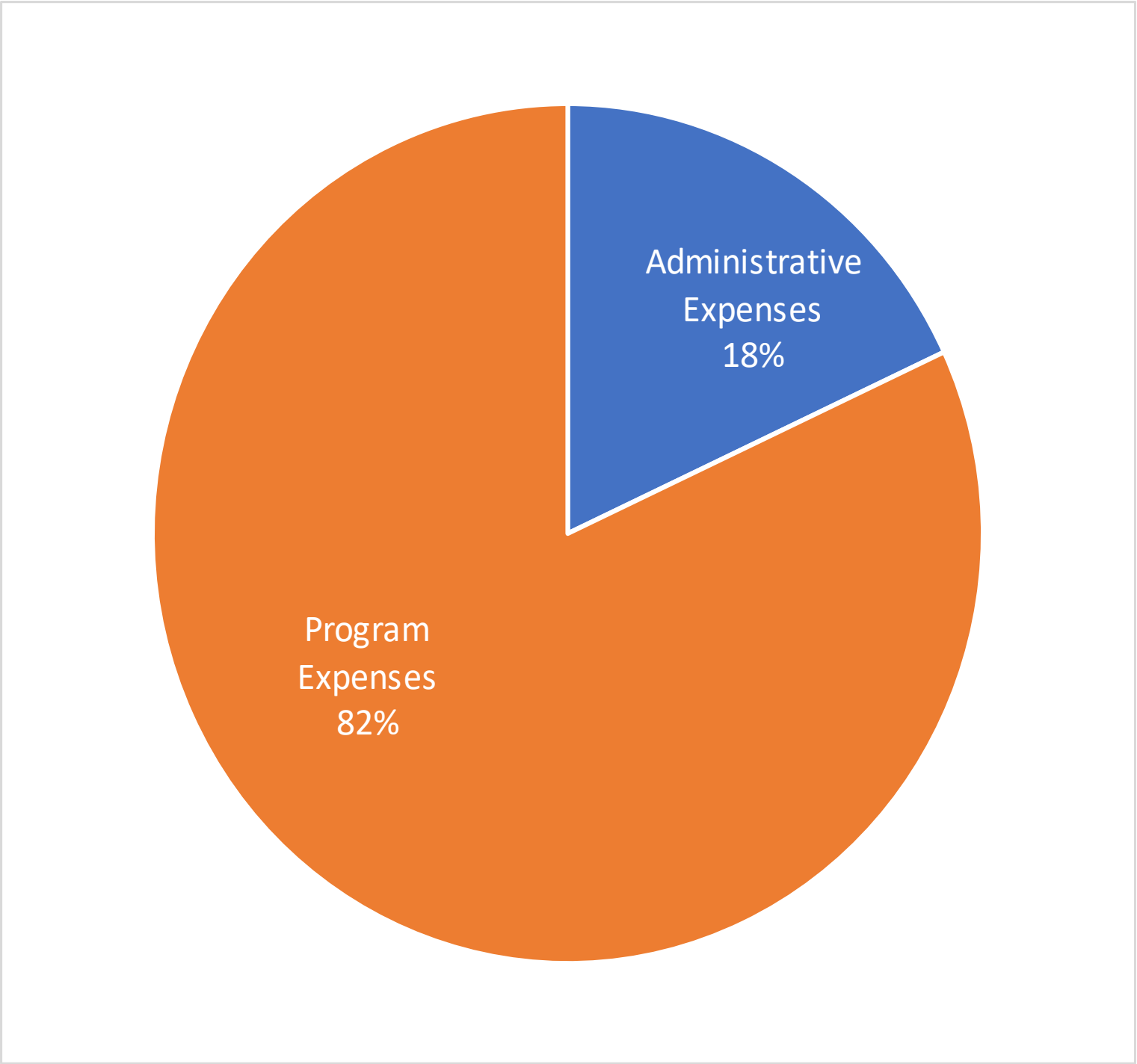
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THANK YOU!

Questions?



Commissioners' Update NRHA Board of Commissioners

Subject: Deputy Executive Director, Administration Services

Executive Contact: Demetria Johnson

Date: May 16, 2025

BACKGROUND

Administration Services oversees Finance, Human Resources, Information Technology, and Administration Services. The following Report summarizes Administration Operation activity in May 2025.

STATUS

Finance Department Updates

- **FY2024 Single and Financial Audit** – Don Jump of Jump, Perry, and Company is presenting the FY2024 Financial Audit to the Board via Teams.
- **FY2026 Budget** – Resolution to approve FY2026
- **Training** – During the month of April, Finance staff attended Yardi training.

Human Resources Updates

- **ADP** – HR staff is testing the learning management tool in ADP and will roll out to staff once complete. Continuing to complete outstanding items for post go-live with ADP.

Information Technology Updates

- **Yardi Update** – Yardi representative on-site conducting live training in April with HCV/Occupancy, Property Management, and Finance. Training continues in May with a black period from May 9 – 30th. We are on track with go live date of July 1st. Maintenance workers have been provided a handheld device where workorders can be entered into the software real time. This will eliminate paper and will reduce the time to complete a workorder.
- **Upgrades** – Camera installations at Young Terrace to allow reception desk to view visitors at the entrance door.
- **SharePoint** – For increased in engagement, SharePoint intranet site appears as the computer log-in screen.

Administrative Services Updates

- **555 E Main Street** – Cashless gate entry and exit project underway. Prepping for department moves. Staff, that are not located within their department, are being moved so that the staff can collaborate more as a team. Human Resources is relocating to the 11th floor. HCV, Occupancy, Client Services, Property Management, Inspectors will be located on the 15th floor. Real Estate and Development will be on the 13th floor. Finance and Operations will remain on the 17th floor. Compliance and Procurement will be located on the 16th floor.
- **910 Ballentine** – Current staff at 910 Ballentine is moving to headquarters, 555 E Main St, in May. This will allow for needed maintenance on the building and gives the ability to move forward with next steps for the warehouse. A shredding day was held and over 1500 boxes of obsolete files were shredded.
- **Fleet** – Contract with Enterprise Fleet has been executed which will allow NRHA to have a fluent and updated fleet program. The program will provide updated vehicles with safety capacities as well as monthly dashboard reports on how the vehicles are performing.



Commissioners' Update NRHA Board of Commissioners

Subject: Development Update

Executive Contact: Steve Morales

Date: May 15, 2025

BACKGROUND

The Development Department oversees Real Estate, Capital Fund, Choice Neighborhoods-Tidewater Gardens/St. Paul's transformation, Property Renovations and Redevelopment, HOME program and HomeNet First Time Homebuyer Counseling. The following Report summaries Development Department activity up to April 30, 2025.

STATUS

Tidewater Gardens-Choice Neighborhoods Project

In the Board Report detail on CNI project with relocation and return of former Tidewater residents. Currently, there are 72 former Tidewater families in CNI developed housing across 4 separate developments (Riverside station (offsite), Origin and Reunion (Phase 1 on-site), Aspire (Offsite).

Phase 2 (Unity) on-site-140 units – Waitlist opened for former Tidewater Gardens residents. First building expected in August and the second in October. The waitlist for the project-based voucher units is open exclusively to the former Tidewater Residents until June 16th.

Phases 3 (Kinship-191 units) under construction – initial schedule - Block 10 will be completed late summer 2026, blocks 16 & 9 late 2026.

Phase 4 -is broken into three separate Developments (TWG-B1, B2 & B3). Brinshore is working thru closing financial gaps in order to secure financing and start construction. Total unit count remains 191 units and replacement units (PBV) remains 79.

Phase 3 and 4 Developments include a greater mix of unit types with elevator buildings, walk-ups and townhouse units.

HomeNet and HOME

In FY25 HomeNet has had 51 total closings with 24 under the HOME program. There is only \$35,000 remaining in HOME program funding for FY2025. Currently 4 HOME clients are under contract. NRHA was awarded \$240,000 for first time home buyer program from Hampton Roads Planning District Commission. The 4 HOME clients under contract will exhaust the FY 2025 funding. Staff will pursue additional funding from other organizations to supplement FY 2026 HOME funds from the City of Norfolk.

Homenet went viral and received a flood of applications the team is processing over 430 applications this month.

Real Estate

NRHA issued a request for proposal for sale and development of 4 sites for for-sale homeownership housing. The lots are located in Ballentine, Broad Creek and Willoughby. The RFP closes on May 15th. The land is sold "As is" Responses will be evaluated based on price and proposed product.

Transformation*Sykes*

NRHA is working on the Sykes RAD/Section 18 conversion. Breeden has been selected as the builder via an RFP process. The Development team has submitted for low income tax credits and is preparing information for HUD RAD office.

Moton

NRHA has submitted demolition plans for the warehouse behind Moton and the site development plans to the City's Site Plan Review Committee for the Moton redevelopment.

Modular

Reveal Homes is in pre-development phase for a turnkey modular home on the lot at 1343 Marshall Avenue in Bruce's Park. Purpose is to demonstrate viability of modular construction, promote its use and gain greater acceptance. NRHA was just awarded \$100,000 for the Modular demonstration from Hampton Roads Planning District Commission.

555 E. Main

Staff continues working on renovation concepts for NRHA 555 E. Main building. Convert the property to residential with initial work indicating 135 to 145 units potential. Feasibility analysis is underway along with market study, historic tax credits are an option.

Young and Calvert Master Planning

NRHA held third meeting with Young Terrace and Calvert Square residents on April 30th and May 1st. The team continues to prepare for a 4 day design workshop (Charrette) in July. .

RFP for Master Developer for Young and Calvert issued at end of January initial responses received and reviewed. Public presentations for the short listed firms as well as interviews are being scheduled. Master Developer is being brought on board early to participate in master planning and take lead on first project.

Development Department

May 15, 2025

Choice Neighborhoods
HomeNet
Real Estate
Transformation
Design and Construction Projects





Tidewater Gardens Choice Neighborhood Initiative

Resident Tracking

CNI Resident Tracking

Relocation Status	Households
Moved into CNI Housing Units	72
In Housing Choice Voucher (HCV) Program	286
In Project Based Voucher Unit	63
Housing Choice Voucher Ported to another City	20
In NRHA Public Housing	101
Rented Elsewhere No longer in Assisted Rental Program	57
Purchasded a Home	4
Deceased	22
Evicted/Terminated/Skipped/Moved without Notice	26
<i>as of March 2025</i>	651

State/City	Households
Georgia	3
Atlanta	1
Grovetown	1
Norcross	1
Maryland	2
Columbia	1
Oxon Hill	1
North Carolina	2
Greensboro	1
Greenville	1
New Jersey	1
Linden	1
South Carolina	2
Columbia	1
Sumter	1
Virginia	607
Norfolk	562
23324	1
23462	1
23501	2
23502	54
23503	21
23504	205
23505	40
23508	17
23509	20
23510	68
23513	59
23517	6
23518	11
23523	56
23704	1
Chesapeake	9
Portsmouth	13
Virginia Beach	23
Grand Total	617



Tidewater Gardens Choice Neighborhood Initiative

397 Units completed

331 Units under
Construction

73 Former Tidewater
Families Returned

Progress Updates CNI



CNI Housing Plan & Development Status *(as of 2.28.25)*

	Housing Plan				Development Status
	Total	Repl. Units	LIHTC	Market	
On Site CNI Project-Brinshore Lead Developer Phase/Blocks					
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 February 2025; Projected completion December 2026
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 - 100% occupancy
Totals Units completed	397	105	251	41	
Total Units under Construction	331	121	105	105	

Former Tidewater Families	Total former Tidewater Families
Choice Neighborhood Projects on and off-site	
Riverside Station-Offsite	12
Reunion at Kindred	13
Origin at Kindred	32
Aspire-Offsite	15
Totals	72



Bank of America





KINDRED

Origin and Reunion at Kindred Phase 1



Tidewater Gardens
Choice Neighborhood
Initiative

Origin at Kindred
120 Family Apartments



KINDRED Origin at Kindred Phase 1





KINDRED Reunion at Kindred Phase 1





KINDRED Unity at Kindred Phase 2

Tidewater Gardens
Choice Neighborhood
Initiative

397 Units completed

331 Units under
Construction

73 Former Tidewater
Families Returned





KINDRED

Kinship at Kindred Phase 3: TWG A

Tidewater Gardens
Choice Neighborhood
Initiative

Phase 3
Tidewater Gardens A
191 Units
Under Construction





KINDRED

Phase 4: TWG B1, B2, B3



Tidewater Gardens
Choice Neighborhood
Initiative

Phase 4
Tidewater Gardens B
191 Units
Awaiting Close



HomeNet/HOME program Updates

HomeNet/HOME
51 Total Closings
24 closings in HOME
program
7 Homeward Norfolk
\$35,000 remaining
HOME funds
\$240,000 remaning
from HRPDC

HomeNet's FY 24 YTD Stats	Qrt 1	Qrt 2	Qrt 3	Qrt 4	Totals To Date
Clients Purchased	15	15	14	7	51
HOME Clients	9	6	3	6	24
Public Housng Residents	0	0	0	0	0
HCV Participants	2	0	1	1	4
HomeWard Norfolk Clients	1	3	3	0	7
Under Contract					
Under Contract w/HOME	7	6	7	4	24
Under Contract with only SPARC	0	3	3	1	7
Under Contract HomeWard Norfolk	1	4	1	2	8
New Clients Enrolled					
HCV Participants	48	4	3	38	55
Public Housing	9	1	2	2	14
Tidewater Residents	1	1	0	0	2
Other HomeNet Clients	254	54	45	7	360
Total Applications Processed	80	64	162	439	745
HOME Down Payment FY 25	Qrt 1	Qrt 2	Qrt 3	Qrt 4	Totals to-date
New Applications	14	12	9	4	39
In-process	22	4	6	8	40
6-month Eligibility Period	12	25	18	5	60
Under Contract	7	6	7	4	24
Closings	9	6	3	6	24

HOME Tracking	Closings
FY2019	20
FY2020	13
FY2021	17
FY2022	15
FY2023	11
FY2024	20
FY2025	24
Totals	120

Fiscal Year - Remaining Funding	END FY2024	FY2025 (4/30/2025)
FY2023	\$ 783,367	\$ -
FY2024	\$ 1,014,729	35,000
FY2025	\$ -	\$ -
FY2025 (HRPDC)		\$ 240,000
	\$ 1,748,447	\$ 275,000

**Received additional \$240,000
from Hampton Roads Planning
District Commission**



Real Estate

Real Estate Updates

Single Family Lot Request for Proposal issued April 17, 2025

Submission Deadline May 15, 2025

- * Broad Creek – 2 lots supporting 3 Units
3009 E. Virginia Beach Blvd
2903 Bayne Ave
- * 5 Lots in Ballentine
2900-2121 Harrell Avenue
- * 3 Lots supporting up to 5 units in Willoughby
9634/38 13th View St/1283 Little Bay Ave

Property Address	Minimum Bld	Assessed Value	Neighborhood	Corner Lot	Zoning	Flood	GPIN	Plan Type
2900 S. Cape Henry	\$30,000	\$74,000	Ballentine	Yes	MF-NS	X (Low-Mod)	148001461	Cottage
2904 S. Cape Henry	\$30,000	\$74,000	Ballentine	No	MF-NS	X (Low-Mod)	1448002414	Cottage
2908 S. Cape Henry	\$30,000	\$74,000	Ballentine	No	MF-NS	X (Low-Mod)	1448002456	Cottage
2912 S. Cape Henry	\$40,000	\$81,400	Ballentine	Yes	MF-NS	X (Low-Mod)	1448003409	Cottage
2121 Harrell Ave	\$40,000	\$81,400	Ballentine	Yes	MF-NS	X (Low-Mod)	1448003349	Cottage
2903 Bayne Ave	\$80,000	\$63,000	Broad Creek	Yes	PD-BCR	X (Low-Mod)	1447083814	SF detach
3009 E. Va.Bch. Blvd	\$120,000	\$127,400	Broad Creek	Yes	SF-T	X (Low-Mod)	1447171654	SF detach
9634 13 th View St	\$75,000	\$86,700	Willoughby	Yes	R-C	AE (High Risk)	1521981668	Townhome
9638 13 th View St	\$75,000	\$86,700	Willoughby	No	R-C	AE (High Risk)	1521981763	Townhome
1283 Little Bay Ave	\$50,000	\$60,700	Willoughby	No	R-C	AE (High Risk)	1521982628	Townhome



Transformation Updates

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.

Transformation

Young and Calvert
Master Developer Short
Listed

Modular Awarded
\$100,000 from HRPDC

Sykes GC Selected
Breedon

Repositioning/Transformation		
Request for Qualifications for Developers	Issued RFP to Bench for Master Developer for Young and Calvert Project -Award in May for Master Planning Effort	Short Listed
Planned Projects		
Sykes RAD Conversion/LIHTC Renovation	Preparing for April LIHTC Submittal, RFP for General Contractor	Contractor selected/LIHTC app submitted
Partrea AD Conversion/LIHTC Renovation	in Design- January 2026 LIHTC submittal	in-process
Broad Creek	Pursuing RAD/Section 18 Broad Creek Bowling Green II and Bowling Green III	in-process
Moton Circle	Submitted Warehouse demolition plans to Site Plan, Development plan submitted to City Site Plan review	in-process
Preparing Single Family Lot RFP	Assembling RFP-include lots in Ballentine, Broad Creek, Willoughby	out
Modular RFP	Modular Demonstration Project - Awarded \$100,000 from Hampton Roads Planning District Commission	in-process
Young Terrace and Calvert Square- Planning	Resident master Planning2nd Stakeholder Meetings held March 26 & 27th	on-going
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

Young Terrace and Calvert Square Master Planning



Transformation Young and Calvert Master Planning

SCHEDULE

February 26-27, 2025

Introduction to Community Planning Process

March 1, 2025

Resident Community Forum

March 26-27, 2025

Building Blocks of a Neighborhood

April 30 - May 1, 2025

Planning Opportunities and Challenges

July 2025*

4-Day Design Workshop

August 2025*

Follow-up Community Meeting

* Dates are tentative and could change



COMMUNITY ENGAGEMENT PROCESS

February

Introduction to Community Planning Project

- Getting to know residents
- Listening to concerns

March

Building Blocks of a Neighborhood

- Planning Components
- Discussion of upcoming Design Workshop

April/May

Planning Opportunities and Challenges

- Review of Building Blocks
- Additional Planning Terms
 - Infrastructure: Utilities, Flood Zones and Stormwater Management
 - Phasing, Timeline, Density, Zoning, mixed-use, mixed-income
- Get Excited about Design Workshop

June

4 Day Design workshop

FINDING BALANCE



BUILDING BLOCKS

- People
- Buildings
- Streets
- Open Spaces and Amenities



PROGRAM

- Program goals for YT/CS
- Density and mixed-type neighborhoods



INFRASTRUCTURE

- Stormwater management
- Parking

Goals for Tonight:

- **Continue to learn about site planning concepts:**
Finding balance in planning challenges and opportunities
- **Hear from the community:** Think about your neighborhood works now and the in the future
- **Imagine Our Future:** What is your vision?



Design and
Construction
Management
Major Projects
Elevators Sykes and
Partrea
Oakleaf Forest
Improvements
Sykes, Partrea A&E

Design and Construction Projects

DESIGN AND CONSTRUCTION MANAGEMENT DEPARTMENT PROJECT STATUS

PROJECT LOCATION	SCOPE OF WORK	CONTRACTOR	COST	COMPLETION DATE	% Complete
Diggstown	Site Improvements	TBD	TBD	TBD	0%
Hunter Square	Hunters Square Parking Lot Upgrades/Fire Door	ABAP LLC	\$ 63,653.12	4/15/2025	5%
Hunters Square	825 Goff Street ADA Shower Upgrades (H1081)	ABAP LLC	\$ 148,762.80	3/28/2025	95%
Mission College	Stairway Replacement	Virtexco Corporation	\$ 1,024,000.00	10/31/2025	5%
Oakleaf Forest	1828 Greenleaf Dr. Bungalow ADA Conversion (H1084)	Dominion Builders Contracting Inc.	\$ 149,929.45	5/11/2025	60%
Oakleaf Forest	1851 Greenleaf Dr. Bungalow ADA Conversion (H1084)	Dominion Builders Contracting Inc.	\$ 149,929.45	5/11/2025	60%
Oakleaf Forest	Electrical Meter Box & Panel (I0007)	L&M Electric & Plumbing LLC	\$ 590,950.00	6/1/2025	100%
Oakleaf Forest	Oakleaf Tree Trim and Removal	ABAP LLC	\$ 41,295.48	3/30/2025	100%
Oakleaf Forest	ADA Unit Site Work-Concrete Ramp, Sidewalk, etc. (H1090)	P&M Construction	\$ 54,005.85	3/24/2025	100%
Oakleaf Forest	Window and Roof Replacements Phase I (H1062)	Dominion Builders Contracting Inc.	\$ 2,185,000.00	5/29/2025	93%
Oakleaf Forest	Greenleaf Dr. ADA Bungalow Rails	ABAP LLC	\$ 30,112.47	4/15/2025	100%
Oakleaf Forest	HVAC Duct Work Replacement	TRADE GROUP/VARIOUS CONTRACTORS	VARIES	ONGOING	25%
Oakleaf Forest	1786 Greenleaf Dr. Fire Damage Unit (H1091)	Powermovement General Contractors	\$ 138,940.45	3/28/2025	90%
Oakleaf Forest	1828 Greenleaf Dr. Installation of 2ton Heat Pump W10kw strips(H1083)	Comfort Systems of Virginia Inc.	\$ 16,572.00	3/11/2025	100%
Oakleaf Forest	1830 Greenleaf Dr. Installation of 2ton Heat Pump W10kw strips (H1083)	Comfort Systems of Virginia Inc.	\$ 16,572.00	3/11/2025	100%
Oakleaf Forest	1714 Greenleaf Dr. 2 ton Fan coil unit, condenser, and TXV	Comfort Systems of Virginia Inc.	\$ 7,135.00	4/28/2025	0%
Oakleaf Forest	1767 Greenleaf Dr. 2 ton Fan coil unit, condenser, and TXV	Comfort Systems of Virginia Inc.	\$ 7,135.00	4/28/2025	0%
Oakleaf Forest	Window and Roof Replacements Phase II(I0022)	CarmelFJ Co.dba KBC	\$ 1,982,000.00	12/3/2025	5%
Oakleaf Forest	1830 Greenleaf Dr. Bungalow ADA Conversion (H1081)	ABAP LLC	\$ 146,091.89	5/11/2025	25%
Oakleaf Forest	1947 Greenleaf Dr. 2 ton Fan coil unit, condenser, and TXV	Comfort Systems of Virginia Inc.	\$ 7,135.00	4/15/2025	50%
Oakleaf Forest	1891 Greenleaf Dr. 2 ton Fan coil unit, condenser, and TXV	Comfort Systems of Virginia Inc.	\$ 7,135.00	4/15/2025	50%
Oakleaf Forest	1851 Greenleaf Dr. 2ton System Repl.	Comfort Systems of Virginia Inc.	\$ 16,707.00	4/10/2025	60%
Oakleaf Forest	1786 Greenleaf Dr. Condenser, fan coil, fan coil case cabinet repl. (H1083)	Comfort Systems of Virginia Inc.	\$ 16,357.00	4/15/2025	90%
Oakleaf Forest	1786 Greenleaf Dr. Ductwork (H1083)	Comfort Systems of Virginia Inc.	\$ 8,790.00	4/15/2025	90%
Oakleaf Forest	1786 Greenleaf Dr. Additional Ductwork (H1083)	Comfort Systems of Virginia Inc.	\$ 3,223.00	4/15/2025	90%
Oakleaf Forest	1773 Greenleaf Dr. 2 ton Fan coil unit, condenser, and TXV	Comfort Systems of Virginia Inc.	\$ 7,135.00	4/15/2025	100%
Partrea	Elevator Upgrades and Additions (H1044)	VIRTEXCO	\$ 4,642,000.00	7/18/2025	60%
Sykes	RAD Conversion	Breeden-Report Separate Trades	TBD	TBD	0%
Sykes	Eleveator Upgrades and Additions (H1049)	VIRTEXCO	\$ 1,986,000.00	9/15/2025	55%
Various Sites	Door Entry System	Lunquist and Assoc. Integrated Systems	\$ 117,789.45	4/15/2025	5%
Various Sites	Youngs Terrace Boys and Girls Club Fire Alarm and Security System	Lunquist and Assoc. Integrated Systems	\$ 69,013.49	5/25/2025	45%

Design and Construction Projects



Design and
Construction
Management

Major Projects

Elevators Sykes and
Partrea

Oakleaf Forest
Improvements

Sykes, Partrea A&E

ARCHITECTURAL AND ENGINEERING PROJECTS (a&e)					
PROJECT LOCATION	SCOPE OF WORK	CONTRACTOR	COST	COMPLETION DATE	% Complete
Diggs Town	Install New Playground Equipment	Saunders & Crouse	TBD	TBD	0%
Diggstown	Site Improvements	TBD	TBD	TBD	0%
Mission College	Entrance Stairway Condition Report/Construction Admin (G1032)	Saunders & Crouse	\$ 123,675.00	8/15/2025	90%
Moton Circle	Moton Circle Development Study (G1029)	VHB	\$ 496,240.00	12/15/2025	70%
Oakleaf	Inspection Services Window and Roof Replacement Phase I (G1034)	MBP	\$ 77,716.80	12/20/2025	60%
Oakleaf	Electrical Meter Box & Circuit Panel (G1035)	American Engineering	\$ 148,438.00	5/15/2025	100%
Oakleaf	Oakleaf Forest Bungalow Conversion Proposal (G1030)	RFS	\$ 23,280.00	5/16/2025	100%
Oakleaf	Oakleaf Forest Window and Roof Replacement Phase I (G1030)	RFS	\$ 336,544.00	2/17/2026	95%
Oakleaf/Diggs	Maintenance Inspections (G1030)	RFS	\$ 30,720.00	6/19/2025	70%
Partrea	RAD Conversion (G1032)	Saunders & Crouse	\$ 477,892.80	7/26/2025	85%
Sykes	RAD Conversion (G1032)	Saunders & Crouse	\$ 563,166.00	7/26/2025	90%
Various	Elevator Project Inspections (G1035)	American Engineering	\$ 84,500.00	7/21/2025	75%
Youngs Terrace/Calvert	Youngs Terrace/Calvert Master Planning and Demolition (G1029)	VHB	\$ 1,179,140.00	6/10/2026	10%
Downtown	555 Main Street Concept Floor Plan Design (G1030)	RFS	\$ 53,560.00	4/15/2025	80%
Youngs Terrace/Calvert	Youngs Terrace/Calvert Master Planning and Demolition (G1029)	The Community Builders (TCG)/Torti Gallas	\$ 400,608	12/31/2025	20%



Commissioners' Update NRHA Board of Commissioners

Subject: Rental Assistance Programs Update

Executive Contact: Pamela B. Jones-Watford

Date: May 15, 2025

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:

Wait List Draws:

- Young Terr – 5
- Calvert - 4
- Oakleaf - 2
- Riverside Station - 1
- Origin Circle - 1
- HCV - 1
- HCV Mainstream - 1
- Crescent Square - 1
- Church Street – Homeless - 1
- Church Street – Non Homeless – 1
- Gosnold - 1
- Retreat at Harbor Point - 1
- Reunion - 1
- Market Heights – 1
- Franklin Arms - 2
- Grandy Revit (032) – 3
- North Wellington – 1

Orientations/Briefings:

- LIPH Orientations – 4 (combined for all LIPH Communities)
- PBV Briefings – 4 (combined for all NRHA PBV Programs)
- Holley Pointe – 1
- Reunion – 1
- Origin - 1
- Church Street – 2 (Homeless/Non-homeless)
- HCV/Mainstream Briefings – 2 (Combined)

- Market Heights – 1
- Riverside Station – 1
- Gosnold - 1

Housing Referrals:

- Grandy Revit 032 – 9
- Diggs Ph1 – 1
- LIPH – 12
- Reunion - 1
- St Paul Apts. – 1
- Market Heights – 4
- Riverside Station - 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 at this time.

Wait List

NRHA is accepting waitlist applications for Unity Place at Kindred for former Tidewater Gardens residents. The expectant lease up for Unity Place at Kindred is August 2025.

Voucher Case Management Update:

602 Annual reexams were completed during the month of April
 250 Interim changes were processed during the month of April
 203 Rent increases were processed during the month of April
 61 Transfer moves were processed during the month of April
 12 Port-ins were processed during the month of April
 8 Port-outs were processed during the month of April
 38 New Admissions were processed during the month of April

There has been a table at all of the Calvert Square and Young Terrace resident meetings with a plethora of information for the residents regarding the HCV Program. We entertained questions from the residents on the program.

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. The inspectors have been educating landlords and HCV participants on the new requirement for hardwire or 10-year no rechargeable sealed, tamper-resistant smoke alarms.

Completed inspections for the month of March.

Biennials	Initials	Complaints	QA	SRAP	TOTAL
455	128	25	8	9	625

Landlord Outreach

We continue to market for new properties in the city of Norfolk to lease to voucher holders. There were 14 new landlords in April that leased to voucher holders.

Phone calls to landlords inviting them to offer their property for the HCV Program – (11)
 Email Blast: Rent Café /Yardi – 502

Phone calls to landlords inviting them to offer their property for the HCV Program – cold Calls (9)

Landlord Mailings/Package Information – 20

Referral listing add-ons – 22

New Landlords - 9

Landlord Orientation Attendees – 7

New Standing Partner - 2

Ten (7) HCV Brochure Placements respectively –Coaster Coffee Shop, The High Cup Coffee Shop, East Ocean View Recreation Center

PROJECT BASED VOUCHERS UPDATE

Project Based Voucher Future Obligations (Non-RAD)

Complex Name	Location	Number of PBV's Obligated
Woods at Yorktown	Yorktown	6
Broad Creek Resyndication Phase 1	Norfolk	121
Ansell	Portsmouth	5
Cross Creek NC	Portsmouth	8
Block 17 Apartments (CNI)	Norfolk	23
Block 18 Apartments (CNI)	Norfolk	25
Cross Creek Rehab	Portsmouth	8
TWG A1 Apartments on site Tidewater CNI	Norfolk	73 AHAP Executed
Seventy-Eight @ St. Paul Scope Lot?	Norfolk	8
Gosnold II Apartments	Norfolk	20
TWG B1 Apartments	Norfolk	14
TWG B2 Apartments	Norfolk	45
TWG B3 Apartments	Norfolk	19
Gosnold II Apartments	Norfolk	60
Total		435

Emergency Housing Vouchers

The Emergency Housing Voucher (EHV) program provides a significant opportunity for Public Housing Authorities (PHAs), Continuums of Care (CoCs), and Victim Service Providers (VSPs) to develop collaborative partnerships and strategies that effectively address the needs of vulnerable populations in their communities. EHV's are to assist individuals and families who are experiencing homelessness; at risk of homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having a high risk of housing instability.

All persons that receive an EHV are not drawn off of any of the regular wait list. Per HUD regulations NRHA must only accept referrals for EHV's directly from the CoC's CE System or other partner referral agencies.

In the collaboration between NRHA and the CoCs the roles and responsibilities are: CoCs and VSPs are responsible for the following:

- Assessing eligible households for EHV and services, if needed.
- Referring eligible households to the PHA for EHV.
- CoCs may also assist referred households in completing and obtaining necessary documentation for the EHV application process.

NRHA is responsible for all the HA administrative responsibilities for the EHV program in accordance with the EHV Operating Requirements Notice and the applicable HCV program regulations, including but not limited to:

- Reviewing applications for EHV, certify program eligibility, and conducting annual recertifications for continued eligibility.
- Determining that the unit meets Housing Quality Standards and approving units for leasing and contracts.
- Determining amounts and paying Housing Assistance Payments to landlords on behalf of the participants.
- Explaining and providing information about program policies and procedures to current and prospective landlords and participants.
- Monitoring program performance and compliance of participants and owners.

Portability, one of the key benefits of the Housing Choice Voucher program is the ability to move and for program participants to bring their voucher with them to any community in the United States as it allows participants to relocate for better jobs, schools, security, or to be closer to loved ones.

The PHA that issues the voucher is called the **initial PHA**. The PHA that has jurisdiction in the area to which the family wants to move is called the **receiving PHA**.

The receiving PHA has the option of administering the family's voucher for the initial PHA or absorbing the family into its own program. Under the first option, the receiving PHA provides all housing services for the family and bills the initial PHA for the family's housing assistance payments and the fees for administering the family's voucher. Under the second option, the receiving PHA pays for the family's assistance with its own program funds, and the initial PHA has no further relationship with the family. The initial PHA must contact the receiving PHA via email or other confirmed delivery method to determine whether the receiving PHA will administer or absorb the initial PHA's voucher. Based on the receiving PHA's response, the initial PHA must determine whether they will approve or deny the portability request.

PHAs commonly act as both the initial and receiving PHA because families may move into or out of their jurisdiction under portability. Each role involves different responsibilities. In administering portability, the initial PHA and the receiving PHA must comply with financial procedures required by HUD, including the use of HUD-required forms

PHAs must also comply with billing and payment deadlines. HUD may reduce an administrative fee to an initial or receiving PHA if the PHA does not comply with HUD portability requirements.

FUTURE ACTION

HOTMA, we are actively preparing for the programmatic changes the Housing Opportunity Through Modernization Act of 2016 which amends several sections of the United States Housing Act of 1937, bringing forward substantial changes and reforms to the programs.

Yardi Implementation, several weekly meetings and trainings are held to prepare for the implementation of the Yardi software. It is our goal to have all reexams completed through July as our legacy Elite system will be down in May. We are preparing to market the new software to our program participants and landlords so that they will be ready for the "Rent Café" feature which will give them the ability to upload documents, complete reexams, and have greater communication opportunities with our team members.

Rent Café Email Blast Metrics

Emails sent 21,423
Bounced 1,127
Delivered 20,296
Opened 7,888
Mobile Opens 1%
Desktop Opens 99%
Open rate 39%

Landlord Forum

Planning for a Landlord Forum June 11, 2025 at the Jordan-Newby Anchor Branch Library at Broad Creek.

In addition to NRHA staff presenting at the forum the following outside presenters have been confirmed:

- Melissa Bonfiglio – Managing Attorney Legal Aid – Update on the Virginia Residential Landlord and Tenant Act
- Michael Steverson – Warrant Realty – Tenant Screening
- Patti Robertson – Hampton Roads Landlord Association – 50 Landlord Mistakes

Program Overview	
Total Vouchers	4,336(HAP Paid)
Tenant Based Vouchers	3,394
Project Based Vouchers (PBV)	404
RAD PBV	563
Outgoing Payable Portables	70
Vouchers Issued	16
New Vouchers Searching	35
New VASH Vouchers Searching	19
New VASH port-in Searching	18
SRAP Certificates Searching	4
VASH referrals received	4
Port-Ins Received	5
Port-Ins Searching	22
End of participations	31
Households with zero income	172 (24 PBV)

Special Purpose Vouchers

Vouchers Totals	Allocation	Previous Month	Current Month
VASH vouchers	168	151	156
VASH vouchers (Port-In)		26	20
NED vouchers	225	153	151
Homeownership voucher(s)	open	14	15
Homeownership voucher VASH	Open	1	1
SRO (Gosnold Mod Rehab)	60	56	56
Main Stream	40	20	20
Park Terrace	47	25	25
Tidewater Gardens TPV	312	259	255
FYI TPV	10	4	3
Scattered Sites	15	2	2
Emergency Housing Vouchers	63	57	56
SRAP (NOT IN TOTAL)	70	67	65

Project Based Vouchers (RAD NRHA Owned)

NRHA Owned RAD Property	Total Units	Previous Month	Current Month
Grandy Village 092	16	13	13
Grandy Village 032	275	219	217
Grandy Rev NT	4	4	3
North Wellington	25	21	20
Franklin Arms	100	95	97
Diggs Town	222	210	213
Total	642	562	563

Project Based Vouchers (Non-RAD)

Project Based Voucher	Total Units	Previous Month	Current Month
Crescent Square (Virginia Beach)	10	7	7
Heron's Landing (Chesapeake)	6	6	6
South Bay (Portsmouth)	6	6	6
Cottage Bridge (Norfolk) NRHA Owned	47	44	44
Banks of Berkley (Norfolk)	5	3	4
Church Street Station (Norfolk)	70	64	66
St. Paul's Apartments (Norfolk)	13	11	11
Grandy VI (Norfolk) NRHA Owned	70	61	59
The Retreat at Harbor Pointe (Norfolk)	50	45	44
The Ashton	7	7	7
Holley Pointe	5	5	4
Riverside Station/ Curlew Apartments	23	23	23
Market Heights Apartments (CNI)	41	37	37

Reunion Senior Housing (CNI)	24	24	24
Origin	37	37	37
Aspire (Leased but not in HAP totals)	21	21	21
Aspire ForKids	5	4	4
Total	358	406	404

HCV 50058 Certification for April 2025

Housing Vouchers

Count of Certification Type	
Certification Type	Total
Annual HQS Inspection Only	391
Annual Reexamination	602
Annual Reexamination Searching	7
End Participation	2
Expiration of Voucher	3
FSS/WtW Addendum Only	19
Historical Adjustment	1
Interim Reexamination	250
Issuance of Voucher	26
New Admission	38
Portability Move-in	12
Portability Move-out	4
Port-Out Update (Not Submitted	8
Void	45
Grand Total	1408

Annual Reexamination	602
Annual Reexamination Searching	7
Interim Reexamination	250
Total	859

NRHA Managed Voucher Properties

Count of Certification Type	
Certification Type	Total
Annual HQS Inspection Only	1
Annual Reexamination	62
Interim Reexamination	15
New Admission	3
Void	6
Issuance of Voucher	1
End Participation	3
Expiration of Voucher	1
(blank)	
Grand Total	92

JOIN US FOR NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY'S

HOUSING CHOICE VOUCHER LANDLORD FORUM



June 11, 2025



10:30 am - 5:00 pm



Jordan-Newby Anchor Branch
Library- 1425 Norchester Ave, 23504

10:30 AM

DOORS OPEN

11:00 – 12:15 PM

**REGISTRATION, LUNCH,
NETWORKING**

12:15 – 5:00 PM

PROGRAM



**PLEASE JOIN US FOR THIS FREE EVENT THAT INCLUDES
BOXED LUNCH AND FREE PARKING**

SEATING IS LIMITED RSVP BY JUNE 9



For more information or to register, call Denise Wilson, NRHA's Housing Choice Voucher
Landlord Liaison, at (757) 314-2022.



Commissioners' Update

NRHA Board of Commissioners

Subject: Property Management Update

Executive Contact: Brenda Fleming

Date: May 8, 2025

BACKGROUND

Updates as of 4/30/2025

STATUS

The property management team has been focused on several key areas, and the numbers reflect some solid efforts in January.

Here's a breakdown based on our efforts:

- **Call Center Closing Ratio:** 80%. The team has worked diligently to close the large number of work orders that has come in within the last few months.
- **Total Work Orders:** The 1301 work orders across all communities reflects ongoing maintenance or issues being addressed within the communities. This is an increase from the previous month of 1266.
- **Occupancy Rate:** 92% is pretty solid for the month, especially with the 21 new admissions. It shows that the leasing efforts are making a noticeable impact. Our lease-up focus will continue to push for 96% occupied throughout our portfolio.

We will continue to focus on growing occupancy and ensuring quality service for our residents through the work orders.

Attachments and Handouts

Housing Operations Public Housing Programs

21

New Admissions

91.63%

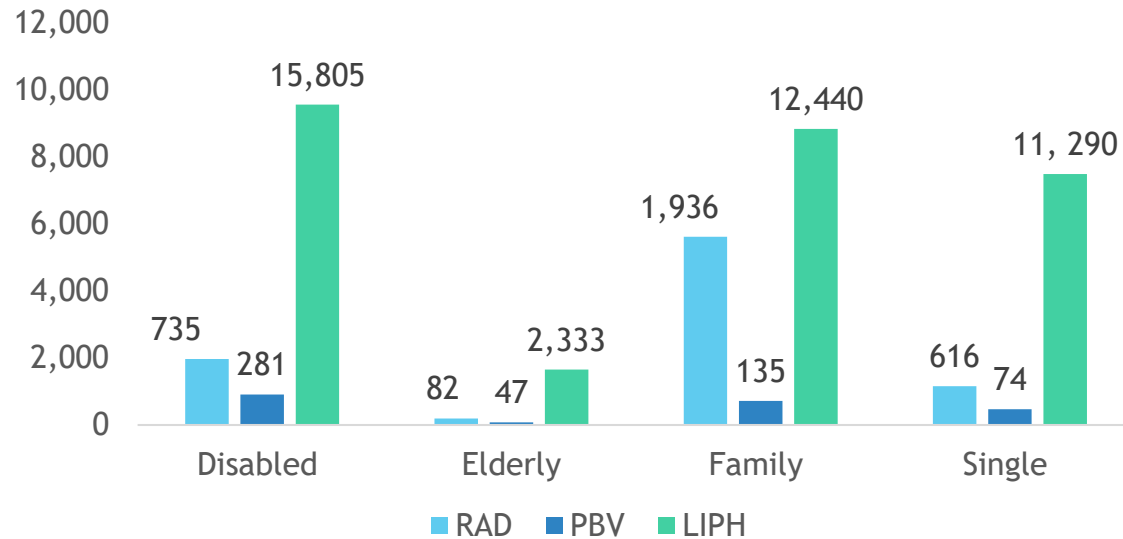
Occupancy

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

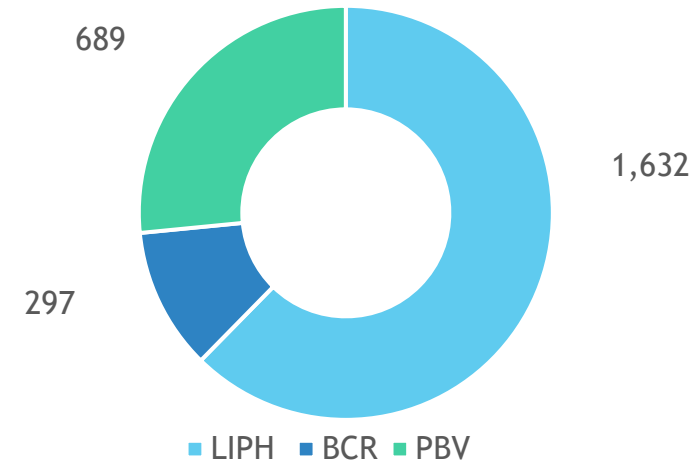
Occupied Units by Community

Community	Total Units	Units Occupied	Percentage
Diggs Town	103	96	93.20%
Young Terrace	746	652	87.40%
Calvert Square	310	274	88.39%
Oakleaf Forest	257	243	94.55%
Partrea Midrise	114	114	100.00%
Huntersquare	91	88	96.70%
Bobbitt Midrise	84	82	97.62%
Sykes Midrise	84	83	98.81%

Applicants on the Waitlist



Occupied Units by Program

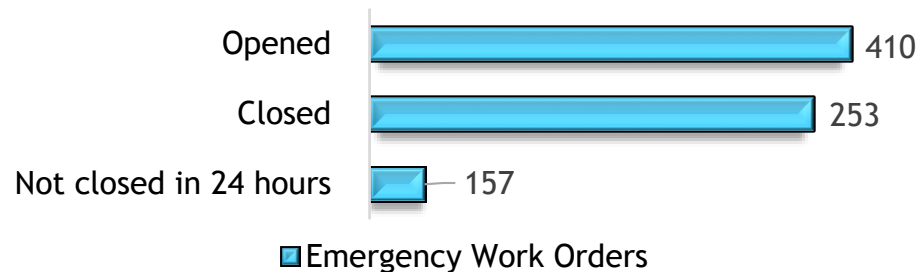


Housing Operations Public Housing Programs

Emergency Work Orders by Zones

Zone 1	Opened	Closed	Not Closed in 24 hrs.	% Completed
Oakleaf Forest	83	82	1	98.80%
Partrea Apartments	9	9	0	100.00%
Bobbitt Apartments	10	10	0	100.00%
Sykes Apartments	20	16	4	80.00%
N. Wellington	0	0	0	100.00%
Grandy Village	45	38	7	78.95%
Total Per Zone:	167	155	12	92.81
Zone 2	Opened	Closed	Not Closed in 24 hrs.	% Completed
Diggs Town	13	12	0	100.00%
Young Terrace	191	49	142	25.65%
Calvert Square	18	15	3	83.33%
Hunter Square	1	1	0	100.00%
Franklin Arms	12	12	0	100.00%
Cottage Bridge	0	0	0	100.00%
Diggs Town Phase 1	8	8	0	100.00%
Total Per Zone:	243	98	145	40.33%

Total Emergency Work Orders

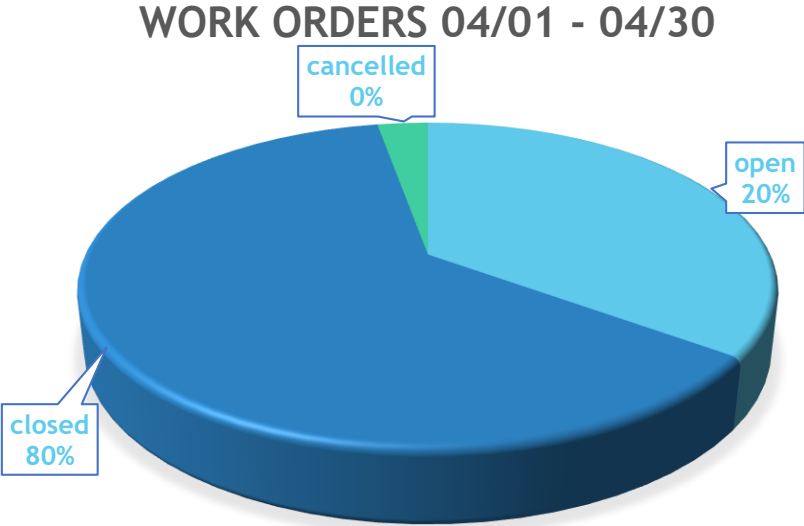


Move Out Report

Reason for Vacating Unit	Count
Unit Transfer	43
Moved to HCV	6
Moved to PBV	7
Rented Elsewhere	34
Home Ownership	1
Medical	7
Deceased	11
Skipped Out	13
Eviction	3
Criminal Activity	1
Moved Prior to Eviction	1

Housing Operations
Call Center Statistics
Calvert Square, Oakleaf Forest and Young Terrace

4/1/2025 – 4/30/2025 FMD Call Center	
1,301 Total Work Orders	
open	256
closed	1045
cancelled	0





Commissioners' Update

NRHA Board of Commissioners

Subject: Client Services Update

Executive Contact: Julius Norman

Date: May 15, 2025

BACKGROUND

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 delivering tailored services and resources that address specific needs of the community, enhanced transportation and training opportunities while fostering a sense of shared responsibility and empowerment among residents.

STATUS

Client Services continues its pursuits to bring restorative activities through active participation and inclusivity of residents. Encouraging everyone to get involve and listen to their ideas and creating safe places where everyone feels welcome. By implementing restorative activities, we can help build stronger, more connected, and vibrant communities.

FUTURE ACTION

- Creating a Resilience Center in Diggs Town



FY2025

CLIENT SERVICES DEPARTMENT IMPACT REPORT: APRIL 2025



Executive Summary

In **April**, the **Client Services Department** continued its efforts to strengthen partnerships and diversify funding for resident services. The Department received **\$300,000** from the Department of Criminal Justice for their Youth Engagement programs aimed at promoting safety within communities. Additionally, 2 grant applications focusing on digital literacy and supportive services for seniors were submitted. In collaboration with the Food Bank, the **Golden Harvest Mobile Market** will launch in June, delivering fresh and nutritious food directly to seniors residing in NRHA's senior communities. A resident meeting was held at Calvert Square to provide updates on Serving while Planning which included information on redevelopment efforts and resident services.

Service Highlights:

- **314 residents** are enrolled in the Family Self-Sufficiency Program; 207 are currently employed and 156 residents maintain an escrow balance (**avg. \$4,792**). There has been an increase in residents participating in educational programs, with 11% of FSS participants engaged in higher learning programs. Financial literacy classes have resumed in NRHA's communities featuring interactive workshops that teach residents wealth building strategies. April success stories include 1 FSS participant who graduated and is now pursuing employment in the maritime industry.
- **3,343 participants** engaged in youth programs. **April events** included the **"Young Ladies in STEM"** program provided in collaboration with Norfolk State University. Participants explored several STEM-related sites, including Paradise Creek Park, Ryan Resilience Lab, and the Learning Barge at Elizabeth River Park, promoting interest in STEM. Youth had the opportunity to tour two universities including Hampton University and Norfolk State University. Additionally, 3 scholarships were awarded including a scholarship to Old Dominion University, valued at \$20,000, and 2 \$1,000 scholarships provided by NRHA. 65 youth participated in the Spring Break Camp which focused on health, wellness, and the development of positive communication skills.
- **10,997 residents** engaged through Community Affairs. In **April**, ongoing nutritional support efforts served 1800 residents through Mercy Chefs, 746 residents through the Food Bank and 233 residents through Isabella Health Foundation. A new collaboration with Salvation Army was initiated providing 154 meals to residents. Ongoing service efforts to support aging in place continued through partnerships with Tidewater Arts Outreach, Smile Breathe, Move Fitness, Senior Services of SE Virginia and Jencare to provide arts and fitness classes. Voter education continued, with residents having the opportunity to meet the current Norfolk Commonwealth Attorney, Ramin Fatehi. Transportation assistance continued through a partnership with Agape Tours, and an expungement clinic was provided in conjunction with the Legal Aid of Norfolk.
- **162** residents engaged in Workforce Development Training initiatives designed to secure new employment opportunities and increase annual earnings.

SERVICE ANNOUNCEMENT

- June 12, 2025 – Youth Flag Football Camp at Southside STEM Academy



Commissioners' Update NRHA Board of Commissioners

Subject: Department of Communications and Intergovernmental Relations

Executive Contact: Leha Byrd

Date: May 15, 2025

BACKGROUND

STATUS

Media Relations

[Empowering homeownership: Norfolk program offers \\$60,000 for new buyers](#) – WTKR

[Norfolk housing authority program helps first-time home buyers](#) – WAVY

[Norfolk assistance program goes viral with \\$60,000 for potential homebuyers](#) –WVEC

[NRHA program helps first-time home buyers](#) - YAHOO

The DMV Daily's Post



The DMV Daily is in Norfolk.

April 16 at 9:58 PM · 🌐

...

Eligible homebuyers in Norfolk, VA can receive up to \$60,000 in down payment and closing cost assistance — with no repayment required if certain conditions are met.

To qualify, buyers must:

- Purchase a home within Norfolk city limits
- Use the home as their primary residence
- Live in the home for at least 10 years
- Not rent out the property during that time

After 10 years, the full amount is forgiven, giving homeowners immediate equity and a rare chance to build long-term wealth through stable homeownership.

Learn more: nrha.us/housing/homeownership



96.3 The Lou's Post



96.3 The Lou

April 19 at 1:40 PM · 🌐

🏠 Norfolk, VA is offering eligible first-time homebuyers up to \$60,000 in down payment and closing cost assistance—no repayment required if you stay in the home for 10 years and don't rent it out.

📍 Must buy within city limits.

👤 Income-based eligibility.

🔗 Apply via Norfolk Redevelopment & Housing Authority: nrha.us/housing/homeownership

#NorfolkHomeownership #DownPaymentHelp #NRHA #HousingEquity

📷 Credit: Getty Images



Would you move to Virginia for up to \$60K

Website Additions

- > [Maury Honor Student Awarded \\$20,000 E.L. Hamm/NRHA Scholarship](#)
- > [NRHA Partners with South Hampton Roads United Way for Young, Calvert Redevelopment](#)
- > [NRHA Real Estate, HCV, Development Teams Present for Young Terrace, Calvert Square Redevelopment Meetings](#)
- > [Accepting Applications for Unity Place at Kindred – Former Tidewater Residents Only](#)
- > [The Latest Phase of St. Paul's Transformation, Kinship at Kindred, Kicks Off with Groundbreaking](#)

FUTURE ACTION

- Promotion of Homeownership Forum (Working with development department)
- Adding Thriving Families program to our website under Client Services and promotion of "[May Days](#)."
- Update of [St. Paul's Area Transformation Page](#)

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COMMISSIONERS' MONTHLY CONTRACT REPORT –
Meeting Date: May 8, 2025

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

April, 2025

New contracts issued between \$30,000 and \$99,999:	<i>Contract Ceiling</i>	A	B	C
1. PO-68696– Southern Refrigeration (Majic Paks)	\$43,335.68	G		FF

New contracts issued for \$100,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. I0029 – Carr Contracting Services (Unit Turns)	\$250,000.00	O	M	IF

New task orders issued for \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. H1081 – TO 10 - ABAP LLC (Diggs Site Lights Wiring Repl.)	\$64,672.22	C	M	FF
2. H1081 – TO 8 – ABAP LLC (Hunter Square Parking Lot Upgrades and Fire Door Replacements)	\$63,653.12	C	M	FF

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

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

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

A. KEY to contract type:

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

B. KEY to ownership type, new contracts only:

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

C. KEY to Funding:

FF – Fully-Funded IF – Incrementally-Funded

**BID ACTIVITY FOR CONTRACTS \$100,000 AND ABOVE
FOR THE MONTH ENDING April, 2025**

I0029 Carr Contracting Services - Unit Turn Services

A contract for unit turn services with a not to exceed amount of \$250,000.00 was sole sourced to Carr Contractors, Inc. due to the emergent need for unit turn services.



**Anticipated Requests for Proposals,
Quotations and Invitations for Bids
May, 2025**

Project	Status	Dept
IFB, Relocation Services for Sykes Midrise RAD Project	TBD	Development
RFP, Banking Services	Evaluation	Finance
IFB, Grounds Maintenance - Bobbitt, Hunter Square, Sykes	Awarded	Property Management
RFP, Audit Services	Evaluation	Finance
RFP, Professional Legal Services	Evaluation	Executive Office
RFP, Transformation Development Partner - Master Developer	Short Listed	Development
RFP, AS Needed HVAC Services NRHA Communities	April	Administrative Services
IFB, Process Server Services	May	Property Management
RFP, Grandy Village Wetlands Maintenance	Evaluation	Property Management
IFB, As Needed Plumbing Services	April	Property Management
IFB, Sykes Midrise RAD Conversion Project	Awarded	DCM
CA, Midrise Elevator Maintenance and Repair	TBD	Property Management
RFQ, Midrise Washer and Dryer Rental and Services	Awarded	Property Management
IFB, Bed Bug Treatment Services	TBD	Property Management
IFB, Grounds Maintenance Services - Oakleaf, Diggs, Calvert, Youngs	Evaluation	Property Management
IFB, Grounds Maintenance Services - Grandy Village	Evaluation	Property Management

IFB, Pest Control Services	TBD	Property Management
<u>Recently Removed (*this section is added for continuity purposes only)</u>	↓	
RFP, 555 East Main St Property Mangement Services	In Evaluation	HCV
IFB, Process Server Services	6 Month Contract in Place	Property Management
RFP, Grant Writing Services	In Evaluation	HOME

RFP = Request for Proposal (Price + Factored Criteria)

IFB = Invitation for Bid (Price Only Criteria)

RFQ = Request for Qualifications

CA = Cooperative Agreement

Short Listed=Selected offerors have advanced to the next stages of the RFP process