



AGENDA
NRHA Commissioners' Meeting
Thursday, June 12, 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:

May 15, 2025 Board of Commissioners' Minutes

II. PUBLIC COMMENTS:

III. New Business:

- Resolution Accepting the 2025 Capital Fund Program Grant and approving the 2025 Capital Fund Annual Statement and Five-Year Plan
- Broad Creek Section 18 Disposition

IV. PRESENTATIONS:

V. EXECUTIVE DIRECTOR COMMENTS:

VI. DEPARTMENTAL UPDATES:

- Client Services Update/ Member Spotlight

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, July 10, 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 regular monthly meeting at 555 East Main Street in Norfolk, Virginia (the “City”) on Thursday, May 15, 2025.

The meeting was called to order at 9:02 a.m. by Chairman Alphonso Albert. Those Commissioners present were as follows:

Present: Mr. Alphonso Albert
 Mr. Adam Casagrande *[arrived at 9:09 a.m.]*
 Ms. Amy Chudzinski *[arrived at 9:10 a.m.]*
 Mr. Terreon Conyers
 Mr. Earl Fraley, Jr.
 Mr. Elbert Louis
 Ms. Elsie Mayo *[left at 12:00 p.m.]*
 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 the Commissioners, noting that today’s meeting includes a presentation on the audit, as well as a closed session that will cover several topics.

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I. Approval of Minutes of Commissioners’ Meetings

Chairman Albert presented for approval the minutes of the April 9, 2025 Board of Commissioners’ meeting and the April 10, 2025 Board of Commissioners’ meeting. Upon motion of Dr. Smith, seconded by Mr. Louis, the minutes of both the April 9, 2025 and April 10, 2025 Board meetings were unanimously approved by all of the Commissioners present.

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II. Public Comments

The first speaker, Raytron White, addressed the Commissioners. Before Mr. White began his remarks, Chairman Albert reminded speakers of the three-minute time limit. Mr. White stated that he works in NRHA's neighborhoods and has observed that the Tenant Management Councils are the heart and soul of each community. He claimed that legal counsel did not file the appropriate paperwork to keep the corporation in good standing, so he took it upon himself to submit the necessary fee. Mr. White commented that this is a very embarrassing situation for the Authority. *[Mr. Casagrande arrived at 9:09.]* Mr. White stated that it is unacceptable that no one introduces him to new NRHA staff members in the community, and he indicated that the only NRHA staff member who responds to his inquiries is Cori Hines. Mr. White concluded by stating that it is outrageous that no one returns his calls. *[Ms. Chudzinski arrived at 9:10 a.m.]*

Ms. Lassiter then introduced herself as a former resident of Tidewater Gardens. She asked that NRHA halt all evictions in Calvert Square and Young Terrace until the transformation process has been completed. Ms. Lassiter explained that residents are unsure of what will happen and are concerned about whether enough affordable apartments will be built to accommodate all who wish to return to the Tidewater Gardens community. She suggested that the new housing units should be constructed first so that residents will know what is available. Ms. Lassiter added that many who advocate for low-income housing do not really want to have affordable housing units in their own neighborhoods. She asked the Commissioners to be aware of the many challenges faced by residents. Ms. Lassiter recommended that the number of new affordable units constructed should equal to or be greater than the number of units demolished. She asked the Authority to grant grace to the members of its communities and recognize that they face a lot of discrimination and racism.

The next speaker, Marion Elliott, commented that a lot of people became homeless when Tidewater Gardens was demolished. She stated that no new units have been built to date despite promises that residents would be able to move back into the community. Ms. Elliott advised that NRHA should not begin the demolition process until there are new units available for move-in.

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.

Chairman Albert announced that he plans to spend two hours in the community on the Saturday before Father's Day (June 14) to hear any comments the residents may have. He invited everyone to attend to express their concerns and to engage in this dialogue.

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III. New Business

1) Resolution Adopting the Consolidated Annual Operating and Capital Budget for the Fiscal Year Beginning July 1, 2025 and Ending June 30, 2026

Demetria Johnson, Deputy Executive Director for Administration, introduced a resolution seeking approval of NRHA's FY2026 Budget (the "Budget"). She reported that the Budget is balanced, with a \$41 million increase over last year. Ms. Johnson explained that NRHA anticipated a \$10.2 million Capital Fund Grant award when preparing the Budget, but last week the agency heard that it is receiving \$10.3 million. She then gave a PowerPoint presentation for the Commissioners and noted that a copy of the presentation is included in the Board Packet. Ms. Johnson commented that NRHA is concentrating on the following goals: Goal 1 (Financial Planning and Organizational Restructuring), Goal 2 (Development Repositioning), Goal 4 (Ensure Availability and Efficient Use of Resources for HCV and Occupancy to Meet Increased Demand), Goal 6 (Enhance Asset Management), and Goal 11 (Resident Empowerment Programs); all these goals are tied into FY2026 projections. She mentioned that some of the highlights of this year's Budget include the repositioning of the Sykes midrise with a financial closing scheduled for November 2025. Ms. Johnson then reviewed the expected funding slide that has a pie chart showing anticipated sources of revenue, namely 68% from the U.S. Department of Housing and Urban Development ("HUD"), 13% from the Commonwealth, and 19% from other sources.

Mr. Casagrande inquired about the HUD funding and wondered how much of that is at risk of being pulled back in the light of current federal funding cuts. He stated that he sees this as a real concern given that NRHA is so reliant on these funds. Mr. Casagrande commented that he doesn't need an answer from Ms. Johnson right now, but wanted to raise the issue as a significant challenge that the agency may need to face.

Mr. Miller asked about the replacement reserves. Ms. Johnson responded that the funds in that reserve come from NRHA's privately managed properties. She also addressed a question that had come up earlier regarding the relative increase in this year's Budget over last and confirmed that the increase since last year is 26%. Ms. Johnson reported that for 2026 NRHA received a ROSS grant and a Family Self-Sufficiency ("FSS") grant, awards that were not received in 2025. She added that there has been an increase in use of capital funds for the Sykes midrise renovation, as well as a 21% decrease in administrative expenses due to right-sizing the agency. Ms. Johnson indicated that those savings will be allocated to resident programming.

Dr. Smith commented that the Finance Committee is pleased with the process and the changes that have been made. He explained that the budgeting process recognizes and implements the goals that the Board established at the Strategic Planning Retreat. Dr. Smith added that the Yardi conversion has also played a critical role. He observed that the decrease in administrative expenses is a result of conscious efforts to have a lean, efficient agency so that more funding goes

towards resident programming. Dr. Smith stated that the Budget will provide the framework for the ongoing dashboard that will be circulated periodically to the full Board. Mr. Fraley agreed with Dr. Smith's comments.

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

RESOLUTION 9614

WHEREAS, the expected operating income and capital funding and related expenditures for the various programs, projects and activities of this Authority for the period beginning July 1, 2025 and ending June 30, 2026 have been carefully reviewed and compiled in a consolidated budget document (the "Consolidated Annual Operating and Capital Budget"), a copy of which has been presented to the Commissioners at the April 10, 2025 Commissioner's Meeting and considered by the Commissioners at the May 15, 2025 Commissioner's Meeting; and

WHEREAS, the requested funding in the amount of \$156,601,788 is adequate to cover the proposed expenditures as set out in the budget document; and

WHEREAS, a public hearing was held on April 15, 2025 in accordance with mandated state legislature; and

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

WHEREAS, during the course of developing the FY2026 Consolidated Annual Operating and Capital Budget vacant positions deemed necessary remain in the budget; and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Consolidated Annual Operating and Capital Budget dated May 15, 2025, for the fiscal year beginning July 1, 2025 and ending June 30, 2026, is hereby determined to be an estimate of the operating income and capital funding to be received and expenditures to be incurred in the prudent operation of the administration and program activities and operation of the central offices of the Authority for the fiscal year ending June 30, 2026 and the Consolidated Annual Operating and Capital Budget as presented at the May 15, 2025 meeting, to include any modifications approved by the funding providers during the fiscal year, is hereby approved; and

BE IT FURTHER RESOLVED, that the Executive Director or his designee is hereby authorized, in his discretion, to expend during the fiscal year ending June 30, 2026, from unobligated funds in previously approved Cumulative Budgets, as shown in the Consolidated Operating Budget, such amounts in excess of currently budgeted amounts as he may deem appropriate; and

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

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IV. Presentations

Chairman Albert commented that he has asked finance staff and members of the Finance Committee to respond to questions, if any, after the Board meeting in order to be mindful of time constraints.

Mr. Simms introduced Don Jump, CPA, who is participating remotely via video. Mr. Jump provided an overview of the audit process. He explained that there are two audits: 1) the financial statements audit for which the opinion is unmodified, and 2) an audit of compliance processes, which also has an unmodified opinion. He reviewed the focus areas of the financial statements audit that includes HUD grants and noted that the audit also includes an analysis of changes year-over-year. Mr. Jump mentioned that there are many footnotes; the most important are Note 1, which includes the component units and accounting policies that were adopted, and the footnote related to lease receivables. He reported that the audit did not identify any internal control deficiencies or material weaknesses, which is a good sign. Mr. Jump observed that every year a few major programs are selected to be audited; the programs chosen this year are Low Rent Public Housing and Capital Funds. He added that the auditors also look at compliance and proper internal

controls. Mr. Jump reported that no significant deficiencies or material weaknesses were found in these areas.

Mr. Jump stated that forty Housing Assistance Payments (“HAP”) files were randomly selected for the audit and, out of the forty, there was only one incorrect HAP subsidy calculation, for which the auditors have recommended a remedy. He reviewed future GASB statements that will impact the audit process, noting that none will pose any difficulties, but will just require additional disclosures. Mr. Jump thanked the NRHA staff members who assisted with the audit this year.

Mr. Louis asked for more information about the HAP file that had a subsidy calculation error. Mr. Jump explained that his staff looks at how the HUD subsidy was calculated for each household based on the family’s income and the size of the unit. He stated that, with regard to the issue that was found, his recommendation was for a second staff member to review the calculation to ensure accuracy. Mr. Jump added that the error was fairly insignificant when looking at the dollar amount at stake, but he commented that HUD has very strict standards and the auditors are required to report any errors. Chairman Albert thanked Mr. Jump for his informative presentation.

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V. Executive Director Comments

Mr. Simms thanked the Board for approving the Budget, noting that it is a critical aspect of the agency’s operations and reflects NRHA’s commitment to serve and to invest in its residents. He commented that mobility is essential, and the Authority is very focused on expanding housing options and making sure that residents are prepared for, and supported throughout, any moves. Mr. Simms indicated that NRHA is reprogramming dollars to expand this focus. He added that the agency has developed a strategy to transform its existing midrises, starting with Sykes and Partrea, followed by Hunter Square, Bobbitt, and Franklin Arms. Mr. Simms acknowledged the importance of the redevelopment of Calvert Square and Young Terrace and commented that it involves more than addressing the renovation of the physical buildings. He emphasized that NRHA needs to make sure its residents are able to live where they want to live, rather than residing where they have to live because they have no other choice.

Mr. Simms reported that NRHA is introducing a more competitive pay scale and new positions to attract new employees and retain existing talent within the agency. He mentioned that NRHA is also focusing on advocacy at both state and national levels. Mr. Simms referred to Mr. Casagrande’s earlier comments and agreed that it is important for the Authority to diversify its sources of funding. Mr. Simms cited as an example accessing available funding at the state level to help finance the replacement of older housing units. He indicated that NRHA staff is working

to improve the waitlist process to make it easier for residents to submit their eligibility documents and get recertified.

Mr. Simms announced that NRHA and the Chicago Redevelopment Housing Authority have the highest affordable housing scores in the country. He observed that NRHA is currently participating in local discussions to address housing issues in Norfolk. Mr. Simms stated that, with respect to the St. Paul's transformation, NRHA is updating information on its website regarding ongoing meetings and redevelopment activities. He noted that NRHA is only required to track residents through one move.

Mr. Fraley asked about the FSS and ROSS funding. Mr. Simms stated that all of those funds support resident services. He explained that FSS is designed to encourage upward mobility by helping residents increase their income without having to pay additional rent.

Mr. Louis asked about the website update and NRHA's collaboration with the City. He specifically asked how NRHA plans to coordinate its online informational efforts with the City. Mr. Simms responded that NRHA's website has a tab for the St. Paul's transformation that is updated on a regular basis. He stated that the City has its own St. Paul's website and NRHA is planning to work with City staff to ensure that the information on both websites is kept up-to-date.

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VI. Departmental Updates

Administration: Ms. Johnson commented that staff has been busy with Yardi training and working to finalize the Budget. She reported that Human Resources staff members are testing the tools for online Yardi training that will be rolled out soon. Ms. Johnson indicated that a compensation study is being conducted in two phases; Phase 1 of the study has been completed and Phase 2 will take place in June. She also stated that cameras have been installed for the receptionist at Young Terrace so she can see who is at the front door, and staff computers have been updated so that everyone is able to access information on the NRHA intralink.

Ms. Johnson observed that the agency's recent reorganization included moving the real estate staff to the 13th floor, and the Property Management and Housing Choice Voucher staff members to the 15th floor, to keep the respective team members together in designated spaces in the building. Mr. Louis asked who is left at 910 Ballentine. Ms. Johnson responded that the Ballentine facility now only houses the auto shop.

Public Housing: Brenda Fleming, Director of Property Management, stated that her staff members focus on trust and accountability. She reported that the department's primary goal is to meet families where they are. Ms. Fleming indicated that her team is working with families who have an outstanding rent balance to help them access resources and enter into repayment

agreements as needed. She commented that the Yardi conversion is very exciting and will provide residents with more options and better accessibility; training is ongoing. Ms. Fleming explained that the conversion is currently in a “blackout period” while the information is transferred from one platform to the other.

Ms. Fleming mentioned that her staff continues to be diligent with work orders; of the 1,301 work orders received in April, 1,100 were successfully closed. She noted that approximately 40% of work orders have to do with plumbing issues. Ms. Fleming emphasized that ongoing training is a critical element of staff growth. She stated that NRHA has hired a third-party consultant to assess the staff and provide the training needed to improve customer service.

Dr. Smith asked when Yardi will be officially “live.” Ms. Fleming responded that July 1 is the target date. Dr. Smith then asked how NRHA will measure the success of this program. Ms. Fleming noted that it is a new system, so there is bound to be some hesitance to use it, especially among residents of the senior midrises. She commented that NRHA is addressing this potential issue by providing extensive training for all residents to help them become familiar with the online services. Ms. Fleming reported that Client Services staff members are assisting with this training. Dr. Smith asked about the specific metrics that will be used to measure success. Ms. Fleming explained that, with Yardi, NRHA will be able to see how many recertifications have been submitted and can clearly tell which are outstanding; staff will have rent information in real time, and will be able to see the number of outstanding work orders immediately.

Mr. Louis also inquired about Yardi and the timeline by which Ms. Fleming will be able to come back to the Board to let them know how well the system is working. Mr. Simms commented that the system goes “live” on July 1 of this year, but will continue to be implemented throughout FY 2026. He explained that there will be ongoing reviews both internally and in the communities to evaluate the efficiency of the program, as well as the satisfaction of residents with the new system. The system will be evaluated throughout FY 2026.

Chairman Albert noted that for many years NRHA has been the largest public housing authority in Virginia. Mr. Simms confirmed that this is still the case. Chairman Albert observed that it would be easy for NRHA staff to get overwhelmed, but they are able to handle the workload because of their positive “can do” attitudes. He advised that progress is not always perfect and noted that “we can’t allow the perfect to become the enemy of the good.” Chairman Albert acknowledged that there will always be challenges, but he is proud of NRHA’s service to low-income individuals and its commitment to treating everyone with respect and dignity. He thanked NRHA staff members for their outstanding work.

Housing Choice Voucher (“HCV”): Pamela Jones-Watford, Chief of Rental Assistance Programs, addressed the Commissioners and stated that it is her goal to provide access to affordable housing for all who need it. She indicated that her team conducts weekly waitlist draws to verify eligibility, and also reviews referrals from other agencies. Ms. Jones-Watford explained

that, after drawing 100 individuals from the waitlist and verifying their documentation, NRHA usually ends up with approximately 15 eligible households. She reported that her team is currently working on file reviews in order to move people into the new units that were built as part of the Choice Neighborhoods Initiative (“CNI”) project.

Ms. Jones-Watford provided an overview of where some of the former Tidewater Gardens residents have moved. She stated that her staff conducted 1,174 certifications in April for the HCV program; this includes individuals porting into NRHA’s program and Veterans Affairs Supportive Housing(“ VASH”) voucher holders. Ms. Jones-Watford reported that NRHA recruited 14 new landlords in April but is still seeking additional landlords for the HCV Program. She mentioned that NRHA has been disseminating a lot of information in the community to support this recruitment effort. Ms. Jones-Watford commented that Yardi training has begun and is continuing to be held twice per week. She also indicated that her team is preparing for the Housing Opportunity Through Modernization Act (“HOTMA”) process; The HOTMA rules are HUD-mandated and will apply as of July 1, 2025. Ms. Jones-Watford announced that there will be a landlord forum and told the Commissioners that they would be receiving additional information about the topics that will be covered at the forum, including new HUD-mandated changes, and networking opportunities. She added that NRHA will also be providing information specifically targeted to zero-income families outlining the various services and opportunities that NRHA offers.

Mr. Miller asked about waitlist eligibility. Ms. Jones-Watford responded that anyone can apply, but NRHA staff members must assess each applicant’s eligibility. Mr. Miller then inquired about “port-in” statistics. Ms. Jones-Watford stated that those statistics are contained in her report, which is included in the Board Packet. Mr. Miller asked if the port-ins affect the agency’s ability to serve its residents. Ms. Jones-Watford responded that port-ins do not have a negative impact, and NRHA is able to bill the originating agencies for costs related to administering the port-in process.

Mr. Louis inquired about the zero-income participants and wanted to know whether Yardi will help with monthly certifications of income. Ms. Jones-Watford replied that she does not know at this time. She explained that reports are currently created in Elite and similar reports can be prepared in Yardi. Ms. Jones-Watford mentioned that households no longer have to come into the NRHA offices to certify their income. Mr. Louis stated that he was under the impression that they had to come in to complete the certification process.

Mr. Conyers commented that the CNI report on where former Tidewater Gardens residents have moved looks very good and is presented in a helpful format. Mr. Simms noted that it is public information and will be included on the updated website.

Development: Steve Morales, Chief Development Officer, confirmed that his team has moved offices and invited the Board to take a tour in the near future. He stated that the Tidewater

Gardens relocation information has been included in prior Board Packets and will be updated regularly as changes are made. Mr. Morales reported that this month's Board Packet contains information on the new units and the number of former Tidewater Gardens residents who have moved back to the community in the new units, including the new apartments in the Reunion and Origin buildings. He observed that several buildings with new units have already been completed and there was a groundbreaking a couple of weeks ago to begin construction of a new 191-unit development. Mr. Morales stated that a lot is going on. He indicated that the only phase not yet under construction is Phase 4, which will include three developments, one of which will close this year and two next year. Mr. Morales reported that the new blue/greenway work will start late summer. He added that construction of the Unity buildings is underway; NRHA will host a tour for the Board in August or September.

Mr. Morales announced that NRHA received Hampton Roads Planning District Commission ("HRPDC") funding. He stated that the agency will receive HOME funds from the City budget, but it is already apparent that those funds will be insufficient to cover the demand; HomeNet went viral this year with over 140 applications being processed. Mr. Morales reported that his team is continuing to work on the master plan for Young Terrace and Calvert Square. He stated that the next resident meetings are scheduled for April 30 and May 1 and there will be a four-day design workshop in July. Mr. Morales mentioned that many more meetings will be scheduled, and he invited the Board to attend any or all of these sessions. He indicated that an RFP for a Master Developer was issued and recently closed. Mr. Morales commented that there will be public presentations in June for all the responding firms that are on the shortlist, followed by interviews. He noted that there is a lot of additional information in the Board Packet for the Commissioners' review.

Mr. Fraley asked about the timeline for Bruce's Park. Mr. Morales responded that a timeline has not yet been established. He stated that he would update the Board once the schedule has been set. Mr. Fraley then asked if there are other potential sites to be used for modular homes. Mr. Morales observed that NRHA has identified a combination of potential new townhouses and single-family homes in Moton Circle, some of which will be modular construction, and is seeking a Virginia Housing grant to finance that initiative. He explained that, with respect to a modular demonstration, NRHA plans to start small to provide an example of how this type of construction can help in terms of both cost and time. Mr. Fraley mentioned that he looked at existing modular homes in Villa Heights and is very excited about the prospect of using this model. He indicated that they are very attractive and one would never guess that they are modular units. Mr. Morales agreed and noted that the Villa Heights homes were built in 2006/2007.

Dr. Smith commented that on May 2 the Mayor formed a new Commission on Housing. He asked if NRHA is coordinating with the City on this effort. Mr. Morales responded in the affirmative. Mr. Conyers stated that the new commission will include several agencies. Mr. Casagrande mentioned that the newspaper reported that the mission of the commission is to

conduct research on housing issues; he would like more information on the next steps to be taken. Chairman Albert reported that the Mayor told him that NRHA would be part of the effort and he is working on setting up the structure for this collaboration. Chairman Albert noted that he mentioned to the Mayor that Hampton Roads Ventures (“HRV”) could also help with the effort, and asked the Mayor for more specific information on the mission and structure of the commission. Chairman Albert observed that the Mayor is serious about the need to create additional housing for all residents, including affordable housing, which is currently in very short supply.

Mr. Casagrande commented that the information that Mr. Morales has included in the Board Packet is very robust and helpful. Mr. Fraley stated that he has been approached by the City to serve on the new Housing Commission. He indicated that he doesn’t want this to create a conflict of interest and was assured by the City that NRHA’s partnership is encouraged. Chairman Albert observed that the purpose of the collaboration is for the City and NRHA to work together on mutual goals.

Mr. Morales reported that NRHA received notification of the amount of Capital Funds coming from HUD; he will come to the Board next month in order to obtain approval of receipt of the funds. He mentioned that he will also be presenting two new Section 18 projects at upcoming Board meetings: Moton Circle and Broad Creek.

Client Services: Julius Norman, Client Services Director, began his remarks by sharing some sad news with the Commissioners. He reported that Ms. Arrington’s daughter passed away and the funeral will be next Wednesday at 11:00 a.m. at the Metropolitan Funeral Home on Granby Street. Mr. Norman noted that Ms. Arrington, a former Commissioner and former resident of Diggs Town, is an extremely resilient person who has dedicated her life to serving others. He commented that, as he looks at the number of referrals received by NRHA, he thinks about Ms. Arrington and her commitment to service. Mr. Norman also mentioned that NRHA could not accomplish all that it does without the support of its partners.

Mr. Norman noted that the largest organ impacted by stress and challenging situations is the brain. He commented that it is critical to have the resources to respond quickly to needs in the community, including mental health needs, especially after a safety incident. Mr. Norman stated that his team works closely with safety and communication staff members to provide services. He also mentioned that his staff performs wellness checks.

Mr. Casagrande thanked Mr. Norman for all of his hard work. Mr. Casagrande mentioned that there may be things that the Commissioners can do to help streamline the provision of client services. Mr. Casagrande stated that it is important for NRHA to be able to offer immediate assistance, especially in cases involving community safety. Mr. Norman advised that NRHA cannot move forward until the Police Department gives permission for the agency to go into the communities and reach out to residents. He added that he works closely with Karen Rose, NRHA’s

Security Programs Manager, to address these situations. Mr. Norman reported that NRHA received a \$300,000 Safety and Security Grant, designed specifically to help community youth.

Mr. Norman observed that NRHA has lots of community partners. He mentioned that representatives from United Way, as well as the Boys and Girls Club are in attendance at today's meeting. Mr. Norman reported that his department provided a wide variety of services to 11,000 people in April. He then introduced Kevin Will, President and CEO of the Boys & Girls Clubs of Southeast Virginia. Mr. Will stated that he is excited to be able to attend today's meeting. He mentioned that he sent a video to Ms. Byrd that highlights the wonderful partnership between NRHA and the Boys and Girls Clubs. Mr. Will commented that there are many outstanding volunteers and donors who support the Boys & Girls Clubs and help the organization deliver services. He shared a short slide presentation about the clubs in Grandy Village and Young Terrace. Mr. Will reported that over 10,000 free meals have been served from these two clubs since they opened. He reviewed the various programs offered at the clubs, including sports activities, games, academic success classes, money management training, skills for becoming a productive adult, and career training. Mr. Will commented that the clubs have established relationships with lots of community partners who come to the clubs to provide fun experiences and teach important skills. He added that the clubs also organize college tours. Mr. Will told the Commissioners that NRHA has been an awesome partner; the two organizations have regular meetings and work together to add new programs.

Mr. Norman mentioned that the Boys & Girls Clubs currently operate from two locations in NRHA's communities. Mr. Will confirmed that this is the case and noted that there are a total of nine clubs in Hampton Roads. Mr. Conyers stated that he participated in Boys & Girls Club activities when he was growing up in Diggs Town. He thanked Mr. Will for all that the organization does for the community. Mr. Conyers then commented that he wondered if some of the grant money that Client Services received could be used to help procure summer jobs for community youth. Mr. Norman agreed that this is an important issue and explained that NRHA partners with the City's "Norfolk Emerging Leaders" ("NEL") program, which advertises each December for opportunities that will be offered the following summer. He indicated that NRHA staff helps its youth apply for these positions. Mr. Norman added that employment is only available for youth ages 16 and older. He observed that once a young person signs up for employment, NRHA is no longer included in the communications; each applicant has to follow up with the City via email. Mr. Norman added that NRHA also offers pre-employment initiatives for teens ages 13 to 15, where they can earn a stipend. He stated that HRV and African American Male Focus provide the funds for these stipends and NRHA works with various other community partners to identify opportunities.

Mr. Casagrande indicated that he started working at age 13 with a work permit. He asked if there is more that NRHA can do to assist children ages 13 to 16. Mr. Casagrande noted that he agrees with Mr. Conyers and would like to see more work opportunities for younger teens. Mr.

Norman responded that this is an important issue that he would be glad to discuss in more detail after today's meeting. He did note that a work permit is relatively easy to obtain through the Norfolk Public School system. Mr. Will agreed with this statement and stated that the Hampton Roads Work Council also provides assistance. Mr. Conyers stressed the importance of providing work experience for this age group and would like to receive further information at future Board meetings about how NRHA is addressing this issue. Mr. Louis asked how many positions are available through the NEL program and how many of them are filled by youth from NRHA's communities. Mr. Norman said that he will obtain this information and circulate it to the Board.

Mr. Norman reported that the Boys & Girls facility in Diggs Town may be renamed the Rose Marie Arrington Resilience Center. He stated that he will provide more information on this potential renaming as it becomes available. Mr. Norman also mentioned that his team is working on organizing a flag football event with football star and coach, Michael Vick. Chairman Albert confirmed with Mr. Simms that the Board will be sending a sympathy card to Ms. Arrington on the passing of her daughter.

Communications: Leha Byrd, Director of Communications and Intergovernmental Relations, reported that a HomeNet post online by the "Black Millionaires" went viral on April 17. She mentioned that NRHA received calls from the media for interviews and, together with LaShawn Fortes, Community Development Director, ended up doing three interviews that highlighted several of NRHA's residents. Ms. Byrd noted that it was a wonderful opportunity to promote NRHA's services.

Ms. Byrd commented that additions to the website are ongoing. She stated that, in April, Darrell Cuenca helped publicize more information about NRHA's student residents and the partnerships providing programming and activities for them. Ms. Byrd explained that the intranet website is now the first thing that pops up online for staff members, and it serves as an important vehicle for disseminating relevant NRHA news and information. She added that a new tab, Norfolk Thriving Families, is going to be included on the website and will feature the programs that NRHA has developed in partnership with United Way. Ms. Byrd reported that the St. Paul's page on the website is undergoing a complete overhaul and will feature comprehensive information for residents and stakeholders. She added that the goal is to have this page fully updated by next month. Mr. Fraley inquired about the number of Tidewater Gardens residents coming back on site and wondered if that information is included on the website. Ms. Byrd confirmed that these statistics are included but noted that she could format the site to feature them more prominently.

. . .

VII. Board Committee Updates

Finance: Mr. Fraley stated that he had nothing to add beyond what had been discussed earlier today.

. . .

VIII. Commissioner Comments

Ms. Chudzinski recommended that the Board forego Commissioner comments and additional reports from Board committees today in light of the lengthy agenda. Chairman Albert agreed with this suggestion.

. . .

IX. Closed Session

At 11:23 a.m. upon motion of Mr. Casagrande, seconded by Ms. Chudzinski, the following resolution was unanimously approved by all of the Commissioners present.

RESOLUTION 9615

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 sections referred to below:

Resolution Convening a Closed Meeting on May 15, 2025 for:

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

Update on the status of several local parcels of real estate.

“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.”

Discussion of staffing issues.

“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.”

Discussion of pending litigation.

[A fifteen-minute break was taken before the closed session discussions began.]

[Ms. Mayo left the meeting at 12:00 p.m.]

At 12:04 p.m. upon motion of Mr. Louis, seconded by Mr. Casagrande, the following resolution was unanimously approved by all of the Commissioners present.

RESOLUTION 9616

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 12:05 p.m.

Secretary

Chair



Resolution NRHA Board of Commissioners

Subject: Resolution Accepting the 2025 Capital Fund Program Grant and approving the 2025 Capital Fund Annual Statement and Five-Year Plan

Executive Contact: Steve Morales

Date: 06/12/2025

BACKGROUND

The Capital Fund Program (CFP) provides funds for the development, financing, and modernization of public housing as authorized under Section 9 of the United States Housing Act of 1937 (42 U.S.C. 1437g) as amended.

This resolution formally accepts the 2025 CFP grant in the amount of **\$10,469,647.00** and approves the 2025 Capital Fund Annual Statement and Five-Year Action Plan.

The amendment to the Annual Contributions Contract (ACC) that authorizes the funds will be implemented through HUD's electronic Line of Credit Control System. When NRHA draws down funds from the 2025 grant, it will automatically become bound to the requirements of the ACC and the 2025 amendment.

Public Housing Authorities must obligate at least 90 percent of the CFP grant within two years (2027) and must expend 100 percent within four years (2029). The effective date for the 2025 Capital funds is May 13, 2025.

Attached 20

RECOMMENDATION: Approve resolution.

RESOLUTION ACCEPTING THE 2025 CAPITAL FUND PROGRAM GRANT AND
APPROVING THE 2025 CAPITAL FUND ANNUAL STATEMENT AND FIVE-YEAR ACTION PLAN

WHEREAS, Norfolk Redevelopment and Housing Authority (the “Authority”) and the United States of America, Secretary of Housing and Urban Development (“HUD”) entered into a Consolidated Annual Contributions Contract (“ACC”) Number P-5540 dated August 30, 1996 as amended by the 2025 Capital Fund Program (“CFP”) Amendment; and

WHEREAS, HUD has agreed to provide CFP assistance to the Authority in the amount of \$10,469,647.00 for the purpose of assisting in carrying out development, capital, and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families; and

WHEREAS, the Authority has prioritized capital projects that are already underway, included in the 2024 Annual Statement, or included in the 5-Year Action Plan;

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

1. The 2025 CFP Grant in the amount of \$10,469,647 is accepted.
2. The 2025 Capital Fund Annual Statement and Five-Year Action Plan (the “Plan”) are hereby approved to provide CFP assistance for the Authority’s public housing.
3. By approving the Plan, the Authority is agreeing that capital and management activities will be carried out in accordance with the United States Housing Act of 1937, 24 CFR Part 905 (the Capital Fund Final Rule) as well as other applicable HUD requirements and the Amendment itself.
4. This Resolution shall be in effect from and after the date of its adoption.

The undersigned hereby certifies that this is a true and correct copy of a resolution duly adopted at a meeting of the Board of Commissioners of the Norfolk Redevelopment and Housing Authority was held on March 13, 2025.

Dated: _____

Secretary, Norfolk Redevelopment and
Housing Authority

Part I: Summary							
PHA Name :		Norfolk Redevelopment & Housing Authority					
PHA Number:		VA006		Locality (City/County & State)			
				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)			
A.	Development Number and Name	Work Statement for Year 1 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029	
	AUTHORITY-WIDE	\$3,217,647.00	\$3,076,000.00	\$2,890,000.00	\$2,500,000.00	\$2,145,000.00	
	YOUNG PARK (VA006000010)	\$1,200,000.00	\$2,000,000.00	\$2,560,000.00	\$3,000,000.00	\$3,000,000.00	
	CALVERT (VA006000011)	\$935,000.00	\$1,000,000.00	\$1,000,000.00	\$665,000.00	\$650,000.00	
	HUNTERSVILLE (VA006000019)	\$400,000.00	\$1,000,000.00	\$500,000.00			
	EULALIE BOBBITT (VA006000020)	\$567,000.00	\$919,000.00	\$500,000.00			
	SYKES (VA006000021)	\$1,400,000.00					
	OAKLEAF PARK (VA006000012)	\$850,000.00	\$850,000.00	\$850,000.00	\$830,000.00	\$650,000.00	
	TIDEWATER PRK (VA006000002)	\$150,000.00	\$50,000.00	\$50,000.00	\$25,000.00		
	ROBERT PARTREA (VA006000018)	\$1,400,000.00	\$500,000.00				
	DIGGS PRK (VA006000006)	\$200,000.00	\$500,000.00	\$850,000.00	\$830,000.00	\$555,000.00	

Part I: Summary						
PHA Name :		Norfolk Redevelopment & Housing Authority				
PHA Number:		VA006				
A.	Development Number and Name	Work Statement for Year 1 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	GRANDY VILLIAGE (VA0060000032)	\$150,000.00				



Resolution Item

NRHA Board of Commissioners

Subject: Broad Creek Section 18 Disposition

Executive Contact: Steve Morales

Date: June 12, 2025

BACKGROUND

Broad Creek was originally developed as part of a Hope VI project in the 2000s. There were six separate phases and ownership entities (Bowling Green II, III and IV; Marshall Manor II, III, and IV). All have reached the end of their 15 Year Tax Credit Compliance periods and the properties are in need of significant renovation. NRHA and TCB have worked on the gaining approval from HUD since 2020 to convert to project based section 8, originally receiving Board approval for a Section 18 submittal in April 2022. HUD did not approve that action due to an ownership technicality and desire by HUD for PHAs to use RAD/Section 18 blends. HUD has enhanced the RAD program with section 18 disposition in December 2024 that achieves higher rent subsidies necessary to support a LIHTC renovation project.

TCB and NRHA have reworked the partnership and renovation project for a RAD/Section 18 blend. The Board approved the project for RAD submittal on March 15, 2025. The Broad Creek project will involve a RAD conversion and section 18 Disposition submittal to HUD to facilitate a low-income housing tax credit (LIHTC) renovation and conversion to project-based section 8 rental assistance. This approach maintains NRHA's goal to limit the amount of NRHA capital funds used in the project. Long term affordability as well as need for the project to perform positively financially is also a critical need. The number of assisted and affordable units will not change, though the assisted units will move from the Public Housing program to the project-based voucher (PBV) Section 8 program. Such a move permits the renovation of the project using LIHTC and private debt to fund the renovation and will ensure long term sustainability through renovation and the section 8 level rents.

The land will be disposed through a lease to allow the developer to move forward in three separate phases with the renovation of the Broad Creek developments that include Marshall Manor II, III & IV and Bowling Green II, III & IV.

The RAD/Section 18 blend disposition requires a Section 18 application to HUD and a NRHA Board resolution. NRHA staff will coordinate the section 18 disposition application to submit to HUD RAD office as part of the conversion. NRHA has received a formal support letter from the City of Norfolk. TCB and NRHA will continue to meet with residents and the City throughout the project with the most recent meeting June 4th.

At this time, NRHA staff is now requesting the Board to approve the attached resolution that will authorize the Executive Director to move forward with the Section 18 disposition process and the RAD conversion.

Attachments

City Support Letter
Resolution

**RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION
TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FOR THE DISPOSITION OF THE BROAD CREEK COMMUNITY**

WHEREAS, Norfolk Redevelopment and Housing Authority (the “Authority”), in cooperation with The Community Builders, Inc. (“TCB”), redeveloped the Broad Creek community (the “Property”) in the early 2000’s using a variety of funding sources, including Low Income Housing Tax Credits (“LIHTC”) and a HOPE VI grant from the U.S. Department of Housing and Urban Development (“HUD”);

WHEREAS, the redevelopment of the Property was completed in six phases, each owned by a separate entity managed by TCB, and includes a total of 300 rental housing units (collectively, the “Project”);

WHEREAS, the Authority owns the land on which all six phases of the Project were built (collectively the “Land”) and entered into long term ground leases with each of the six entities that developed and own the housing units that comprise the Project;

WHEREAS, the six phases have now reached the end of their respective fifteen-year LIHTC compliance period;

WHEREAS, the Project needs renovation and new capital to facilitate such renovation and the continued operation of the Project as a sustainable affordable housing community;

WHEREAS, by Resolution dated April 14, 2022, the Board of Commissioners of the Authority (the “Board”) authorized the submission of a Section 18 disposition application to HUD for the disposition of the Land to support the conversion of the public housing units to project-based Section 8 program and the renovation of the Project under the LIHTC program;

WHEREAS, by Resolution approved on October 12, 2023, the Board authorized the conveyance of the Land to TCB and/or TCB’s affiliates as part of a transaction involving seller financing at less than fair market value in accordance with HUD disposition guidelines to facilitate the renovation and recapitalization of the Project;

WHEREAS, HUD has directed the Authority to use the Rental Assistance Demonstration (“RAD”) program to convert the Project through a RAD/Section 18 Blend transaction;

WHEREAS, the Authority desires to apply to HUD 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;

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

WHEREAS, by Resolution approved on March 15, 2025, the Board authorized the submission to HUD of applications to request participation in RAD for the Project; and

WHEREAS, NRHA has held several meetings with the Broad Creek residents and stakeholders to receive input relating to the Project.

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 Broad Creek community, including but not limited to a Section 18 disposition application and, upon receipt of HUD approval, to execute in his capacity as agent and representative of NRHA 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 move forward with the Section 18 disposition process and the RAD conversion and 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.

**RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION
TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FOR THE DISPOSITION OF THE BROAD CREEK COMMUNITY**

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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.

Dated: _____

Secretary, Norfolk Redevelopment and
Housing Authority

January 08, 2025

Mr. Nathan F. Simms, Jr.,
Executive Director
Norfolk Redevelopment and Housing Authority
555 East Main Street
P.O. Box 96
Norfolk, VA 23510

Dear Mr. Simms:

The City of Norfolk supports the Norfolk Redevelopment and Housing Authority's (NRHA) Section 18 disposition application to the special applications center of HUD for the Broad Creek Renaissance public housing units. This disposition will ensure that the original Broad Creek Renaissance HOPE VI development remains a flagship example of successful mixed-income housing within both the NRHA portfolio and in the City of Norfolk for years to come.

The City understands that the approval by HUD will allow NRHA and The Community Builders (TCB), the not-for-profit co-owner of the development, to undertake substantial renovations and recapitalize the Broad Creek Renaissance rental homes. NRHA will oversee the transition of all existing Section 9 Public Housing (ACC) rental units to Section 8 Project Based rental units, while TCB will utilize 4% Low Income Housing Tax Credits from Virginia Housing to secure new lending and equity investments. These funds will be used to enhance critical components of the apartments, including kitchens, bathrooms, flooring, roofing, and other necessary improvements. This recapitalization will significantly improve the efficiency and long-term sustainability of the Broad Creek Renaissance community, ensuring it remains affordable for residents of all income levels. The disposition of the ACC units is a key component of the redevelopment process and is in line with the NRHA Annual Plan adopted on July 1, 2023.

The City of Norfolk supports the disposition and recapitalization strategy proposed by NRHA and The Community Builders. This action will assist the City of Norfolk and NRHA achieve our shared goal of preserving affordable housing and ensuring the long-term sustainability of the Broad Creek community.

Sincerely,

DocuSigned by:

E88E1B3EDF5842D...

Patrick Roberts

City Manager

1/10/2025



Commissioners' Update NRHA Board of Commissioners

Subject: Development Update

Executive Contact: Steve Morales

Date: June 12, 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 59 total closings with 27 under the HOME program. There is only \$6,464 remaining in HOME program funding for FY2025. Currently 8 HOME clients are under contract. NRHA was awarded \$240,000 for first time home buyer program from Hampton Roads Planning District Commission and have \$60,000 remaining. Staff will pursue additional funding from other organizations to supplement FY 2026 HOME funds from the City of Norfolk.

On June 21-HomeNet along with NSU and the City of Norfolk are hosting a Homeownership Forum- spear headed by Councilman Clanton. Saturday June 21 at the Nursing and General Education Building located at 700 Park Avenue- the event and parking are free.

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 closed on May 30th. 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 received iste plan approval for demolition plans for the warehouse behind Moton.

Young and Calvert Master Planning

The team continues to prepare for a 4 day design workshop (Charrette) to be held July 14-17.

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 were held June 4th and interviews are taking place June 5, 11 and June 18. Master Developer is being brought on board early to participate in master planning and take lead on first project.

Development Department

June 12, 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

72 Former Tidewater
Families currently in CNI
projects

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





HomeNet/HOME program Updates

HomeNet/HOME
59 Total Closings
27 closings in HOME
program
7 Homeward Norfolk
\$6,464 remaining
HOME funds
\$60,000 remaining
from HRPDC
\$333,000 remaining
Homeward Norfolk

HomeNet's FY 24 YTD Stats	Qrt 1	Qrt 2	Qrt 3	Qrt 4	Totals To Date
Clients Purchased	15	15	14	15	59
HOME Clients	9	6	3	9	27
<i>Public Housing Residents</i>	0	0	0	0	0
<i>HCV Participants</i>	2	0	1	2	5
HomeWard Norfolk Clients	1	3	3	0	7
Under Contract					
<i>Under Contract w/HOME</i>	7	6	7	8	28
<i>Under Contract with only SPARC</i>	0	3	3	2	8
<i>Under Contract HomeWard Norfolk</i>	1	4	1	2	8
New Clients Enrolled					
HCV Participants	48	4	3	38	55
<i>Public Housing</i>	9	1	2	3	15
<i>Tidewater Residents</i>	1	1	0	3	2
<i>Other HomeNet Clients</i>	254	54	45	28	381
Total Applications Processed	80	64	162	1351	1657
HOME Down Payment FY 25 YI	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	8	28
Closings	9	6	3	9	27

HOME Tracking	Closings
FY2019	20
FY2020	13
FY2021	17
FY2022	15
FY2023	11
FY2024	20
FY2025	27
Totals	123

Fiscal Year - Remaining Funding	FY2025 Funding	FY2025 (5/31/2025)
HOME FY2023 (City)	\$ 783,367	\$ -
HOME FY2024 (City)	\$ 1,014,729	\$ 6,464
HOME FY2025 (City)	\$ -	\$ -
HRPDC FY2025*	\$ 240,000	\$ 60,000
Homeward Norfolk (City)	\$ 653,000	\$ 333,000
	\$ 2,691,096	\$ 399,464

* Hampton Roads Planning District Commission Grant



HomeNet/HOME

Homeownership
Forum

Saturday

June 21

9:00am –Noon

NSU-700 Park Avenue

Nursing and General
Education Building

JOIN US FOR NORFOLK'S HOMEOWNERSHIP FORUM



Unlocking Homeownership, Wealth & Legacy Protection

Join us for this free, high-impact event designed to empower first-time homebuyers, current homeowners and renters with the tools, resources and connections to move forward.

➤ Pathway to Homeownership:

- Unlock \$60K in down payment assistance—Norfolk's best-kept secret
- Participate in a 10:1 matched savings program—earn up to \$10,000 toward your home purchase
- Discover how to convert your HCV voucher into homeownership

➤ Wealth - Building Strategies:

- Understand how to build wealth through equity and refinancing
- Gain essential knowledge on estate planning to protect your legacy

➤ Renter Power:

- Know your rights as a renter and how to transition into ownership
- Improve your credit readiness and financial stability



Seats are limited!
Register for FREE here!



Enter for a Chance to Win!

- \$500 in matched savings – that means \$1,000! – for home repairs or your first home purchase!
- A free Will to secure your legacy and protect what matters most!

Ready to change your future? Let's get started!

NSU - Nursing & General
Education Building

700 Park Avenue Norfolk, VA
23504

Saturday, June 21
9am - 12pm EDT



Real Estate

Real Estate Updates

Single Family Lot Request for Proposal issued April 17, 2025

Submission Deadline extended to May 30, 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
presentations

Sykes GC Selected
Breenen

Repositioning/Transformation		
Request for Qualifications for Developers	Interviewing for Master Developer- Short List -Gilbane, the NHP Foundation and Paces Preservation Group	30-Jun-25
Planned Projects		
Sykes RAD Conversion/LIHTC Renovation	Tax Credit Application Submitted, Contractor Selected, HUD RAD coordination on-going-November Close/Jan Constructin start	in-process
Partrea AD Conversion/LIHTC Renovation	in Design- January 2026 LIHTC submittal	in-process
Broad Creek	Section 18 Resolution-Board Action June	in-process
Moton Circle	Demolition Plan Approved, preparing fopr Bid of Asbestos removal	in-process
Preparing Single Family Lot RFP	RFP responses receieved-evaluating	out
Modular RFP	Modular Demostration Project - Awarded \$100,000 from Hampton Roads Planning District Commission	in-process
Young Terrace and Calvert Square- Planning	Resident master Planning 3rd Stakeholder Meetings held April 30 & May 1st, Master Developer Presentations June 4th- Interviews in process	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	FY26-initiate community engagement and design work for RAD conversion and LIHTC renovation	FY 27
Franklin Arms-LIHTC renovation recapitalization	TBD--initiate community engagement and design work for RAD conversion and LIHTC renovation	TBD



Young Terrace and Calvert Square Master Planning

Three Developers have been short listed

Gilbane Development Company
The NHP Foundation
Paces Preservation Partners

Transformation
Young and Calvert
Master Planning

Master Developer
Interviews

June 4 – Public Presentation by Each Company-Slover Library

June 5 – Gilbane Interview

June 11-The NHP Foundation Interview

June 18-Paces Preservation Partners Interview

Selection Targeted by June 30th

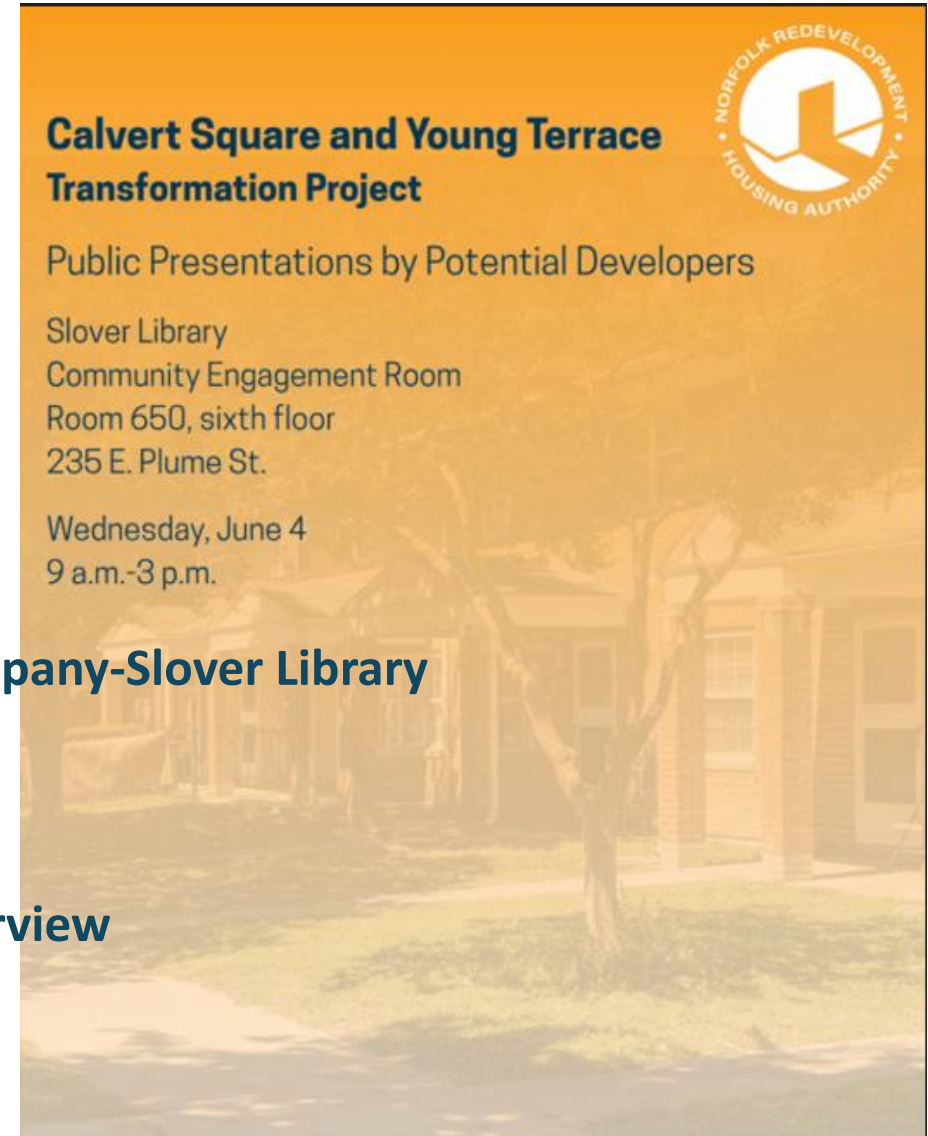
Calvert Square and Young Terrace Transformation Project



Public Presentations by Potential Developers

Slover Library
Community Engagement Room
Room 650, sixth floor
235 E. Plume St.

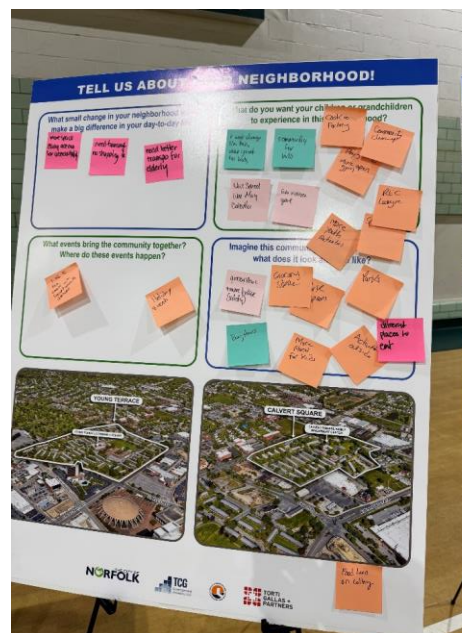
Wednesday, June 4
9 a.m.-3 p.m.





Transformation Young and Calvert Master Planning

Community Meetings



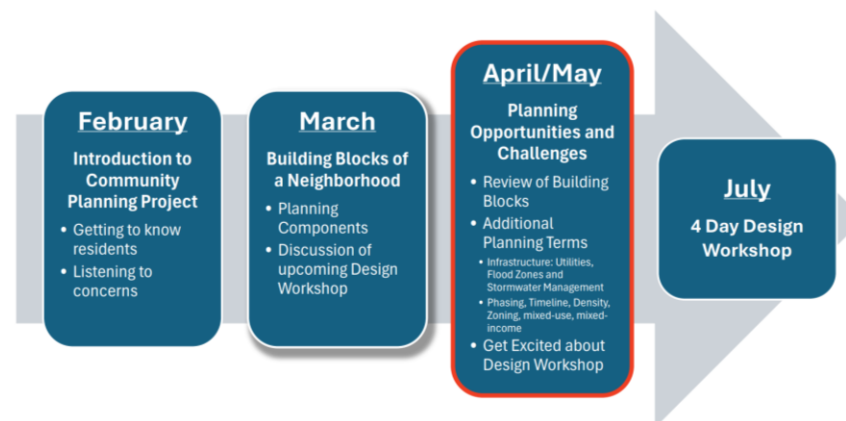
Common Themes

- **Streets:** Safety, Improved Connections, Parking
- **Buildings:** Improved building quality, private outdoor spaces,
- **Amenities and Open Spaces:** Nature, spaces for all ages, variety of housing types



July 14-17-4 Day Design Workshop (Charrette)

COMMUNITY ENGAGEMENT PROCESS

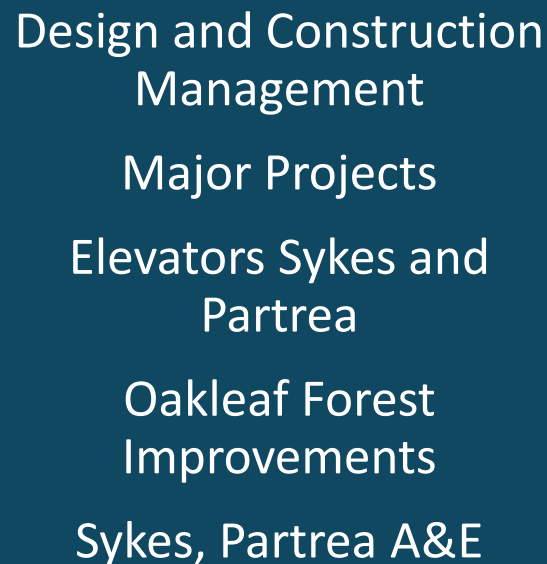


DESIGN WORKSHOP – WHAT TO EXPECT

	DAY ONE	DAY TWO	DAY THREE	DAY FOUR
Morning/Afternoon		OPEN HOUSE WORK SESSIONS	OPEN HOUSE WORK SESSIONS	OPEN HOUSE WORK SESSIONS
Evening	KICK OFF MEETING	PROGRESS MEETING		COMMUNITY PLAN PRESENTATION

We are **eager to hear from all of you** so we are providing **flexible times** over several days **so everyone has an opportunity to contribute** to the design process of the redevelopment.





DESIGN AND CONSTRUCTION MANAGEMENT DEPARTMENT PROJECT STATUS						
PROJECT LOCATION	SCOPE OF WORK	CONTRACTOR	COST	COMPLETION DATE	% Complete	M/WBE
Diggestown	Site Improvements	TBD	TBD	TBD	0%	
Hunter Square	Hunters Square Parking Lot Upgrades/Fire Door	ABAP LLC	\$ 63,653.12	4/15/2025	100%	MWBE
Hunters Square	825 Goff Street ADA Shower Upgrades (H1081)	ABAP LLC	\$ 148,762.80	3/28/2025	100%	MWBE
Mission College	Stairway Replacement	Virtexco Corporation	\$ 1,024,000.00	10/31/2025	5%	
Oakleaf Forest	1828 Greenleaf Dr. Bungalow ADA Conversion (H1084)	Domiaion Builders Contracting Inc.	\$ 149,929.45	5/11/2025	100%	MBE
Oakleaf Forest	1851 Greenleaf Dr. Bungalow ADA Conversion (H1084)	Domiaion Builders Contracting Inc.	\$ 149,929.45	5/11/2025	100%	MBE
Oakleaf Forest	Window and Roof Replacements Phase I (H1062)	Domiaion Builders Contracting Inc.	\$ 2,185,000.00	5/29/2025	100%	MBE
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	100%	MBE
Oakleaf Forest	1714 Greenleaf Dr. 2 ton Fan coil unit, condenser, and TXV	Comfort Systems of Virginia Inc.	\$ 7,135.00	4/28/2025	100%	WBE
Oakleaf Forest	1767 Greenleaf Dr. 2 ton Fan coil unit, condenser, and TXV	Comfort Systems of Virginia Inc.	\$ 7,135.00	4/28/2025	100%	WBE
Oakleaf Forest	Window and Roof Replacements Phase II(0022)	CarnelFJ Co.dba KBC	\$ 1,982,000.00	12/3/2025	20%	
Oakleaf Forest	1830 Greenleaf Dr. Bungalow ADA Conversion (H1081)	ABAP LLC	\$ 146,091.89	5/11/2025	100%	MWBE
Oakleaf Forest	1947 Greenleaf Dr. 2 ton Fan coil unit, condenser, and TXV	Comfort Systems of Virginia Inc.	\$ 7,135.00	4/15/2025	100%	WBE
Oakleaf Forest	1891 Greenleaf Dr. 2 ton Fan coil unit, condenser, and TXV	Comfort Systems of Virginia Inc.	\$ 7,135.00	4/15/2025	100%	WBE
Oakleaf Forest	1851 Greenleaf Dr. 2ton System Repl.	Comfort Systems of Virginia Inc.	\$ 16,707.00	4/10/2025	100%	WBE
Oakleaf Forest	1897 Greenleaf Dr. 2 ton Fan coil unit, condenser, and TXV	Comfort Systems of Virginia Inc.	\$ 7,135.00	4/28/2025	100%	WBE
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	100%	WBE
Oakleaf Forest	1786 Greenleaf Dr. Ductwork (H1083)	Comfort Systems of Virginia Inc.	\$ 8,790.00	4/15/2025	100%	WBE
Oakleaf Forest	1786 Greenleaf Dr. Additional Ductwork (H1083)	Comfort Systems of Virginia Inc.	\$ 3,223.00	4/15/2025	100%	WBE
Oakleaf Forest	1718 Greenleaf Dr. 2 ton Fan coil unit, condenser, and TXV	Comfort Systems of Virginia Inc.	\$ 7,360.00	6/12/2025	100%	WBE
Oakleaf Forest	1916 Greenleaf Dr Unit Replacement	Comfort Systems of Virginia Inc.	\$ 7,360.00	5/23/2025	100%	WBE
Oakleaf Forest	1795 Greenleaf Dr. Install 2 Ton Hydro fan coil w/ 410A TXV & 2 Ton condenser	Comfort Systems of Virginia Inc.	\$ 7,360.00	6/13/2025	0%	WBE
Oakleaf Forest	1877Greenleaf Dr. Install 2 Ton Hydro fan coil w/ 410A TXV & 2 Ton condenser	Comfort Systems of Virginia Inc.	\$ 7,360.00	6/13/2025	5%	WBE
Oakleaf Forest	1766 Greenleaf Dr. Install 2 Ton Hydro fan coil w/ 410A TXV & 2 Ton condenser	Comfort Systems of Virginia Inc.	\$ 7,360.00	6/15/2025	0%	WBE
Oakleaf Forest	1873 Greenleaf Dr. Install 2 Ton Hydro fan coil w/ 410A TXV & 2 Ton condenser	Comfort Systems of Virginia Inc.	\$ 7,360.00	6/15/2025	0%	WBE
Oakleaf Forest	1993 Greenleaf Dr. Install 2 Ton Hydro fan coil w/ 410A TXV & 2 Ton condenser	Comfort Systems of Virginia Inc.	\$ 7,360.00	6/20/2025	0%	WBE
Oakleaf Forest	1883 Greenleaf Dr. Install 2 Ton Hydro fan coil w/ 410A TXV & 2 Ton condenser	Comfort Systems of Virginia Inc.	\$ 7,360.00	6/5/2025	100%	WBE
Oakleaf Forest	1876 Greenleaf Dr. Install 2 Ton Hydro fan coil w/ 410A TXV & 2 Ton condenser	Comfort Systems of Virginia Inc.	\$ 7,360.00	6/23/2025	0%	WBE
Oakleaf Forest	1809 Greenleaf Dr. Install 2 Ton Hydro fan coil w/ 410A TXV & 2 Ton condenser	Comfort Systems of Virginia Inc.	\$ 7,360.00	6/27/2025	0%	WBE
Oakleaf Forest	1743 Greenleaf Dr. Install 2 Ton Hydro fan coil w/ 410A TXV & 2 Ton condenser	Comfort Systems of Virginia Inc.	\$ 7,260.00	6/28/2025	0%	WBE
Partreea	Elevator Upgrades and Additions (H1044)	VIRTEXCO	\$ 4,642,000.00	7/18/2025	65%	
Sykes	RAD Conversion	Breedren-Report Separate Trades	TBD	TBD	0%	
Sykes	Elevator Upgrades and Additions (H1049)	VIRTEXCO	\$ 1,986,000.00	9/15/2025	60%	
Various Sites	Door Entry System	Lunquist and Assoc. Integrated Systems	\$ 117,789.45	7/14/2025	22%	
Various Sites	Youngs Terrace Boys and Girls Club Fire Alarm and Security System	Lunquist and Assoc. Integrated Systems	\$ 69,013.49	5/25/2025	60%	
Calvert Square	Basketball Goal Replacement	P&M Construction	\$ 71,365.00	6/20/2025		MBE
Oakleaf Forest	HVAC Duct System Replacement	TBD	TBD	Quotes Due by 06/06/2025		
Oakleaf Forest	Removal and Replacement of HVAC Units	Comfort Systems of Virginia Inc.	Varies	Varies		WBE
Oakleaf Forest	Unit Upgrades	TBD	TBD			
		Total Construction	\$ 13,036,087.10		25%	\$ 3,207,924.16
Architectural, Engineering & Professional Contracts						
PROJECT LOCATION	SCOPE OF WORK	CONTRACTOR	COST	COMPLETION DATE	% Complete	
Diggs Town	Install New Playground Equipment	Saunders & Crouse		TBD	0%	
Diggestown	Site Improvements	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 Forest	Inspection Services Window and Roof Replacement Phase I (G1034)	MBP	\$ 77,716.80	12/20/2025	100%	
Oakleaf Forest	Electrical Meter Box & Circuit Panel (G1035)	American Engineering	\$ 148,438.00	5/15/2025	100%	
Oakleaf Forest	Oakleaf Forest Bungalow Conversion Proposal (G1030)	RFS	\$ 23,280.00	11/17/2025	10%	
Oakleaf Forest	Oakleaf Forest Window and Roof Replacement Phase I (G1030)	RFS	\$ 336,544.00	2/17/2026	95%	
Oakleaf and Diggs	Maintenance Inspections (G1030)	RFS	\$ 30,720.00	6/19/2025	90%	
Partreea	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 and 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	9/15/2025	80%	
Youngs Terrace and Calvert	Youngs Terrace/Calvert Master Planning and Demolition (G1029)	The Community Builders (TCG)/Torti Gallus	\$ 400,608	12/31/2025		
		Total Professional	\$ 3,995,480.60			



Design and Construction Projects

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

NRHA COMMUNITY SITES CAPITAL FUNDS AND EXPENDITURES BUDGET SUMMARY

	2022	2023	2024	2025
Community	BUDGET	BUDGET	BUDGET	PROPOSED BUDGET
TIDEWATER GARDENS	\$ 294,607	\$ 125,241	\$ 212,899	\$ 150,000
DIGGSTOWN	\$ 902,783	\$ 121,123	\$ 1,988,103	\$ 150,000
YOUNGS TERRACE	\$ 773,596	\$ 2,244,453	\$ 364,804	\$ 200,000
CALVERT SQUARE	\$ 737,493	\$ 235,497	\$ 2,534,004	\$ 1,200,000
OAKLEAF FOREST	\$ 2,198,140	\$ 2,983,476	\$ 638,097	\$ 935,000
PARTREA	\$ 2,319,006	\$ 867,830	\$ 247,419	\$ 850,000
HUNTER SQUARE	\$ 330,918	\$ 62,315	\$ 251,802	\$ 1,400,000
BOBBITT	\$ 217,650	\$ 193,121	\$ 1,037,984	\$ 400,000
SYKES	\$ 299,660	\$ 914,537	\$ 148,808	\$ 567,000
AUTHORITY WIDE	\$ 2,286,751	\$ 2,621,261	\$ 3,303,108	\$ 1,400,000
BROAD CREEK PHASE BG III	\$ 6,500			\$ 3,217,647
Scattered Sites	\$ 37,500			
TOTAL BUDGET	\$ 10,404,603	\$ 10,368,854	\$ 10,727,026	\$ 10,469,647
TOTAL OBLIGATED	\$ 10,404,603	\$ 10,368,854	\$ 5,538,920	\$ -
TOTAL EXPENDED	\$ 8,176,123	\$ 9,153,064	\$ 2,121,973	\$ -
<i>Obligation Deadline</i>	<i>Complete</i>	<i>Complete</i>	<i>5/5/2026</i>	<i>5/12/2027</i>
<i>Expense Deadline</i>	<i>5/11/2026</i>	<i>2/16/2027</i>	<i>5/5/2028</i>	<i>5/12/2029</i>



Commissioners' Update NRHA Board of Commissioners

Subject: Rental Assistance Programs Update

Executive Contact: Pamela B. Jones-Watford

Date: June 12, 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 - 3
- Calvert - 3
- Oakleaf - 2
- Diggs - 3
- Diggs Ph1 - 3
- Grand VI - 3
- Grandy Revite - 3
- Franklin Arms - 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
- Market Heights - 1
- North Wellington - 1

Orientations/Briefings:

- LIPH Orientations - 4 (combined for all LIPH Communities)
- PBV Briefings - 3 (combined for all NRHA PBV Programs)
- Holley Pointe - 1
- Origin - 1
- Church Street - 2 (Homeless/Non-homeless)
- HCV/Mainstream Briefings - 3 (Combined)
- Market Heights - 1

- Riverside Station – 1
- Gosnold - 1

Referrals:

- Grandy Revit 032 – 5
- Grandy VI - 2
- Diggs Ph1 – 3
- Franklin Arms – 4
- North Wellington - 1
- LIPH – 4
- Holley Pointe – 1
- Origin Circle – 1
- Church St (Homeless/Non-Homeless) - 3
- Gosnold – 1
- Crescent - 3

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 anticipated lease up date for Unity Place at Kindred is August 2025.

Wait List totals:

- ASPIRE AT CHURCH ST – 3,034
- ASPIRE AT CHURCH ST – TIDEWATER - 8
- BANKS OF BERKLEY – 1,043
- BOBBITT APARTMENTS – 3,441
- CALVERT SQUARE - 7,059
- CHURCH ST STATION – PBV NOT HOMELESS – 298
- CHURCH ST STATION – PBV HOMELESS – 1,901
- COTTAGE BRIDGE – 309
- CRESCENT SQUARE - 29
- DIGGS PHASE 1 RAD – 1,045
- DIGGS SITE – 6,570
- DIGGS RESIDENTS FOR THE RETREAT AT HARBOR POINT - 3
- FRANKLIN ARMS RAD - 327
- GOSNOLD - 497
- GRANDY PHASE V 092 - 297
- GRANDY PHASE VI - 172
- GRANDY VILLAGE REVIT – 1,164
- HCV – 3,878

- HCV MAINSTREAM - 457
- HERONS LANDING - 215
- HOLLEY POINT APARTMENTS - 490
- HUNTER SQUARE - 3,140
- MARKET HEIGHTS - 1,086
- MARKET HEIGHTS TIDEWATER - 15
- NORTH WELLINGTON - 220
- OAKLEAF FOREST - 7,901
- ORIGIN CIRCLE AT KINDRED - 1,023
- ORIGIN CIRCLE AT KINDRED TIDEWATER - 3
- PARTREA APARTMENTS - 3220
- REUNION SENIOR LIVING AT KINDRED - 141
- REUNION SENIOR LIVING AT KINDRED TIDEWATER - 0
- RIVERSIDE STATION - 0
- SOUTH BAY - 260
- ST PAUL APARTMENTS - 216
- SYKES APARTMENTS - 3,216
- THE ASHTON - 240
- THE RETREAT AT HARBOR POINT - 845
- YOUNG TERRACE APARTMENTS - 6,978

Voucher Case Management Update:

Preparing for the transition from Elite to Yardi by completing line by line comparison of HAP, UAP, TR, allowances, income, assets, and other factors from each system. Processing data corrections. Also verifying the following:

- Residents and caseworkers are assigned correctly
- Verify that data appears in the correct fields
- Rent calculation are correct
- FSS participants are in the system
- Port Tenants and in the system and data is correct

Processing situations in Yardi to review custom letters.

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 May.

Biennials	Initials	Complaints	QA	SRAP	TOTAL
389	82	11	0	7	489

Landlord Outreach

We continue to market for new properties in the city of Norfolk to lease to voucher holders. There were 5 new landlords in May 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 - 500
 Landlord Forum email Blast 2x 500

Phone calls to landlords inviting them to offer their property for the HCV Program – cold Calls (11)

Landlord Mailings/Package Information – 8

Referral listing add-ons – 22

New Landlords - 5

Landlord Orientation Attendees – 6

New Standing Partner - 1

Seven (7) HCV Brochure Placements respectively –Café Stella Coffee Shop, Equinox Coffee Shop, Mea culpa Café.



Inspections:

Working in conjunction with our partners in providing housing for our program participants; property owners, landlords, agents, and tenants, the NRHA Housing Quality Standards (HQS) inspection department is honored to serve the residents of Norfolk by providing inspection services to Housing Choice Voucher and Project Based Voucher participants and landlords. Additionally, NRHA Inspectors inspect HA owned property for Suffolk and Newport News Redevelopment and Housing Authority's.

The task of the HQS inspection department is to inspect housing units chosen by program participants, and to ensure they are deemed **Decent, Safe, and Sanitary** before Housing Assistance Payments are started and during the duration of time the participant leases an assisted unit.

Inspections conducted by HQS inspectors are based on the Housing Quality Standards (HQS)/NSPIRE established by the Department of Housing and Urban Development (HUD). The HQS defines "standard housing" and establishes the minimum criteria necessary for the health and safety of program participants.

Types of inspections conducted are:

Initial (Pre-HAP) - Inspections are conducted on vacant or occupied units. If the unit is occupied, the person holding the voucher must be the occupant.

Biennial – required every other year by HUD to ensure the unit continues to comply with HUD HQS.

Special or Complaint – Requested by the landlord, tenant or public official.

Quality Assurance – A HUD required sampling of all Initial and Annual inspections.

The inspection office strives to work as closely as possible with landlords and tenants; sharing the necessary information to help all involved prepare for the inspection.

Our objective is to house the participant, not to critique the housing unit. NRHA Housing Quality inspectors are not at liberty to conduct or fail inspections based on personal views or biases. Inspectors are required to be HQS certified, and trained to use sound judgement to ensure units are Decent, Safe, and Sanitary. Though some regulations may be similar, HQS inspectors do not conduct Norfolk City building Code inspections.

Any unit found substandard during the biennial inspection, the landlord and participant will be advised of the deficiency and the inspector will return to the unit in 28 days to ensure that the deficiency is corrected. If the deficiency is not corrected, the HAP will be abated and the participant will be issued a voucher to move to another unit providing they are in good standing. However, if the deficiencies are corrected, at the request of the landlord another inspection will be scheduled. The HAP will be abated until the unit passes inspection and payments will be pro-rated based on the day the unit passes inspection. Any unit that results in the HAP being abated due to HQS deficiencies will be inspected again in 12 months and off the biennial schedule.

The NRHA Housing Quality/NSPIRE Inspection office looks forward to building our partnership, and enhancing our working relationship with property owners and the citizens of Norfolk.



FUTURE ACTION

SEMAP: Section Eight Management Assessment Program HUD's performance measurement tool for the Housing Choice Voucher Program. NRHA will audit and self-certifies to HUD the status of our work for fy25.

HOTMA: July 1, 2025, 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: July 1, 2025, 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.

NSPIRE: October 1, 2025, NSPIRE serves as a replacement for the Housing Quality Standards (HQS) creating a unified approach to inspection standards for all HUD-assisted properties.

Program Overview	
Total Vouchers	4,328(HAP Paid)
Tenant Based Vouchers	3,371
Project Based Vouchers (PBV)	394
RAD PBV	563
Outgoing Payable Portables	70

Vouchers Issued	1
New Vouchers Searching	53
New VASH Vouchers Searching	2
New VASH port-in Searching	18
SRAP Certificates Searching	4
VASH referrals received	5
Port-Ins Received	7
Port-Ins Searching	22
Households with zero income	172 (RAD 24 PBV)

Special Purpose Vouchers

Vouchers Totals	Allocation	Previous Month	Current Month
VASH vouchers	168	156	156
VASH vouchers (Port-Ins)	Open	20	20
NED vouchers	225	151	144
Homeownership voucher(s)	Open	15	11
Homeownership voucher VASH	Open	1	1
SRO (Gosnold Mod Rehab)	60	56	56
Main Stream	40	20	21
Park Terrace	47	25	25
Tidewater Gardens TPV	312	255	252
Former Tidewater Gardens HCV Port-Out		20	20
Foster Youth I TPV	10	3	2
Scattered Sites	15	2	2
Emergency Housing Vouchers	63	56	53
SRAP (NOT IN TOTAL)	70	65	67

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	222
Grandy Rev NT	4	4	3
North Wellington	25	21	20
Franklin Arms	100	95	94
Diggs Town	222	210	211
Total	642	562	563

Project Based Vouchers (Non-RAD)

Project Based Voucher	Total Units	Previous Month	Current Month
Crescent Square (Virginia Beach)	10	7	6
Heron's Landing (Chesapeake)	6	6	6
South Bay (Portsmouth)	6	6	6
Cottage Bridge (Norfolk) NRHA Owned	47	44	45
Banks of Berkley (Norfolk)	5	3	4
Church Street Station (Norfolk)	70	64	64
St. Paul's Apartments (Norfolk)	13	11	10
Grandy VI (Norfolk) NRHA Owned	70	61	59
The Retreat at Harbor Pointe (Norfolk)	50	45	44
The Ashton	7	7	6
Holley Pointe	5	5	3
Riverside Station/ Curlew Apartments	23	23	23
Market Heights Apartments (CNI)	41	37	37
Reunion Senior Housing (CNI)	24	24	23
Origin	37	37	36
Aspire (CNI)	21	21	21
Aspire ForKids	5	4	4
Total	358	406	397

Former Tidewater Families in PBV Properties	Replacement (PBVs)	Affordable	Total former Tidewater Families
Riverside Station-Offsite	9	3	12
Reunion at Kindred	8	5	13
Origin at Kindred	23	9	32
Aspire-Offsite	14	1	15
Totals	54	18	72

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



Commissioners' Update NRHA Board of Commissioners

Subject: Property Management Update

Executive Contact: Brenda Fleming

Date: June 5, 2025

BACKGROUND

Updates as of 6/5/2025

STATUS

The Property Management team has remains focused on two key operational priorities: Occupancy and Operational.

Occupancy

- **Current Status:** Portfolio-wide occupancy is currently at **90%**, with a target of **96%** required to reach stabilized status.
- **Action Plan:** To support this goal, the department is leveraging both in-house staff and contracted unit turn services to expedite the refreshing of vacant units across the portfolio.
- **Key Focus Area:** The **Young Terrace** community represents the largest concentration of vacancies, with **110 units**, accounting for **64%** of all LIPH (Low-Income Public Housing) vacancies. The team is targeting the completion of **30 to 40 unit turns** at Young Terrace by **June 30**.
- **Marketing Strategy:** A proactive leasing approach will include upcoming **open house events** featuring **staged units** to improve leasing velocity and attract prospective residents.
- **May Progress:** A total of **19 new families** were housed during the month of **May**, contributing to improved occupancy performance.

Operational Focus

- **Staff Priorities:** Administrative and Maintenance teams continue to:
 - Resolve outstanding service tickets
 - Address resident concerns in a timely manner
 - Process recertifications efficiently
 - Ensure smooth, accurate handling of all new move-ins

Conclusion

These targeted priorities directly support **NRHA's mission** to provide **stable and affordable housing**. Continued cross-departmental collaboration and disciplined execution of these strategies are essential to achieving both **occupancy targets** and **enhanced customer service outcomes**.

Attachments and Handouts

Housing Operations Public Housing Programs

19

New Admissions

89.26%

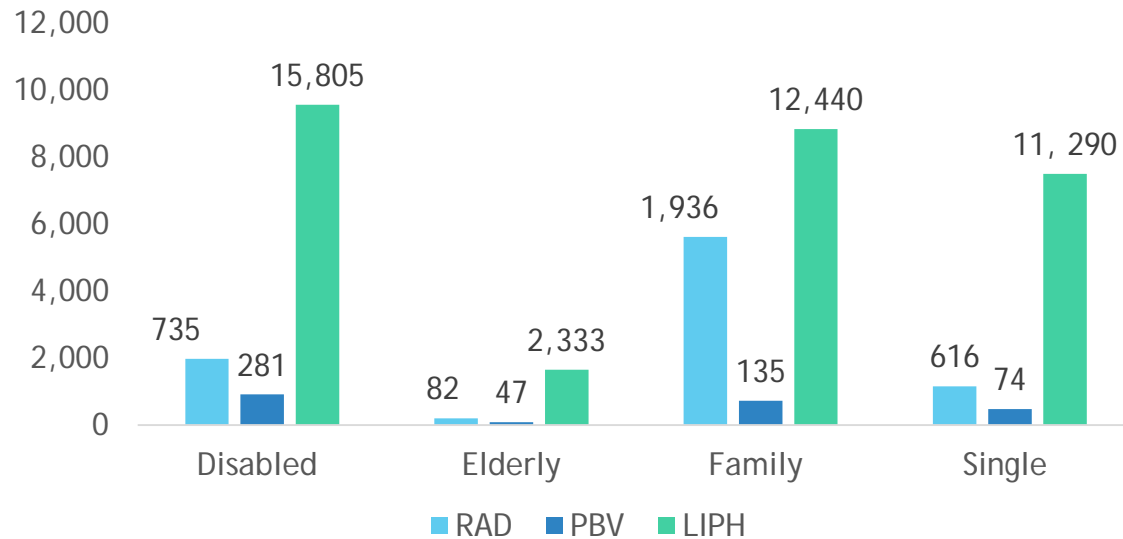
Occupancy

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

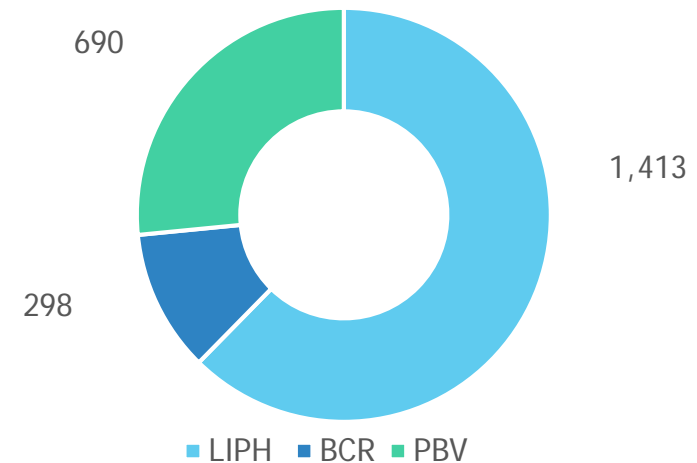
Occupied Units by Community

Community	Total Units	Units Occupied	Percentage
Diggs Town	103	94	91.26%
Young Terrace	746	636	85.25%
Calvert Square	310	273	88.06%
Oakleaf Forest	257	239	93.00%
Partrea Midrise	114	114	100.00%
Huntersquare	91	89	97.80%
Bobbitt Midrise	84	82	97.62%
Sykes Midrise	84	83	98.81%

Applicants on the Waitlist



Occupied Units by Program

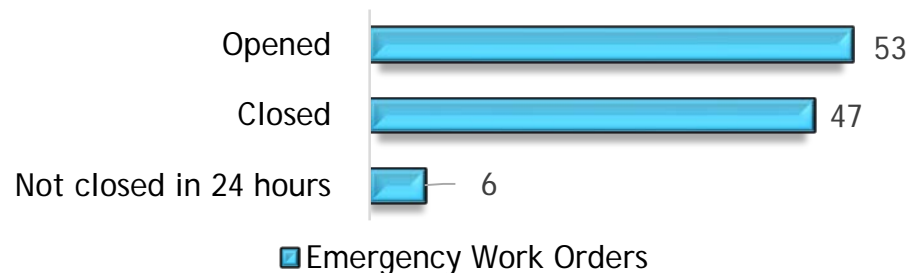


Housing Operations Public Housing Programs

Emergency Work Orders by Zones

Zone 1	Opened	Closed	Not Closed in 24 hrs.	% Completed
Oakleaf Forest	21	21	0	100.00%
Partrea Apartments	1	1	0	100.00%
Bobbitt Apartments	0	0	0	100.00%
Sykes Apartments	1	1	4	100.00%
N. Wellington	1	1	0	100.00%
Grandy Village	7	5	2	58.34%
Total Per Zone:	31	29	2	93.55
Zone 2	Opened	Closed	Not Closed in 24 hrs.	% Completed
Diggs Town	4	4	0	100.00%
Young Terrace	8	5	3	62.50
Calvert Square	7	6	1	85.71
Hunter Square	0	0	0	100.00%
Franklin Arms	3	3	0	100.00%
Cottage Bridge	0	0	0	100.00%
Diggs Town Phase 1	0	0	0	100.00%
Total Per Zone:	53	47	6	88.68

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



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: MAY 2025



Executive Summary

In **May**, the **Client Services Department** hosted a range of community-focused events, including the “**May Days**” series, which connected residents with critical programs, services, and resources. As part of our **Serving While Planning initiative**, we launched a comprehensive Resident Needs Assessment to better understand the community’s priorities. The survey covers key areas such as health and wellness, safety and security, transportation, and relocation needs.

Service Highlights:

- **321 residents** are enrolled in the Family Self-Sufficiency Program; 200 are currently employed and 143 maintain an escrow balance (**avg. \$5,554**). In collaboration with DollarBank, NRHA facilitated various community homebuying workshops which also included a presentation from former NRHA BOC Chair Barabara Hamm Lee. **May success stories** include one FSS participant who increased her annual income by \$39,000 through her promotion from a frontline role to Assistant Manager. Additionally, two participants have successfully purchased homes, while another participant has received her certificate of eligibility and is currently exploring funding options. Two participants are actively working towards homeownership.
- **3,719 participants** engaged in youth programs. **May events** included NRHA's participation in the **Chalk Block** event in collaboration with Geared Recovery, aimed at raising awareness about the impact of mental health on individuals and the importance of community support in ensuring access to valuable resources. Youth Services staff facilitated a Mother’s Day engagement activity, highlighting the significance of mothers caring for their mental health while navigating life's challenges, and providing a safe space for residents to connect and learn from one another. The Norfolk Community Wave Band offered youth opportunities to explore playing various instruments while engaging positively with their peers, fostering a sense of unity among residents and families. **May success stories** include one participant who completed the Tidewater Medical Training in billing and coding, another resident obtaining her GED certificate, and ten residents attending a PCA class at the Calvert Square Envision Center through a partnership with Community Coalition Outreach Services.
- **16,002 residents** engaged through Community Affairs. In **May, Community Affairs** led “NRHA’s May Days” an initiative designed to engage community, share resources, and feature partner services including United Way, Renaissance Counseling, Seven Summits Family Services, Gear Recovery, ODU/NSU joint school of Public Health, Fishing Point, Legal Aid, Restore the Dream, Norfolk Department of Social Services, and Prime Care Medical. Nutritional support efforts reached 2,892 residents through Mercy Chefs, 968 residents through the Food Bank, 332 meals provided by the Salvation Army, and 222 residents through the Isabella Health Foundation, resulting in a total distribution of 4,483 pounds of food. Senior service highlights include NRHA and collaborative partners providing digital literacy classes, social activities, fitness programs, and educational opportunities. Transportation assistance continued through a partnership with Agape Tours.
- **206 residents** engaged in Workforce Development Training initiatives designed to secure new employment opportunities and increase annual earnings. **May initiatives** included enhanced outreach to residents during events; 65 individuals received information and referrals regarding workforce and economic training opportunities. Additionally, resume and job search assistance were offered to residents at Calvert Square.

SERVICE ANNOUNCEMENT

- June 13, 2025 – Youth Empowerment Through Sports Clinic with special guest former NFL Legend Michael Vick



Commissioners' Update NRHA Board of Commissioners

Subject: June 2025

Executive Contact: Leha Byrd

Date: December 8, 2016

BACKGROUND

The Department of Communications and Intergovernmental Relations

STATUS

- Seven (7) stories added to NRHA website (See links below)
- NRHA Thriving Families page is live
- Welcome Commissioner Miller to the NRHA Wall of Fame
- Summer Seek Events (Homeownership Forum, Financial Workshop(s), Trades Fair)
- Mike Vick Football Camp (media coverage)
- Partnership with Hampton Roads Transit to supply pool of Bus Operator Candidates

FUTURE ACTION

- Refresh of St. Paul's Transformation Page
- Young Terrace and Calvert Square Charette press release and media coverage
- Announcement of Young Terrace and Calvert Square developer