



**AGENDA**  
**NRHA Commissioners' Meeting**  
Thursday, July 10, 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:**  
June 12, 2025 Board of Commissioners' Minutes
- II. **PUBLIC COMMENTS:**
- III. **New Business:** None
- IV. **EXECUTIVE DIRECTOR COMMENTS:**
- V. **DEPARTMENTAL UPDATES:**
  - Client Services Update/ Student Spotlight
- VI. **BOARD COMMITTEE UPDATES:**
- VII. **COMMISSIONER COMMENT:**

**FUTURE MEETINGS**

Board of Commissioners' Meeting  
Thursday, August 14, 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, June 12, 2025.

The meeting was called to order at 9:03 a.m. by Chairman Alphonso Albert. Those Commissioners present were as follows:

Present:           Mr. Alphonso Albert  
                      Mr. Adam Casagrande  
                      Mr. Terreon Conyers  
                      Mr. Earl Fraley, Jr.  
                      Mr. Elbert Louis  
                      Ms. Elsie Mayo *[arrived at 9:11 a.m.]*  
                      Mr. William S. Miller *[arrived at 9:15 a.m.]*  
                      Dr. Philip Smith

Absent:            Ms. Amy Chudzinski

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

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### **Welcome and Remarks by the Chairman of the Board**

Chairman Albert welcomed everyone and noted that the Board considers all stakeholders to be a valuable part of the City dynamic. He mentioned that today’s agenda is not very long, but there are several significant issues to be discussed during the Closed Session. In light of this, Chairman Albert asked the Commissioners to limit their comments to only those that are most important and relevant to today’s agenda items.

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### **I. Approval of Minutes of Commissioners’ Meetings**

Chairman Albert presented for approval the minutes of the May 15, 2025 Board of Commissioners’ meeting. Upon motion of Mr. Casagrande, seconded by Mr. Conyers, the minutes of the May 15, 2025 Board meeting were unanimously approved by all of the Commissioners present. *[Ms. Mayo and Mr. Miller were not present for the vote on the minutes.]*

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## **II. Public Comments**

The first speaker, Tiara Lassiter, stated that she has several questions to pose to the Board. She asked when the new housing units will be completed and also wanted to know how NRHA plans to meet the need for more affordable housing. Ms. Lassiter also asked about the time frame for redevelopment of Calvert Square and Young Terrace. She commented that there is a lack of affordable housing in Virginia, as well as an overly high incidence of evictions. Ms. Lassiter observed that the housing shortage tends to have a greater effect on low-income households. She indicated that there is a need for an additional 50,000 affordable housing units in the Hampton Roads area. Ms. Lassiter acknowledged that Norfolk is almost fully developed, but there needs to be a radical change in strategy to create more affordable housing. She concluded by stating that every person in the room can help with this initiative.

The following speaker, Raytron White, introduced himself and stated that he would like to talk about communication. He thanked Mr. Simms for meeting with him to discuss his concerns. Mr. White commented that better communication is needed. He added that NRHA does not provide enough activities for young people. Mr. White indicated that there are no summer programs for children and youth in Grandy Village and 50% of young residents are unable to participate in the programming offered by the Boys & Girls Club. He emphasized that the Tenant Management Council needs to be included in all discussions, including the meetings that Chairman Albert has scheduled with New Virginia Majority.

Javon Bennett, participating by telephone, addressed the Commissioners. He reported that he has been doing some research and speaking with residents in the Calvert Square neighborhood. Mr. Bennett commented that he was looking for additional information about the African-American Male Forum, but has not been able to find anything about this program either through Google or on the NRHA website. He indicated that he would like to do more to assist African-American Males in the community and would like additional information to facilitate this effort.

There were no additional speakers in person or via remote participation.

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## **III. New Business**

- 1) Resolution Accepting the 2025 Capital Fund Program Grant and Approving the 2025 Capital Fund Annual Statement and Five-Year Action Plan

Steve Morales, Chief Development Officer, introduced a Resolution to accept the 2025 Capital Fund Program and to approve the 2025 Capital Fund Annual Statement and Five-Year Action Plan. He reported that NRHA now has the final numbers, so he is coming to the Board with

a Resolution to authorize acceptance of the U.S. Department of Housing and Urban Development (“HUD”) funds, which help support capital expenditures and client services in NRHA’s communities. Mr. Morales commented that the amount of this funding has peaked and a trend towards decreased funding from HUD is anticipated. He explained that this Resolution was not presented at the May meeting because the final numbers were not yet available.

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

### **RESOLUTION 9617**

**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.

2) 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

Mr. Morales then introduced a Resolution to authorize the submission of an application to HUD for disposition of the Broad Creek community. He mentioned that this recapitalization has a long history and noted that the Board has approved several Resolutions on this issue in response to various tools and procedures provided by HUD to facilitate this initiative. Mr. Morales stated that the Board has already approved the Rental Assistance Demonstration (“RAD”) conversion; the Resolution to be considered today seeks Board approval specifically for the Section 18 disposition. He explained that the goal will be to use Low-Income Housing Tax Credits (“LIHTC”) to fund the renovations. Dr. Smith commented that the Finance Committee has reviewed, and supports, this Resolution.

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

**RESOLUTION 9618**

**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.

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#### **IV. Presentations**

None.

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#### **V. Executive Director Comments**

Mr. Simms recognized Mike Clark, who retired last week after 39 years and 8 months of service to NRHA. Mr. Simms mentioned that Mr. Clark was unable to attend today's meeting, but texted Mr. Simms a photograph from his beach vacation. Mr. Simms expressed his gratitude for Mr. Clark's many years of hard work and dedication to the agency. Mr. Simms commented that Mr. Clark will certainly be missed.

Mr. Simms announced that Yardi has gone "live." He observed that the conversion took a lot of work and thanked the staff for all of their efforts, and time spent on training, to facilitate the implementation of this new system. Mr. Simms reported that Yardi includes a "rent café" feature where residents can access their accounts and pay rent online.

Mr. Simms indicated that the Property Management Department is working on scheduling open houses in NRHA's communities to help increase the agency's occupancy rate. He then reported that the three short-listed teams of developers made presentations last week regarding the proposed redevelopment of Young Terrace and Calvert Square. Mr. Simms noted that the event was very well attended. He added that attendees included Trevor Metcalfe, a reporter from the *Virginian-Pilot*, as well as representatives from Legal Aid, New Virginia Majority, and the City. Mr. Simms mentioned that additional information, including a recording of each of the presentations, is available on the NRHA website. He added that the interview process will begin shortly, after which one of the developers will be chosen and a design charrette will be convened.

Mr. Simms reported that HomeNet closed 59 loans. He commented that this is a wonderful result and mentioned that 8 additional closings are currently underway. Mr. Simms expressed his appreciation for the good relationships and partnerships that NRHA has developed with City staff and City Council.

Mr. Simms stated that he was grateful to have had an opportunity to speak at the Rotary Club and publicize NRHA's contributions to the community. He also thanked the Authority's partners at Hampton Roads Transit, Hampton Roads Workforce, and Southeastern Cooperative

Educational Programs (“SECEP”), noting that these collaborations help NRHA’s residents with job opportunities and transportation.

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## **VI. Departmental Updates**

*Client Services/Member Spotlight:* Julius Norman, Client Services Director, addressed the Commissioners and stated that today he would like to highlight NRHA’s partnership with Renaissance, an organization that provides mental health services. He introduced Eric Jones, a Licensed Clinical Social Worker (“LCSW”), who works at Renaissance. Mr. Jones explained that this partnership helps NRHA reduce various barriers that can make it difficult for residents to access mental health care; Renaissance makes services more accessible, provides information on symptoms and causes of various mental health issues, and makes resources available to address these issues. Mr. Jones observed that Renaissance creates a safe space in which to discuss mental health concerns and access needed services. He indicated that the organization also encourages activities for seniors and works with Mr. Norman on youth sports in the community. Mr. Jones emphasized that the goal is to help residents feel a sense of belonging. He added that the organization also responds to crises that occur and aims to provide counseling and support as quickly as possible to help reduce the incidence of PTSD that often results from traumatic situations.

Dr. Smith asked if the relationship between NRHA and Renaissance has been recently established. Mr. Jones responded that the relationship has been in place for the last four years. Mr. Norman noted that the partnership was expanded post-COVID to address traumatic experiences and create a safe space where residents can meet with mental health professionals in their communities. Dr. Smith inquired about the number of individuals involved in this program. Mr. Jones reported that there are currently seven people working one-on-one with residents in their homes. He explained that these professionals make house calls; it is a labor-intensive process but provides the best service.

Mr. Louis asked whether Renaissance employees work with NRHA’s Client Services staff. Mr. Jones was unsure, but Mr. Norman confirmed that staff members from both organizations work closely together, including organizing events for residents such as karaoke with seniors and a recent event dedicated to mental health and female empowerment. Mr. Norman reported that the two groups recently collaborated on a sports initiative for NRHA youth in which football player and coach, Michael Vick, participated. He added that Norfolk State University (“NSU”) partners on many of these events as well. Mr. Louis explained that his goal is to ensure a “wraparound” system of case management that does not duplicate services and takes into account the entire family dynamic when providing services and programming, including mental health services.



Mr. Louis then inquired whether Mr. Jones is directly involved in case management. Mr. Jones answered that he does not participate in case management; Renaissance focuses exclusively on mental health issues. Mr. Norman commented that the case management services are provided by NRHA's Client Services Department and are tailored to address the specific needs of each family. He observed that NRHA staff handles needs in response to household requests and refers mental health concerns to Renaissance. Chairman Albert asked Mr. Jones how Renaissance identifies individuals who are in need of mental health services. Mr. Jones responded that these individuals are referred from various sources, including NRHA staff and, for needed youth services, the referrals often come from the public school system where symptoms are first noticed. Chairman Albert then inquired about how potential PTSD is handled after a crisis. Mr. Jones indicated that NRHA and Renaissance staff work together; they go door-to-door to reach seniors and Renaissance receives referrals from NRHA staff, parents, schools, and other organizations.

Mr. Norman reported that NRHA has a program for youth, "Youth Rec Connect," that runs throughout the year; participants can take advantage of local Recreational Centers and programming all year long. Mr. Norman commented that NRHA assists with transportation needs and is actively involved in encouraging the young people who live in its communities to participate in the activities that are offered.

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## **VII. Board Committee Updates:**

*Finance:* Dr. Smith stated that the Finance Committee has met. He mentioned that he plans to share more of the Committee's observations and thoughts during today's closed session.

*Public Housing:* Mr. Louis announced that the Public Housing Committee has met and plans to present a comprehensive report in the coming months. He mentioned that the Committee has had very productive meetings and is making great progress.

*Development:* Mr. Conyers stated that Mr. Simms covered the three developer presentations and proposed projects earlier in the meeting; he has nothing to add.

Chairman Albert commented that he will begin his "community tour" on June 23 by visiting the Young Terrace neighborhood, NRHA's largest community. He mentioned that he created a flyer and has also been working with Leha Byrd to schedule these conversation sessions. Chairman Albert added that he will also be visiting Grandy Village and Calvert Square. He noted that the idea for a community tour was prompted by comments from a young man who resides in one of NRHA's neighborhoods. Chairman Albert stated that he feels the Board is often misunderstood and emphasized that the Commissioners work hard, are committed to serving NRHA's residents, and truly care about the Authority's communities. He indicated that touring the communities will allow him to better hear and understand residents' thoughts and ideas.

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### **VIII. Commissioner Comments**

Mr. Fraley, on behalf of the Development Committee, reported that a design workshop for Calvert Square and Young Terrace is scheduled for July 14-16, at which time a developer will have been chosen.

Chairman Albert recognized School Board member Alfreda Thomas, who currently serves as Vice-Chair of the Norfolk City School Board.

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### **IX. Closed Session**

At 9:51 a.m. upon motion of Mr. Louis, seconded by Dr. Smith, the following resolution was unanimously approved by all of the Commissioners present. *[Mr. Conyers was out of the room when the vote convening a Closed Meeting was taken.]*

### **RESOLUTION 9619**

**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 June 12, 2025 for:

“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.

“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, including restructuring and new job postings.

*[A five-minute break was taken before the Closed Session discussions began.]*

At 11:43 p.m. upon motion of Mr. Fraley, seconded by Mr. Louis, the following resolution was unanimously approved by all of the Commissioners present. *[Ms. Mayo was not feeling well and left the meeting at 11:12 a.m. She was not present for the vote certifying the Closed Meeting.]*

**RESOLUTION 9620**

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

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

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

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There being no further business, the meeting was adjourned at 11:44 a.m.

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Secretary

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Chair



## Commissioners' Update NRHA Board of Commissioners

**Subject: Chief Operating Officer, COO**

**Executive Contact: Demetria Johnson**

**Date: July 10, 2025**

### BACKGROUND

Chief Operating Officer (COO) is responsible for Operations (formerly Administration Services) which includes Human Resources, Fleet, and Risk and Operations Management. Also Finance, Asset Management, and Information Technology are direct reports to the COO. The following report summarizes activities for the month of June 2025.

### STATUS

#### Finance Department Updates

- **Controller** - Controller position filled. Dr. Marvin Blye start date June 30, 2025. Dr. Blye previously worked for the City of Baltimore as the Chief Fiscal Officer responsible for the management, direction and coordination of financial activities. Dr. Blye has a wealth of financial experience without his career. His education includes a Bachelor of Accounting from the University of Maryland Eastern Shore, MBA from Wilmington College, and Doctorate in Accounting from Walden University.
- **Finance Restructure** - Interviews have been schedule for seven (8) positions to include: Budget and Financial Reporting Analyst, Cash Management Analyst, Accounts Payable Specialist, Accounts Receivable and Accounts Payable Specialist, and Staff Accountants (3).

#### Human Resources Updates

- **Agency Downsizing Initiative** – Completed RIFS, buyouts and retirements effective June 30, 2025.
- **Revised job descriptions** -Job descriptions are being revised to incorporate the salary tier approach received from the compensation study. Projected to be complete and rolled out to employees by July 1, 2025.
- **ADP** – Implemented new Learning Management System. The system offers over 300 online courses. Beginning July 2025, HR will conduct Lunch in Learns with staff.
- **Recruitment** – Actively recruiting for vacant positions.
- **Highlights** – Created compensation place for FY2026
- **Vacant Position** - HR Generalist I have been hired and will start in July 2025. The position is responsible for recruiting and employee relations.

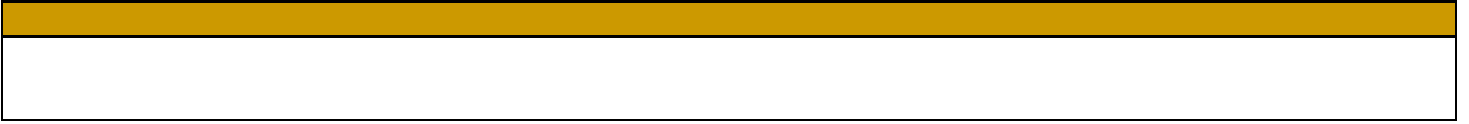
#### Information Technology Updates

- **Yardi Update** – Rent Café and P2P are live. Completed rent statements and first HAP check run.
- **Upgrades** – Switched from Duo to Microsoft Authenticator as a cost savings and more efficient software.
- **Vacant position** – Currently interviewing for Network Infrastructure Engineer, CCVT, and Project Operations Manager.

#### Administrative Services Updates

- **555 E Main Street** – Cashless gate entry and exit project underway. Garage Gate is being replace with a new roll down gate

- **910 Ballentine** – Maintenance inventory for properties will be housed at the warehouse and monitored by the Fleet Manager.
- **Fleet** – Enterprise Fleet is ongoing and on scheduled to be delivered around October.





## Commissioners' Update

### NRHA Board of Commissioners

**Subject: Development Update**

**Executive Contact: Steve Morales**

**Date: July 10, 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 June 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 16<sup>th</sup>. 58 former Tidewater residents have signed up for the waitlist.

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 28 under the HOME program. There is only \$6,464 remaining in HOME program funding for FY2025. 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 hosted a Homeownership Forum-on the NSU campus. Over 100 people were in attendance. NRHA's Homenet in partnership with the City of Norfolk, Housing and Community Development Office, Norfolk State University and Truist Bank hosted a forum Unlocking Homeownership, Wealth and Legacy Protection Forum on Saturday, June 21, at Norfolk State University. The event brought together first-time

homebuyers, renters, and current homeowners for a comprehensive, one-stop resource for everything homeownership. NRHA's Homeownership Program Director Lashawn Fortes coordinated the event with NSU's Dr. Tim Goler, Dr. Susan Perry from DHCD and Mark Johnson from Truist bank. Council Carlos Clanton gave opening remarks, along with NRHA's Executive Director Nathan Simms and Dr. Tim Goler from NSU.

### **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 30<sup>th</sup>. The land is sold "As is" awards will be finalized this month.

### **Transformation**

#### *Sykes*

NRHA is working on the Sykes RAD/Section 18 conversion. The Development team has submitted for low income tax credits and is preparing information for HUD RAD office.

#### *Moton*

NRHA has received a \$500,000 innovation grant from Virginia Housing. Cori Hines lead the Grant application. The Moton Circle Innovation project will include an innovative approach to construction and comparison of 28 residential townhome units, 14 of which will be stick-built and 14 modular units. An additional 20 units will be incorporated in the future, based on evaluation results. The intent of the Innovation project is to compare the key elements and metrics of the two building types including cost, impact, market appeal, and flexibility

#### *Young and Calvert Master Planning*

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

Team including NRHA and City staff completed interviews of three Master Developer candidates, Gilbane Development, NHP Foundation and Paces Preservation Partners for Young and Calvert. Master Developer is being brought on board early to participate in master planning and take lead on first project.

# Development Department

July 10, 2025

Choice Neighborhoods  
HomeNet  
Real Estate  
Transformation  
Design and Construction







Tidewater  
Gardens

Choice  
Neighborhood  
Initiative

Unity at Kindred

First building is to be  
complete by August

Second building is  
scheduled to complete  
in October

# Phase 2-Unity Place at Kindred Application Update

NRHA open the waitlist exclusively for former Tidewater Gardens families on April 30, 2025

Residents were sent direct mail-letter with information on the project, Right to return, USI contact information, NRHA contact information.

Exclusive Waitlist closed June 16<sup>th</sup> 2025 and is now open for general public

- As of June 16, 2025 – 58 former Tidewater families have applied - there are 48 Replacement Units between two buildings
- 24 applications for One Bedroom Apartment (Project has 7 one bedroom Project based Voucher Units)
- 22 applications for two Bedroom Apartment (Project has 30 one bedroom Project based Voucher Units)
- 11 applications for three Bedroom Apartment (Project has 11 one bedroom Project based Voucher Units)
- 1 application for four Bedroom Apartment (Project has no four bedroom Project based Voucher Units)

Website – <https://unityatkindred.com>





## 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	
<b>On Site CNI Project-Brinshore Lead Developer Phase/Blocks</b>					
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
<b>Total</b>	<b>714</b>	<b>260</b>	<b>270</b>	<b>184</b>	
<b>Off Site CNI Housing Units-PBV by Others</b>					
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
<b>Totals Units completed</b>	<b>397</b>	<b>105</b>	<b>251</b>	<b>41</b>	
<b>Total Units under Construction</b>	<b>331</b>	<b>121</b>	<b>105</b>	<b>105</b>	

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





# HomeNet/HOME program Updates

HomeNet's FY 24 YTD Stats	Qrt 1	Qrt 2	Qrt 3	Qrt 4	Totals To Date
<b>Clients Purchased</b>	<b>15</b>	<b>15</b>	<b>14</b>	<b>15</b>	<b>59</b>
HOME Clients	9	6	3	10	<b>28</b>
<i>Public Housing Residents</i>	0	0	0	0	<b>0</b>
<i>HCV Participants</i>	2	0	1	1	<b>4</b>
HomeWard Norfolk Clients	1	3	3	1	<b>8</b>
<b>Under Contract</b>					
<i>Under Contract w/HOME</i>	7	6	7	0	
<i>Under Contract with only SPARC</i>	0	3	3	1	
<i>Under Contract HomeWard Norfolk</i>	1	4	1	0	
<b>New Clients Enrolled</b>					
<i>HCV Participants</i>	48	4	3	38	<b>55</b>
<i>Public Housing</i>	9	1	2	6	<b>18</b>
<i>Tidewater Residents</i>	1	1	0	1	<b>3</b>
<i>Other HomeNet Clients</i>	254	54	45	41	<b>394</b>
<b>Total Applications Processed</b>	<b>80</b>	<b>64</b>	<b>162</b>	<b>1476</b>	<b>1782</b>

HOME Down Payment FY 25 Y1	Qrt 1	Qrt 2	Qrt 3	Qrt 4	Totals to-date
New Applications	14	12	9	1	36
In-process	22	4	6	9	41
6-month Eligibility Period	12	25	18	3	58
Under Contract	7	6	7	0	20
Closings	9	6	3	10	28

HOME Tracking	Closings
FY2019	20
FY2020	13
FY2021	17
FY2022	15
FY2023	11
FY2024	20
FY2025	28
<b>Totals</b>	<b>124</b>

Fiscal Year - Remaining Funding	FY2025 Funding	FY2025 (6/30/2025)
HOME FY2023 (City)	\$ 783,367	\$ -
HOME FY2024 (City)	\$ 1,014,729	\$ 6,464
HOME FY2025 (City)	\$ -	\$ -
HRPDC FY2025*	\$ 240,000	\$ -
Homeward Norfolk (City)	\$ 653,000	\$ 333,000
	\$ 2,691,096	\$ <b>339,464</b>

\* Hampton Roads Planning District Commission Grant

HomeNet/HOME

59 Total Closings

28 closings in HOME program

8 Homeward Norfolk

\$6,464 remaining HOME funds

\$13,012,000 in Home sales

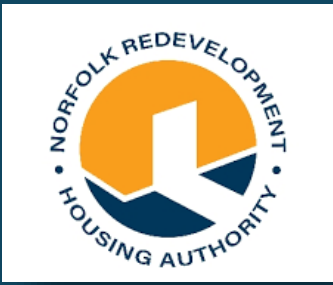




## Homeownership Forum

NRHA's Homenet in partnership with the City of Norfolk, Department Housing and Community Development, Norfolk State University and Truist Bank hosted a forum **Unlocking Homeownership, Wealth and Legacy Protection Forum** on **Saturday, June 21, at Norfolk State University**. The event brought together first-time homebuyers, renters, and current homeowners for a comprehensive, one-stop resource for everything homeownership. NRHA's Homeownership programs Director Lashawn Fortes coordinated the event with Dr. Tim Goler from NSU, Mark Johnson from Truist bank and Dr. Susan Perry from City's DHCD. Councilman Carlos Clanton called for the event as part of his efforts on homeownership and housing policy.





## Moton Circle \$500,000 Innovation Grant Award

# Moton Circle NRHA has been awarded a \$500,000 Innovation Grant from Virginia Housing

## **Moton Circle Innovation Project** **Norfolk Redevelopment and Housing Authority** ***\$500,000***

Funding will support the comparison of the key elements and metrics of two building types including cost, impact, market appeal and flexibility. The plan will include an innovative approach to construction of 28 residential townhome units, 14 of which will be stick-built 7 panelized and 7 modular units.

### **We will assess each delivery method across key metrics:**

- Cost efficiency
- Construction speed
- Build quality and durability
- Energy performance
- Design flexibility and replicability

### **This project is also deeply rooted in workforce development, with activities that include:**

- Training stipends
- Site-based trade engagement
- Partnerships with regional trade programs and academic institutions

### **Deliverables We Aim to Produce**

Replicable case studies

A long-term strategy to align modular adoption with regional workforce and industrial capacity





# Calvert Square and Young Terrace Developer Presentation

- **Gilbane Development Company** presented three previous projects for comparison, in Washington, D.C. It was a two-phase building project with properties that included conference, fitness, gaming and community rooms, and provided access to public transportation, grocery and retail spaces. It is comprised of 345 residential units.
- **The NHP Foundation** presented a case study in Baltimore, Maryland. The affordable, senior housing community was completed in 2025 and includes common areas and one- and two-bedroom floor plans. The firm has worked on more than 750 projects in Norfolk.
- **PPP** showcased several case studies, a 456-unit public housing family community noting that it is similar to the community-engagement logistics within the Calvert Square and Young Terrace communities.



**Gilbane**

**The NHP Foundation**  
Preserving America's Affordable Housing

**PACES PRESERVATION**  
Partners

**Three Finalists for Master Developer of Calvert Square and Young Terrace**

The full Presentation can be viewed on NRHA's [Youtube](#) page.


Transformation  
Young and  
Calvert Master  
Planning

Master  
Developer  
Interviews



# Transformation Young and Calvert Master Planning

## Community Charrette






**Calvert Square and Young Terrace Transformation Project**

Four-day Charrette/  
Design Workshop

**Murray Center**  
455 E. Brambleton Ave.  
Norfolk, Va. 23510

Monday, July 14	8:30 a.m.-12:30 p.m. 5:30-7 p.m.
Tuesday, July 15	8:30 a.m.-12:30 p.m. 1:30-4:30 p.m. 5:30-7 p.m.
Wednesday, July 16	8:30 a.m.-noon 1:30-4:30 p.m.
Thursday, July 17	8:30 a.m.-noon 5:30-7 p.m.

Hosted by Norfolk Redevelopment  
and Housing Authority and City of Norfolk

### 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.



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

**Murray Center**  
**455 E. Brambleton Ave**

**Day -time**  
**Open house work sessions**

**Evenings**  
**Monday-Kick-off**  
**Tuesday-Progress Meeting**  
**Thursday-Plan Presentation**



# 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			
<b>TOTAL BUDGET</b>	<b>\$ 10,404,603</b>	<b>\$ 10,368,854</b>	<b>\$ 10,727,026</b>	<b>\$ 10,469,647</b>
<b>TOTAL OBLIGATED</b>	<b>\$ 10,404,603</b>	<b>\$ 10,368,854</b>	<b>\$ 5,538,920</b>	<b>\$ -</b>
<b>TOTAL EXPENDED</b>	<b>\$ 8,176,123</b>	<b>\$ 9,153,064</b>	<b>\$ 2,121,973</b>	<b>\$ -</b>
<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:** Property Management Update

**Executive Contact:** Brenda Fleming

**Date:** July 2, 2025

### BACKGROUND

Updates as of 7/2/2025

### STATUS

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

#### Occupancy

- **Current Status:** Portfolio-wide occupancy is currently at **89%** for LIPH (Low Income Public Housing) and **92%** for PBV (Project Base Voucher), with a target of **96%** required to reach stabilized status for both programs.
- **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. Currently, **46 units** across the portfolio are available for housing.
- **Key Focus Area:** The **Young Terrace** community represents the largest concentration of vacancies, with **105 units**, accounting for **64.42%** of all LIPH (Low-Income Public Housing) vacancies and the **Grandy Village** community representing the largest with **34 units**, accounting for **64.7%** of all PBV (Project Base Voucher) vacancies.
- **Marketing Strategy:** A proactive leasing approach will include upcoming **open house events** featuring **staged units** to improve leasing velocity and attract prospective residents. Additionally, the **"Refresh Unit"** initiative will be introduced current residents. **The scheduled open house dates are as follow: July 8<sup>th</sup> – Young Terrace, July 18<sup>th</sup> – Calvert Square, and July 22<sup>nd</sup> – Grandy Village.**
- **June Progress:** A total of **15 new families** were housed during the month of **June**, contributing to improved occupancy performance. For the period of **July 1, 2024 thru June 30, 2025, 224 families** were housed.

#### Operational Focus

- **Staff Priorities:** Administrative and Maintenance teams continue to:
  - Timely resolution of outstanding service tickets
  - Prompt response to resident concerns
  - Efficient processing of recertification
  - 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 goals** and **enhancing resident satisfaction**.

## Attachments and Handouts

## Housing Operations Public Housing Programs

15

New Admissions

89.33%

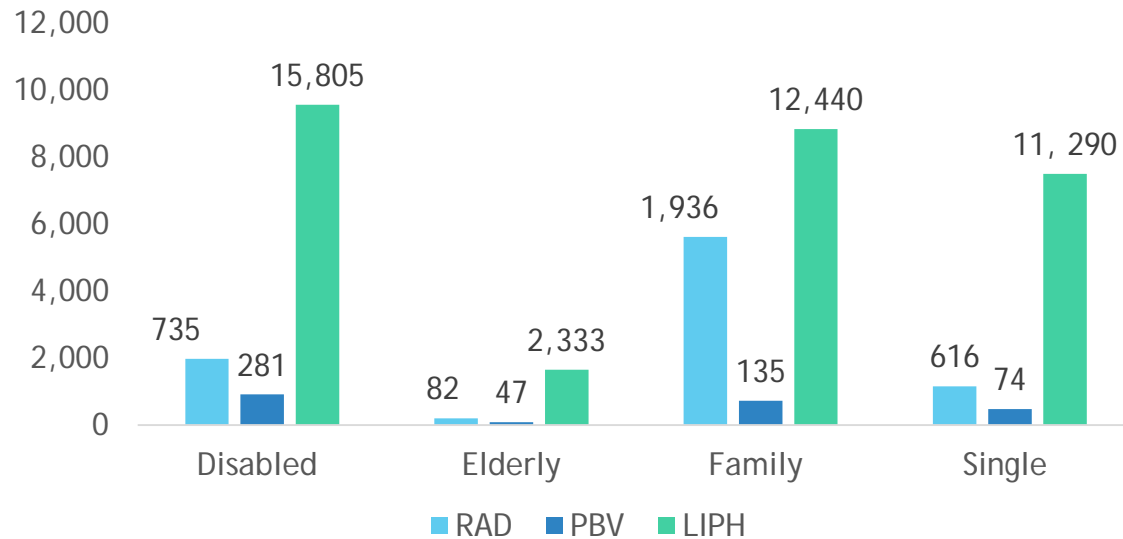
Occupancy

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

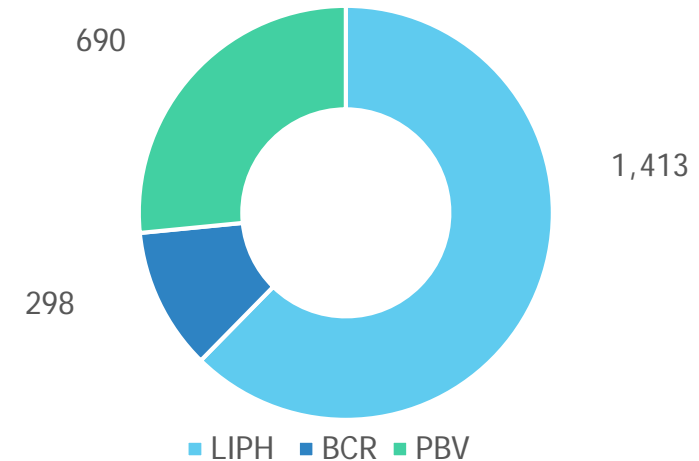
## Occupied Units by Community

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

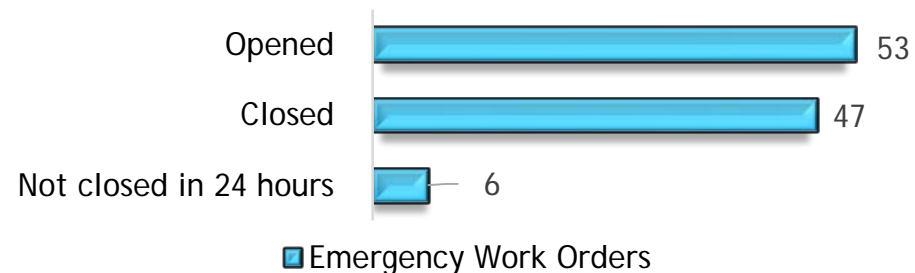


## Housing Operations Public Housing Programs

### 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:** Rental Assistance Programs Update

**Executive Contact:** Pamela B. Jones-Watford

**Date:** July 10, 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:

##### June Orientations/Briefings:

- LIPH Orientations – 2
- North Wellington – 1
- Grandy 032, 093, 092 – 3
- Diggs Ph1 – 2
- Franklin Arms – 4
- SRO (all sites) - 2
- Aspire – 3
- Market Heights - 2
- Origin – 1
- Holley Pointe - 1

##### June Referrals:

- Grandy VI 093 - 2
- Grandy Revit 032 - 1
- N. Wellington - 1
- Cottage Bridge - 1
- Franklin Arms – 4
- LIPH - 11
- Origin – 1
- Holley Pointe – 1

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

### **Wait List:**

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

- 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 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

### **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 June.

<b>Biennials</b>	<b>Initials</b>	<b>Complaints</b>	<b>QA</b>	<b>SRAP</b>	<b>TOTAL</b>
238	95	8	8	0	349

### **Landlord Outreach**

We continue to market for new properties in the city of Norfolk to lease to voucher holders.

There were eight (8) new landlords in June that leased to voucher holders.

Phone calls to landlords inviting them to offer their property for the HCV Program – (6)  
Email Blast– 500

Phone calls to landlords inviting them to offer their property for the HCV Program – cold Calls (6)

Landlord Mailings/Package Information – 8

Referral listing add-ons – 33

New Landlords - 8

Landlord Orientation Attendees – 8

New Standing Partner - 2

Five (5) HCV Brochure Placements respectively –It Can Be Coffee, Co; FR8 House Coffee Shop, Cure Coffee House

**LANDLORD FORUM** was held on June 11, 2025 at the Jordan-Newby Anchor Branch Library.

**Landlord Forum Attendance: 70**

Landlords were greeted and received opening remarks coming from our Executive Director, Mr. Nathan F. Simms, Jr.

### **Landlord forum Survey Results**

1<sup>st</sup> time attendee – 71%

Returning Attendee – 29%

### **Overall Event Rating**

Excellent – 68%

Good – 21%

Satisfactory – 11%

Poor – 0%

### **Length of time for the event**

Too short – 0%

Just Right – 70%

Too long – 30%

## **Speakers**

**Melissa Bonfiglio**- Legal Aid who presented on VRLTA/Legislative Updates: 78.6 % Excellent; 14.3% Good; 7.1 % Satisfactory; 0% Poor

**Patti Robertson**- PMI Virginia (Property Management) who presented “Top 50 Landlord Mistakes”: 76.9% Excellent; 11.5% Good; 11.5% Satisfactory; 0% Poor

**Michael Steverson** – Warrant Realty (Property Management) who presented on “Becoming a Reliable Landlord”: 57.1% Excellent; 25% Good; 10.7% Satisfactory; 7.1% Poor

**Pamela Jones Watford** –Chief of Rental Assistance Programs who provided an overview of the HCV Program– 92% Excellent; 8% Good; 0% Satisfactory; 0% Poor

**Tim Edmonds** – Director HQS who provided inspection updates– 78.3% Excellent; 21.7% Good; 0% Satisfactory; 0% Poor

**Makiesa Cruse** – IT Director who presented YARDI/Rent Café - 61.9% Excellent; 38.1 % Good; 0% Satisfactory; 0% Poor

**Housing Authority Staff** (Greeters, Registration, Food Assistants, A/V): 92% Excellent; 8% Good; 0% Satisfactory; 0% Poor

**Event Organizer** – Denise Wilson – 92.3% Excellent; 7.7 % Good; 0% Satisfactory; 0% Poor

## **Event Process**

Online Registration – 81.5% Excellent; 14.8% Good; 3.7% Satisfactory; 0% Poor

## **Event Food**

Quality of food – 71.4% Excellent; 14.3 % Good; 14.3 % Satisfactory; 0% Poor

Variety of food – 71.4% Excellent; 17.9% Good; 10.7% Satisfactory; 0% Poor

**Venue**- 60.7% Excellent; 10.7 % Good; 28.6% Satisfactory; 0% Poor

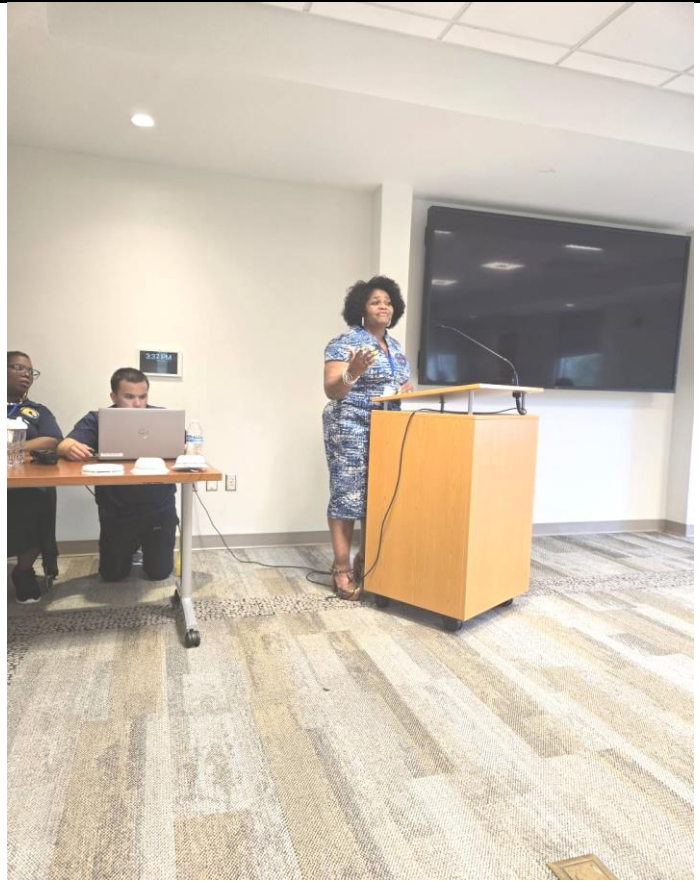
**Recommendation to attend this event to colleagues/association** – Very Likely – 79%; Likely – 21% 0% unlikely; 0% Very Unlikely



## Scenes from the Landlord Forum







<b>Program Overview</b>	
Total Vouchers	4,280(HAP Paid)
Tenant Based Vouchers	3,331
Project Based Vouchers (PBV)	395
RAD PBV	554
Outgoing Payable Portables	70
Vouchers Issued	15
New Vouchers Searching	61
New VASH Vouchers Searching	2
New VASH port-in Searching	23
SRAP Certificates Searching	4
VASH referrals received	4
Port-Ins Received	7
Port-Ins Searching	28
Households with zero income	172 (24 RAD PBV)

### Special Purpose Vouchers

<b>Vouchers Totals</b>	<b>Allocation</b>	<b>Previous Month</b>	<b>Current Month</b>
VASH vouchers	168	156	159
VASH vouchers (Port-Ins)	Open	20	13
NED vouchers	225	144	145
Homeownership voucher(s)	Open	11	11
Homeownership voucher VASH	Open	1	1
SRO (Gosnold Mod Rehab)	60	56	57
Main Stream	40	21	21
Park Terrace	47	25	25
Tidewater Gardens TPV	312	252	249
Former Tidewater Gardens HCV Port-Out		20	20
Foster Youth I TPV	10	2	2
Scattered Sites	15	2	2
Emergency Housing Vouchers	63	53	50
SRAP (NOT IN TOTAL)	70	67	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	222	216
Grandy Rev NT	4	3	2
North Wellington	25	20	20
Franklin Arms	100	94	93
Diggs Town	222	211	210
Total	642	563	554

**Project Based Vouchers (Non-RAD)**

Project Based Voucher	Total Units	Previous Month	Current Month
Crescent Square (Virginia Beach)	10	6	6
Heron's Landing (Chesapeake)	6	6	6
South Bay (Portsmouth)	6	6	6
Cottage Bridge (Norfolk) NRHA Owned	47	45	45
Banks of Berkley (Norfolk)	5	4	4
Church Street Station (Norfolk)	70	64	64
St. Paul's Apartments (Norfolk)	13	10	10
Grandy VI (Norfolk) NRHA Owned	70	59	59
The Retreat at Harbor Pointe (Norfolk)	50	44	44
The Ashton	7	6	6
Holley Pointe	5	3	3
Riverside Station/ Curlew Apartments	23	23	23
Market Heights Apartments (CNI)	41	37	37
Reunion Senior Housing (CNI)	24	23	23
Origin	37	36	34
Aspire (CNI)	21	21	21
Aspire ForKids	5	4	4
Total	358	397	395

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

**PROJECT BASED VOUCHERS UPDATE****Project Based Voucher Future Obligations (Non-RAD)**

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

**FUTURE ACTION**

**SEMAP:** The Section 8 Management Assessment Program (SEMAP) is designed to assess whether the Section 8 tenant-based assistance programs operate to help eligible families afford decent rental units at the correct subsidy cost. SEMAP also establishes a system for HUD to measure PHA performance in key Section 8 program areas and to assign performance ratings. SEMAP provides procedures for HUD to identify PHA management capabilities and deficiencies in order to target monitoring and program assistance more effectively.





## Commissioners' Update

### NRHA Board of Commissioners

Subject: Client Services Update

**Executive Contact:** Julius Norman

**Date:** 7/2/2025

#### 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

- Creation of a Resilience Center in Diggs Town



FY2025

## CLIENT SERVICES DEPARTMENT

### IMPACT REPORT: JUNE 2025



## Executive Summary

In **June**, the **Client Services Department** hosted a variety of community-focused and partnership driven events including NRHA's Juneteenth celebration and a community football clinic led by NSU's head football coach Michael Vick. Summer programming has begun and includes camps and employment opportunities for youth, increased nutritional support for families and enhanced activities to support seniors. Additionally, staff and partners are continuing to increase engagement efforts to promote NRHA's Resident Survey.

## Service Highlights:

- **324 residents** are enrolled in the Family Self-Sufficiency Program; 200 are currently employed and 145 maintain an escrow balance (**avg. \$4,845**). **June** service highlights include increased partnership participation in NRHA's FSS Program Coordination Committee, which has led to the availability of additional resources to support residents. Additionally, FSS staff are continuing to collaborate with the Workforce Development team, resulting in greater access for residents to higher-wage employment opportunities. New fiscal year planning efforts will focus on expanding economic opportunities, enhancing life skills, and increasing access to financial empowerment training.
- **4,479 participants** engaged in youth programs. **June events** included a collaboration with Renaissance Counseling and African American Male Focus to host a football clinic led by former NFL quarterback and current Norfolk State University football head coach Michael Vick, where participants learned teamwork, leadership, and the importance of integrity. NRHA's "Success Here We Come" initiative continues to empower youth through professional development and career readiness, providing visits to technical centers, community colleges, and universities for insights into future career paths. In partnership with Norfolk Public Schools, the Kids Café program served over 200 meals weekly, ensuring youth have access to nutritious food and essential services. Additionally, swimming lessons at the Southside Aquatic Center are being held twice a week, teaching vital water safety skills, boosting confidence in and around water.
- **20,002 residents** engaged through Community Affairs. **In June, Community Affairs** collaborated with internal teams to host NRHA's Juneteenth celebration, engaging 325 residents and 32 partners. The event provided a variety of programs and resources to support residents and featured a performance by a marching band that included NRHA youth. **Service highlights** include the launch of "Golden Harvest", a mobile food assistance program that delivers fresh fruits, vegetables, and pantry staples directly to NRHA's senior communities at no cost. Additionally, nutritional support efforts reached 2,352 residents through Mercy Chefs, 505 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 4,778 pounds of food provided to 223 residents. Senior service highlights include NRHA and partners providing rent café training sessions, community outings and gospel outreach programs. Transportation assistance continues through a partnership with Agape Tours.
- **249 residents** engaged in Workforce Development Training initiatives designed to secure new employment opportunities and increase annual earnings. **June activities** included: resident job search and resume assistance, career counselling, and referrals to external community partners for employment opportunities, business entrepreneurship and apprenticeship programs.

## SERVICE ANNOUNCEMENTS

- XXXXX



## Commissioners' Update

### NRHA Board of Commissioners

**Subject: July Board Report**

**Executive Contact: Leha Byrd**

**Date: July 10, 2025**

#### BACKGROUND

The Department of Communications and Intergovernmental Relations

#### STATUS

- Six (6) stories added to NRHA website (See links below)
- "Summer Seek" Financial Counseling Seminar(s)
- Coverage for NRHA Camp with Michael Vick (see links below)
- Nathan interview with Hampton Roads Chamber of Commerce (To air in July)
- Intranet Updates

#### FUTURE ACTION

- Refresh of St. Paul's Transformation Page
- Announcement of Young Terrace and Calvert Square developer
- Overall website refresh (New Webmaster begins July 14)
- July 14-17 Charette communications planning
- NRHA x NSU Podcast featuring Nathan Simms, et. al



### **June Web Stories**

[NRHA Housing Development Project Manager Chosen for National Panel on Urban Planning](#)

[NRHA Focused on Expanding Food Partnerships, Feeding Residents Amid Food Desert](#)

[NRHA to Host Public, Four-Day Design Workshop at The Murray Center](#)

[Accepting Applications for Unity Place at Kindred](#)

[NRHA and Partners to Host Homeownership Forum at NSU During Homeownership Month](#)

[NRHA Hears from Three Finalists for Master Developer of Calvert Square, Young Terrace](#)

### **June Media Coverage**

[NSU Football Head Coach Michael Vick attends NRHA youth football camp](#) - WAVY

[NSU Football Head Coach Michael Vick attends NRHA youth football camp](#) (Yahoo Sports)

[Michael Vick appears at student football camp](#) (WVEC)



**COMMISSIONERS' MONTHLY CONTRACT REPORT –**  
**Meeting Date: July 10, 2025**

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

**June, 2025**

<b>New contracts issued between \$30,000 and \$99,999:</b>	<i>Contract Ceiling</i>	<b>A</b>	<b>B</b>	<b>C</b>
1. I0037 – EZRA Grant Services (Grant Writing Services)	\$75,000.00	P		FF

<b>New contracts issued for \$100,000 and over:</b>	<i>Contract Ceiling</i>	<b>A</b>	<b>B</b>	<b>C</b>
1. I0036 – Green Alternatives (NRHA Vacant Lots Grass Cutting (5 months)	\$169,970.00	O	M	IF

<b>New task orders issued for \$30,000 and over:</b>	<i>Contract Ceiling</i>	<b>A</b>	<b>B</b>	<b>C</b>
1. H1081 – ABAP LLC (Unit Upgrade-1714 Greenleaf Dr - Oakleaf Forest)	\$67,547.07	C	M	FF
2. H1090 – P&M Construction (Unit Upgrade-1727 & 1773 Greenleaf Dr - Oakleaf Forest)	\$74,600.00 & \$65,940.00	C		FF
3. H1088 – K-Kontractors (Unit Upgrade-1767 Greenleaf Dr - Oakleaf Forest)	\$65,435.00	C	W,3	FF
4. H1084 – Dominion Builders & Contracting LLC (Unit Upgrade-1809 Greenleaf Dr - Oakleaf Forest)	\$72,283.75	C		FF
5. H1091 – Powermovement General Contractors (Unit Upgrade-1911 Greenleaf Dr - Oakleaf Forest)	\$58,797.31	C		FF
6. H1092 – Pyramid Enterprises (Unit Upgrade-1914 & 1926 Greenleaf Dr - Oakleaf Forest)	\$78,202.25 & \$78,202.25	C		FF
7. H1086 – Integral Contracting LLC (Unit Upgrade-1947 & 1993 Greenleaf Dr - Oakleaf Forest)	\$80,134.30 & \$80,134.30	C		FF

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

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

<b>Options exercised for \$30,000 and over:</b>	<i>Contract Ceiling</i>	<b>A</b>	<b>B</b>	<b>C</b>
1. F1012/ Option Yr. 4 – Sentry Force Security LLC (Unarmed Security Guard Services at: Cottage Bridge, Bobbit, Franklin Arms, Hunter Square, Partrea, Sykes, Grandy Village Learning Center, & Calvert Square Envision Center	\$991,954.52	O		FF

**A. KEY to contract type:**

C – Construction

P – Professional Services

O – Other than Professional Services

G – Goods, Equipment, Materials, etc.

**B. KEY to ownership type, new contracts only:**

M – Minority-owned

3 – Section 3

W – Woman-owned

**C. KEY to Funding:**

FF – Fully-Funded

IF – Incrementally-Funded

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

**None.**



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

Project	Status	Dept
IFB, Relocation Services for Sykes Midrise RAD Project	July	Development
RFP, Transformation Development Partner - Master Developer	Oral Presentations	Development
IFB, Foreign Language Translation Services and American Sign Language	Evaluation	
IFB, Cathodic Protection Services	Closes 7/14	Property Management
IFB, Boiler Preventative Maintenance	July	Property Management
IFB, As Needed Plumbing Services	July	Property Management
CA, Midrise Elevator Maintenance and Repair	TBD	Property Management
IFB, Bed Bug Treatment Services	TBD	Property Management
IFB, Grounds Maintenance Services - Oakleaf, Diggs, Calvert, Youngs	Negotiations	Property Management
IFB, Pest Control Services	TBD	Property Management

<b>Recently Removed (*this section is added for continuity purposes only)</b>		
IFB, Grounds Maintenance - Bobbitt, Hunter Square, Sykes	Awarded	Property Management
RFP, 555 East Main St Property Management Services	Awarded	Administrative Services
IFB, Grounds Maintenance Grandy Village Wetlands	Awarded	Property Management
IFB, Grounds Maintenance Grandy Village	Awarded	Property Management
RFQ, Midrise Washer and Dryer Rental Services	Awarded	Property Management
IFB, Grounds Maintenance Services - Oakleaf, Diggs, Calvert	Awarded	Property Management
RFP, Professional Legal Services	Awarded	Executive Office
IFB, Sykes Midrise Renovation	Awarded	Development
RFP, Audit Services	Awarded	Executive Office

IFB, As Needed HVAC Services	Awarded	Property Management
IFB, Process Server Services	6 Month Contract in Place	Property Management
RFP, Banking Services	Awarded	Finance
RFP, Grant Writing Services	Awarded	HOME

RFP = Request for Proposal (Price + Factored Criteria)

IFB = Invitation for Bid (Price Only Criteria)

RFQ = Request for Qualifications

CA = Cooperative Agreement

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