



AGENDA
NRHA Commissioners' Meeting
Thursday, September 11, 2025
555 East Main Street
Norfolk, VA 23510
9:00 a.m.

WELCOME AND REMARKS BY THE CHAIR OF THE BOARD

- **APPROVAL OF MINUTES OF COMMISSIONERS' MEETING:**
August 14, 2025 Board of Commissioners' Minutes
- **PUBLIC COMMENTS:**
- **NEW BUSINESS:**
- **PRESIDENT/ CHIEF EXECUTIVE OFFICER COMMENTS:**
- **DEPARTMENTAL UPDATES:**
 - Development Update/ HR&A Impact Study
 - Torti Gallas/Gilbane – presentation of conceptual plan for Young and Calvert
- **BOARD COMMITTEE UPDATES:**
- **COMMISSIONER COMMENT:**
- **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, October 16, 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, August 14, 2025.

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

Present: Mr. Alphonso Albert
 Mr. Adam Casagrande *[arrived at 9:06 a.m.]*
 Ms. Amy Chudzinski *[arrived at 9:13 a.m.]*
 Mr. Terreon Conyers
 Mr. Earl Fraley, Jr.
 Mr. Elbert Louis
 Ms. Elsie Mayo
 Mr. William S. Miller

Absent: Dr. Philip Smith

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

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Welcome and Remarks by the Chairman of the Board

Chairman Albert welcomed everyone and thanked them for their participation. He stated that Dr. Smith has been excused from attending today’s meeting because he is having surgery. Chairman Albert then mentioned that NRHA has been working on many important matters this month and noted that the Commissioners will be hearing today about the progress that has been made on these initiatives.

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I. Approval of Minutes of Commissioners’ Meetings

Chairman Albert presented for approval the minutes of the July 10, 2025 Board of Commissioners’ meeting. Upon motion of Mr. Louis, seconded by Mr. Conyers, the minutes of the July 10, 2025 Board meeting were unanimously approved by all of the Commissioners present.

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II. Public Comments

The first speaker, Javon Bennett, addressed the Commissioners via telephone. He stated that the recent 85th Anniversary Gala was very nice and he appreciated the hospitality that was shown to all of the guests. Mr. Bennett mentioned that he was speaking with Julius Norman, Client Services Director, about an award received by an employee for thirty years of service; Mr. Bennett was astounded to hear that she had been at the Authority for so many years because he thought that she was only forty years old. He then commented that a “build first” approach is very important during the transition of residents to new units. Mr. Bennett added that it is worth acknowledging that NRHA listened to residents’ concerns and took their suggestions into account. *[Mr. Casagrande arrived at 9:06 a.m.]*

Raytron White, who was attending the meeting in person, then spoke. He commented that Grandy Village was the only NRHA community that held National Night Out and he thanked those Commissioners who attended this event. Mr. White then thanked Brenda Fleming for her prompt response to his emails and concerns and thanked Mr. Norman for his contributions through the African-American Male Focus. Mr. White also expressed his appreciation to Corey Brooks and the NRHA security staff for their efforts. Mr. White told Mr. Simms that he believes NRHA needs to do a better job of communicating. Mr. White observed that he is the President of the Tenant Management Council (“TMC”) and was disappointed not to have received a letter from Mr. Simms explaining the Yardi conversion. Mr. White commented that the residents of the Grandy Village community are unfamiliar with Yardi, have received no information about how the new system works, and are confused about how to make their rent payments. He asked Mr. Simms to waive any late fees that accrue this month and to circulate a detailed letter to help residents better understand and use the new system.

Chairman Albert indicated that his current mobility issues prevented him from attending the National Night Out events. He noted that he is waiting to receive authorization from the Veterans Administration for a scooter that will help him get around. Chairman Albert asked everyone to understand that he may be unable to attend various community functions until he receives his mobility device.

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

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III. New Business

1) Resolution Authorizing the Submission of Section 8 Management Assessment Program (“SEMAP”) Certification for FY2025

Pamela Jones-Watford, Chief of Rental Assistance Programs, introduced a resolution to authorize the submission of the FY2025 SEMAP Certification. She reviewed the entire list of indicators. Ms. Jones-Watford reported that NRHA received the maximum number of points in most of the indicators and received a total score of 125 out of 145. Ms. Jones-Watford explained that the files audited as part of the SEMAP process included those related to Housing Choice Voucher (“HCV”) program, Diggs Town, Franklin Arms, Grandy Village, and North Wellington. She then read the Resolution aloud. *[Ms. Chudzinski arrived at 9:13 during the reading of the Resolution.]*

Mr. Casagrande asked whether NRHA has already submitted the scoresheet. Ms. Jones-Watford stated that the scoresheet needs to be submitted this month but will not be sent in until after the Board has authorized submission by approving the Resolution presented today. Mr. Miller asked why NRHA received a score of 0 out of 20 in one of the indicators. Ms. Jones-Watford explained that the Authority must have 80 perfect files after the audit is completed in order to receive points; only 70 of the NRHA files audited were perfect. Chairman Albert observed that the determination of eligibility and calculation of rent levels are very challenging since what qualifies as income can be complicated. Mr. Miller commented that he would like clarity on what NRHA is going to do to fix this situation. Ms. Jones-Watford responded that the agency continues to train staff members, to review its Standard Operating Procedures (“SOPs”), and to work with staff to verify all of the applicable calculations. She added that she hopes the Yardi system will help with these procedures. Mr. Louis asked how NRHA is rated. Ms. Jones-Watford reported that NRHA is rated as a “standard” performer.

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

RESOLUTION 9621

WHEREAS, the Department of Housing and Urban Development (“HUD”) has established a Section 8 Management Assessment Program (“SEMAP”) to assess the quality of the Housing Choice Voucher Program’s operating performance; and

WHEREAS, the operating performance is assessed by the measurement, analysis and reporting of fourteen key indicators: Selection from Waiting List, Reasonable Rent, Determination of Adjusted Income, Utility Allowance Schedule, Housing Quality Standards (“HQS”) Quality Control, HQS Enforcement, Expanding Housing Opportunities, Payment Standards, Timely

Annual Reexaminations, Correct Tenant Rent Calculations, Annual HQS Inspection, Lease-up, Accurate Verification of Income and Family Self-Sufficiency; and

WHEREAS, Norfolk Redevelopment and Housing Authority (“NRHA”) has compiled and certified the results of its performance in the fourteen areas for fiscal year 2025 (“FY2025”), for which the scoring for each SEMAP indicator is attached; and

WHEREAS, based on a thorough review of the supporting documentation for each indicator, NRHA is a Standard Performer Housing Choice Voucher Program with a score of 125 out of 145 for FY2025; and

WHEREAS, the approval and authorization of the NRHA Board of Commissioners is required to submit the certification to HUD of the required SEMAP indicators, reflecting the performance of NRHA in the operation and administration of its Housing Choice Voucher program for the year ending June 30, 2025.

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

1. The certification and reporting to HUD of the required SEMAP indicators, reflecting the performance of the Authority in the operation and administration of its Housing Choice Voucher program for the year ending June 30, 2025, is hereby approved and authorized.
2. This Resolution shall be in effect from and after the date of its adoption.

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IV. Executive Director Comments

Mr. Simms spoke about the Yardi conversion, noting that NRHA “owns” its decision to transition to Yardi and feels that the investment made in this new system will prove to be very beneficial. He acknowledged that there have been some bumps in the road but added that this is to be expected with any major change. Mr. Fraley asked how much NRHA paid for Yardi. Mr. Simms responded that he will provide that information later, but first wants Makiesa Cruse to give an update. Ms. Cruse addressed the Commissioners and stated that the Yardi transition involved a significant investment, but NRHA administration and staff are confident that it will streamline the processes and allow the Authority to have a centralized way to manage data. She observed that, in the past, NRHA had multiple software platforms for finance, housing, and waitlists; now there is just one platform that covers all of these areas. Ms. Cruse noted that there are always challenges involved in any conversion of this magnitude and NRHA is developing new SOPs to effectively

coordinate with the Yardi system. She reported that NRHA implemented 8 or 9 modules simultaneously, including Rent Café, the Low-Income Housing Tax Credit (“LIHTC”) properties module, a new maintenance and inspection process that includes new iPads on which inspectors receive work orders in real time, and an ASPIRE training module within Yardi for staff members.

Ms. Cruse acknowledged that the agency has faced a few recent hurdles, including the “dark period” from May 9 through early June when Elite was shut down to allow for the conversion of data into Yardi. She explained that all waitlist changes and housing processes had to be handled manually during that time period. Ms. Cruse mentioned that all of the data had to be entered, checked for accuracy, and validated in the new system, which was a very time-consuming endeavor. She reported that there were lags in communication between agency needs and response time, due in part to the fact that the HCV and Finance contacts were two separate individuals. Ms. Cruse added that there were also some issues related to permission settings within Yardi. She observed that managing the learning curve of new software is always challenging; every department is impacted and the process takes time to coordinate. Ms. Cruse added that NRHA staff works on these issues in real time and resolves them as quickly as possible. She acknowledged that the transition also impacted NRHA’s residents and landlords. Ms. Cruse commented that NRHA staff worked on implementation and data cleanup before the conversion, but it was simply impossible to anticipate every issue that would arise.

Ms. Cruse spoke about the multiple ways residents are able to make their rent payments in addition to using the Yardi system: delivering payments in person to the appropriate property manager, making payments at NRHA’s offices located at 555 East Main Street, or mailing payments to 555 East Main Street. She stated that residents are not obligated to utilize Yardi to pay rent and added that Rent Café is not live yet. Ms. Cruse explained that residents are currently able to place maintenance work orders through the Yardi system. She also indicated that landlords can access the status of inspections in real time through Yardi.

Ms. Cruse reported that currently 404 Low Income Public Housing (“LIPH”) residents have signed up for Rent Café. She stated that NRHA is sending letters to all LIPH and HCV residents explaining the program and when it will become available. Ms. Cruse commented that the agency anticipated that it would take time to implement this new program. She noted that, starting in April of this year, Mr. Norman and his staff have been conducting training for residents to show them how to sign up and use Rent Café. Ms. Cruse indicated that this training will continue and expand to provide more information and reach more people. She stated that NRHA will sponsor “Rent Café Days” beginning in mid-September to increase efforts and training so residents can utilize the new system not only to make rental payments, but also for re-certifications. Ms. Cruse added that special accommodations are being made to provide easy access to this training for residents with limited mobility. She also mentioned that additional training is being planned for staff members on various topics, including LIHTC, finance, and other housing matters. Ms.

Cruse concluded by stating that NRHA believes the long-term benefits of Yardi will outweigh any temporary hurdles.

Mr. Conyers referred to Mr. Raytron White's earlier comment indicating that property managers are frequently out of the office and residents do not know where to make their rent payments. Mr. Conyers suggested that it might be helpful to provide an on-site drop box where residents can deposit rent payments. He stated that he would also like to know more about community points of contact. Mr. Conyers observed that Mr. White reported that residents in Grandy Village were uninformed about Yardi. He added that would like to have the situation remedied if that is the case and if not, to have verification that on-site training did, in fact, take place. Mr. Simms responded that there is a daily pick-up of inter-office mail in each community and NRHA could add rental payment drop boxes that could also be checked daily when the mail is collected. He did note that there already are drop boxes in some neighborhoods. Mr. Simms confirmed that NRHA staff has been working to explain the Yardi system to residents, but more staff can be assigned to this task if necessary.

Ms. Chudzinski asked if the Yardi company offered training to NRHA staff. Mr. Simms responded that they did provide training sessions. Ms. Chudzinski then asked if more training is needed. Mr. Simms stated that ongoing training for both staff members and residents is continuing. Mr. Fraley stated that, as a landlord, he has found that the information is available and clearly stated. He thought that, once he reviewed the explanatory information, it is actually fairly simple to use the Yardi system.

Chairman Albert asked the Commissioners to be patient with the process. He mentioned that he grew up in a low-income household and community. Chairman Albert commented that he is in contact with a number of LIPH and HCV households and understands how cumbersome the old system could be. He noted that the process is complicated, involving not only rental payments, but also reconciliations of payments received from the U.S. Department of Housing and Urban Development ("HUD") and other sources. Chairman Albert acknowledged Ms. Cruse for the wonderful job that she has done. He also assured Mr. White that his concerns are being heard and understood and asked him to please be patient while the new system is being implemented.

Mr. Louis stated that he appreciated the overview provided by Ms. Cruse. He commented that it is a lot of information, and he would like a copy of the letter to be circulated to the communities or a simple summary of what has been done to date. Mr. Louis suggested that it might be beneficial to format the information as a series of bullet points to better address some of the residents' concerns and questions and clarify how the system works. Mr. Simms agreed with this suggestion. He commented that he believes residents will see the time savings when they are able to process their re-certifications online and do not have to physically come to the NRHA office to certify their incomes.

Chairman Albert observed that every time the process is tweaked, for example creating a new letter with a different format, it creates more work for staff and it interrupts the implementation. He advised the Board to let the implementation proceed as planned before trying to make changes or micromanage the process. Mr. Louis observed that there seems to be a communication issue that needs to be resolved. He recommended that the additional information could be included in a newsletter rather than creating a new letter if that would be disruptive.

Mr. Fraley reiterated that he wants to know the total cost of all of these efforts. Mr. Simms responded that he will address it with the Finance Committee and with the Operations Committee, once it has been established.

Mr. Miller added that he recognizes that the process takes time but wants to know if there are payment issues. Mr. Simms confirmed that there was an issue with data not matching, which caused some delays getting payments to vendors. Mr. Simms also addressed Mr. White's comment regarding late fees. Mr. Simms stated that NRHA planned for that issue and has already decided to waive late fees for the time period when there were glitches that caused delays and/or confusion. He indicated that he wants to know if anyone affected by the delays is erroneously charged a late fee, because the system is already programmed to waive any late fees. Mr. Simms reported that the procedure is much faster now. He added that NRHA is revamping its internal controls and bringing in a third party to review the processes and determine whether any changes need to be made to improve efficiency. Mr. Miller noted that SEMAP touches a lot of areas and asked whether the Yardi system will help with that. Mr. Simms responded that Yardi will help with SEMAP procedures.

Mr. Simms thanked the Employee Recognition Committee for their work planning the recent anniversary gala. He stated that it was a wonderful event with a great band and program. Mr. Simms observed that it is important for NRHA to recognize its employees, its history, and the work that the agency does in the community. He thanked all who participated in and attended the event.

Mr. Simms announced that NRHA has a new auditor who began work on the audit last month. He also reported that the Authority is gearing up for the lease-up of the Unity Apartments and accepting applications for the North Wellington community. Mr. Simms mentioned that the NRHA team meets every two weeks to discuss the status of lease-ups and the ongoing efforts to bring the overall occupancy rate to 98%. He noted that the agency continues to work on ways to improve, including comprehensive refreshing of units upon turnover. Mr. Simms indicated that he will have more data by October. Mr. Miller mentioned that some occupancy rates are included in the Board Packet materials. Mr. Simms reported that NRHA sponsored some successful open house events to showcase refreshed units. He stated that the Authority also posted this information online.

Mr. Simms reiterated that Yardi training is ongoing for staff and residents. He added that staff members are also being trained on tax credit issues. Mr. Simms mentioned that NRHA concluded its Summer Series and thanked all who participated. He informed the Commissioners that the Trade Fair sponsored by NRHA was a big success and attracted 27 vendors; the Authority plans to build on this and expand the program in the future. Mr. Simms announced that NRHA is partnering with the City of Norfolk and Newport News Redevelopment and Housing Authority to launch a Real Estate Academy. He stated that the kick-off event will take place on August 28 at the Towne Point Club. Mr. Simms then thanked the NRHA staff members who helped put together the 4-day design charrette for Calvert Square/Young Terrace and noted that NRHA is continuing to work on this planning effort.

Mr. Simms reported that next month the Board will consider a request to increase funding for the Sykes Midrise project, as well as a bond inducement resolution for Broad Creek. He commented that the agency is still working on relocating former Tidewater Gardens residents into new units that were built as part of the St. Paul's Area transformation. Mr. Simms mentioned that the next ribbon cutting ceremony will take place in October or November of this year. He stated that, to date, 95 former Tidewater Gardens households have been relocated in new units both on-site and off-site.

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V. Departmental Updates

Client Services Update: Mr. Norman addressed the Commissioners and directed them to an update contained in the Board Packet that highlights the \$2.5 million received in grants in FY2025 and the delivery of comprehensive services to residents in NRHA's communities. He expressed his appreciation for the NRHA staff, Corey Brooks, the Family Self Sufficiency Program ("FSS"), and the HomeNet Program. Mr. Norman emphasized that NRHA works hard to provide a broad range of services to residents. He mentioned that today he would like to focus on the work the agency does with the Foodbank of Southeastern Virginia and the Eastern Shore (the "Foodbank"), and introduced Nicole Todd, Director of Programs and Innovation at the Foodbank, who is in attendance at today's meeting. Mr. Norman reported that the Foodbank sets up a grocery store in Young Terrace on Thursdays; this service was crucial during the COVID pandemic and remains critical today.

Ms. Todd introduced herself to the Board. She reported that the community hub in Young Terrace serves 175 people each month and provided over 60,000 meals to community members last year. She explained that the community hub offers more than just groceries; the facility houses other community resources, including Legal Aid. Ms. Todd also spoke about the mobile market for seniors at Sykes Midrise, Cottage Bridge, and Franklin Arms. She noted that the concept is similar to the Young Terrace hub, but it is "on wheels" in order to serve those with limited mobility. Ms. Todd commented that the goal is to address the barriers that seniors face and confirmed that

all items are provided free of charge. She added that the Foodbank is involved in nutritional education and will begin to offer programming in NRHA's communities in the near future. Ms. Todd emphasized that the Foodbank is unable to provide these services without funding; the food that the organization distributes is purchased by the Foodbank, not donated. She observed that a grant helped fund the Golden Harvest mobile market.

Chairman Albert stated that he would like to hear from Ms. Chudzinski, Vice-Chair of Hampton Roads Ventures ("HRV"), and Mr. Louis, Chairman of the Contributions Committee for HRV, to see if there is a possibility of securing a grant from HRV to the Foodbank for one of its initiatives. Ms. Chudzinski agreed to consider this matter at the next HRV Board of Managers meeting. Ms. Todd confirmed that the Foodbank received a grant in the past for the Backpack Program and would love to apply again for additional funding.

Mr. Norman then introduced Dr. Katharine Hawkes, Founder, CEO and President of the Isabella Health Foundation ("Isabella Health"). Dr. Hawkes thanked the Board for inviting her and giving her the opportunity to speak about partnering to address food insecurity. She explained that Isabella Health has a research arm and community programming to serve individuals in need. Dr. Hawkes commented that her organization worked with Mr. Brooks on mask distribution during COVID, launched a food insecurity program in 2020, and has recently expanded its partnership with the Foodbank and other entities to initiate food distributions in several NRHA communities. She stated that Isabella Health distributes food boxes and also has a mobile pantry in Sykes Midrise and Franklin Arms to serve those with mobility challenges.

Ms. Chudzinski mentioned that, at last month's meeting, Mr. White reported that children in Grandy Village are hungry. She asked if this situation could be addressed. Dr. Hawkes responded that this problem could be included in her organization's efforts. She explained that the partnership with NRHA provides additional volunteers and allows an expansion of services; the more volunteers, the more communities that can be reached.

Mr. Conyers asked if there are enough volunteers and sufficient supplies of food to meet the need. Dr. Hawkes responded that they are getting by currently, but more volunteers are needed to pack and circulate the food items. She added that more funding is also needed. Mr. Casagrande stated that he would like to know when, and how many, volunteers are needed. Dr. Hawkes responded that the volunteers usually get together on Fridays to make the distributions. Mr. Casagrande asked Dr. Hawkes to keep the Board informed so that they can mobilize volunteers to assist. Dr. Hawkes said that she would let the Board know what is needed in terms of volunteers and funding. She mentioned that NRHA staff has been amazingly helpful, especially Mr. Brooks, who knows the communities so well and now serves on the board of Isabella Health. Mr. Louis mentioned that the TMCs might be able to help; they are the backbone of NRHA's communities and he would like to see them more involved with a "boots on the ground" approach. Mr. Casagrande added that he could get a team of 16-year-olds to help.

Mr. Norman reported that members of the Summer Youth Work Experience stock the food market in Young Terrace on Wednesdays and other groups have also helped deliver food. He observed that HRV has helped with these projects in the past and it would be wonderful to get additional funding.

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VI. Board Committee Updates:

Finance: Mr. Fraley stated that there is no report from the Finance Committee.

Public Housing: Mr. Louis commented that he enjoys serving on the Public Housing Committee that meets on the first Tuesday of each month. He stated that the members recently discussed crime in the communities; they met with the Chief of Police at Calvert Square on August 5 and learned that many issues are being identified and addressed.

Economic Inclusion: Mr. Louis reported that the Economic Inclusion Committee met on August 12. He indicated that it was a very productive meeting and confirmed that the committee will present its findings to the Board at the September meeting. Mr. Louis added that he is very excited about the matters that the committee has been working on this past year.

Mr. Louis also commented that he had a wonderful time at the 85th Anniversary Gala. He stated that he appreciated the invitation and was pleased to attend. Chairman Albert agreed that it was a great event.

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VII. Commissioner Comments:

Mr. Fraley, Mr. Miller, Ms. Mayo, and Mr. Louis all stated that they had no additional comments to share.

Ms. Chudzinski recommended that a closed session be included in next month's agenda.

Mr. Conyers reported that the Development Committee met and there is a lot of effort being focused on planning and communication for Young Terrace and Calvert Square. He observed that staff is working hard to get things right. Mr. Conyers added that the work is difficult and complicated; he is glad that Mr. Fraley is involved since he is an expert on planning. Mr. Conyers mentioned that he also had a great time at the gala and was impressed with the speaker from Virginia Housing who discussed the future of affordable housing.

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There being no further business, the meeting was adjourned at 10:31 a.m.

Secretary

Chair



Commissioners' Update NRHA Board of Commissioners

Subject: Chief Operating Officer, COO

Executive Contact: Demetria Johnson

Date: September 11, 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 summaries activities for the month of August 2025.

STATUS

Finance Department Updates

- **Banking Transition** – Panini check machines have been installed at the Property Management Offices and TowneBank is providing training the week of September 8, 2025. This will allow residents to make payments in the leasing offices as an option of payment.
- **Training** – CSG provided Operating Subsidy calculation training to Finance. The data is due to HUD October 15, 2025. BDO is scheduled to provide PHA Finance training October 21-23, 2025 as well as other surrounding area Housing Authorities are invited.

Human Resources Updates

- **Job Descriptions** – Agency-wide initiative to update all positions to ensure staff understands duties and responsibilities.
- **FY2025 Performance Evaluations** – Employees will complete their self-evaluations and meet with direct supervisors for discussions.
- **Open Enrollment** – Preparing for enrollment to begin in October 2025 as well as Wellness Fair.

Information Technology Updates

- **Yardi** – Most punch list items have been resolved. Challenges are around business processes.
- **Upgrades** – Microsoft will no longer support Microsoft 10 after October 15, 2025. All NRHA computers will be upgraded to Microsoft 11 before October 15, 2025.
- **Vacant position** – Currently interviewing for Network Infrastructure Engineer.

Administrative Services Updates

- **555 E Main Street** – Cashless gate entry installation is scheduled for September 23-25, 2025
- **910 Ballentine** – Boat Shop will vacate premises within 60 days (September 30, 2025).
- **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: September 11, 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 August 2025.

STATUS

Tidewater Gardens-Choice Neighborhoods Project

Currently, there are 90 former Tidewater families in CNI developed housing across 5 separate developments (Riverside station (offsite), Market Heights (offsite) Origin and Reunion (Phase 1 on-site), Aspire (Offsite).

Phase 2 (Unity) on-site-140 units – The first building received its certificate of occupancy this month and lease up is underway to date 61 former Tidewater residents initially signed up for the waitlist for the replacement units.

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. For FY26 NRHA received an allocation of \$563,317 in Home funds. Staff will pursue additional funding from organizations to supplement FY2026 Home fund to support homeownership efforts.

There are still remaining \$995,805 in CHDO Home Funds.

There are three CHDO groups operating in Norfolk:

Habitat for Humanity

Beacon Light Community Housing Development Corp

Virginia Housing and Community Development Corp

Habitat has broken ground on two homes at 2135 Vincent Avenue and 2139 Vincent Avenue. Beacon Light is pursuing the development at 501-505 Berkley Avenue Extension.

Real Estate

The Request for Proposals (RFP) process has been completed, and awards have been made. Developers have been instructed to contact Design and Construction Management regarding building designs.

- Ballentine Lots – 2900, 2094, 2908, and 2912 S. Cape Henry Rd. and 2121 Harrell Ave. have been awarded to Pyramid Enterprise, LLC.
- Willoughby Lots – 9634 & 9638 13th View St. and 1283 Little Bay Ave. have been awarded to Richardson and Viridian Homes.
- Broad Creek Lot – 3009 E. Virginia Beach Blvd. has been awarded to Paragonn Contracting.

Transformation

Sykes

NRHA continues to work to get Sykes to financial close in November. The team has already applied for the Governors Pool for Bond Allocation. NRHA staff will come back to the Board in October or November to increase the “up to amount” for NRHA’s capital investment as a precaution due to cover further project escalations, staff will also come back to the Board for final bond approval. Upon financial close, initial relocation will begin early January and renovation begin late January.

Partrea

An Invitation for Bids (IFB) for the selection of a General Contractor will be issued in October for the project. This competitive procurement process will ensure that the Authority secures the most qualified firm to manage construction in alignment with project timelines, budget, and compliance standards.

Additionally, the upcoming Family and Friends Day, scheduled for September 23, 2025, will serve as a required component of the RAD Conversion process. This event is designed not only to meet HUD’s engagement requirements but also to provide residents, community stakeholders, and partners with important updates regarding the conversion, project milestones, and anticipated impacts. The session will include informational presentations, opportunities for questions, and direct communication with project staff to ensure transparency and foster community trust.

Moton

NRHA has received initial site plan comments from the City of Norfolk. The team is currently working through community feedback and anticipates resubmitting the revised plans in October. In addition, work is underway on the required plat. NRHA is submit Section 18 Disposition application. Staff will seek a Board resolution in the near future pending environmental clearance and City support letter.

Park Place Church

NRHA has received \$40,000 grant from Virginia Housing for predevelopment efforts on a project with the Hanson Company to redevelop a church suite at 33rd and Colonial. NRHA will share a 30% ownership in the project and lead Community Engagement efforts.

Young and Calvert Master Planning

Six-Month Major Milestones Plan

- October 2025 – Draft Master Plan presented to the community
- October 2025 – RFP issued for third-party review of the Calvert Square and Young Terrace Master Plan
- November 2025 – Final Concept Master Plan completed
- March 2026 – Submission of first site LIHTC application
- March 2026 – Submission of Section 18 application



Agenda Item

NRHA Board of Commissioners

Subject: HR&A Study- NRHA's Housing and Economic Impacts in Norfolk

Executive Contact: Debra Stephens

Date: September 11, 2025

BACKGROUND

HR&A Advisors has served real estate owners and investors, hospitals and universities, cultural institutions, community development organizations and governments provide clients with strategic guidance, economic analysis, and implementation planning to attract private and public investment, grow economies, and make communities more just, resilient, and equitable. HR&A supports agencies by helping to build collaborations among public, private, non-profit, and civic actors; working at the intersection of economics, policy, and design; harnessing market forces to achieve civic objectives; and establishing financial and organizational feasibility. HR&A completed the housing study for the City of Norfolk and has studied the housing market in our area going back to the start of the CNI project.

NRHA contracted with HR&A to analyze the economic impacts that NRHA's efforts have on the City of Norfolk. The attached report provides the result form their analysis and is intended to inform the Board, the City and other stakeholders on the economic benefits NRHA provides through our work.

Attachments: HR&A Impact Study

DRAFT

Building for Opportunity

NRHA's Housing and Economic Impacts in Norfolk
2025



HR&A

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01

Executive Summary

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NRHA is a critical partner for the City to address its housing challenges.

NRHA creates value for Norfolk and its residents by deploying a range of investments in homes and neighborhoods throughout Norfolk.

NRHA works alongside the City of Norfolk to connect residents to quality housing and economic opportunity, and to strengthen Norfolk's neighborhoods. Across multiple projects, the City has provided infrastructure improvements, NRHA has financed housing development, and both entities have supported planning efforts to revitalize older neighborhoods into resilient mixed-use and mixed-income communities. This collaborative partnership between the City and NRHA has demonstrated the capacity to achieve incredible transformations.

NRHA Provides Quality Affordable Homes

4,560

Affordable homes owned and managed by NRHA

77%

Of NRHA residents and voucher recipients earn less than 50% of Area Median Income

NRHA Strengthens Neighborhoods

\$42.5M

Choice Neighborhoods Initiative (CNI) Grants secured by NRHA and the City of Norfolk

700+

Home mixed-income community in development at Tidewater Gardens

NRHA Creates Economic Growth

\$151M

Contributed to Norfolk's economy in a typical year

850+

Jobs in Norfolk supported by NRHA

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02

Introduction

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NRHA and the City of Norfolk have worked hand in hand for decades.

NRHA is a quasi-public agency founded by the City of Norfolk in 1940. Norfolk's City Council appoints NRHA's board of eight commissioners. NRHA's core activities include:



Owning and operating **affordable housing** in Norfolk



Investing in new housing development



Leading **neighborhood redevelopment** with a focus on creating mixed-income communities



Providing funding and services to **help residents increase their housing choice and economic mobility**



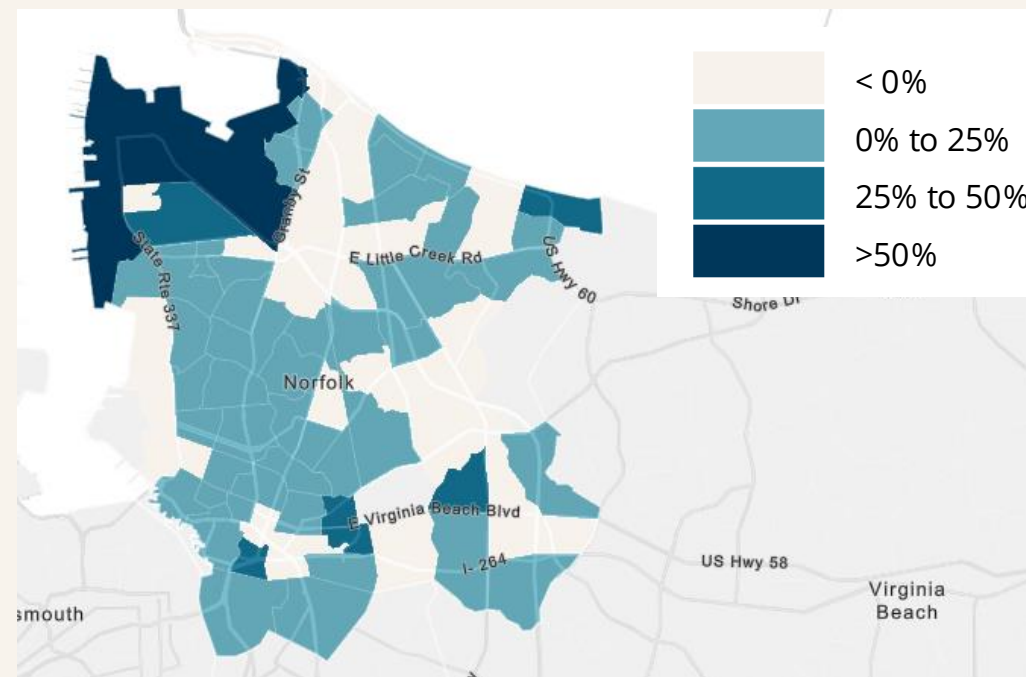
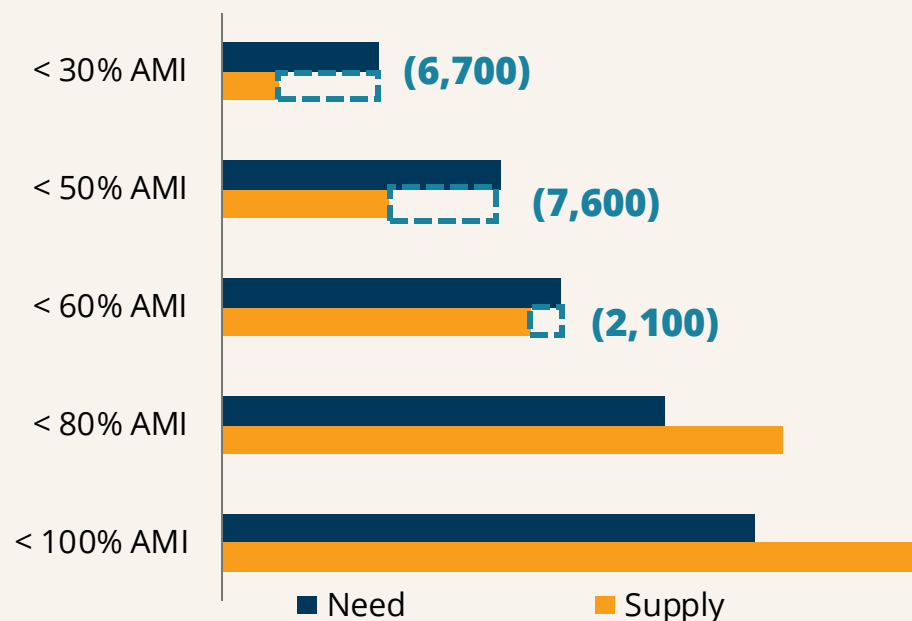
Increasing **homeownership** opportunities



Promoting **community and mental, physical, and social wellbeing** for public housing residents

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Norfolk's most pressing challenges include a need for low-income housing and neighborhood investment.



Cumulative Rental Housing Shortage by Income Level Served

Norfolk has the greatest need of rental homes affordable to households with incomes below 50% of AMI. Market rate and LIHTC development will not reduce this gap.

Sources: NRHA, ACS 5-year estimates, 2022, & 2017

Change in Number of Homes, 2017 to 2022

Housing investments are concentrated in a small number of neighborhoods, while many other neighborhoods continue to experience market-driven disinvestment and decline.

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Collaboration between NRHA and the City is essential to build quality affordable homes and strong neighborhoods.

NRHA is a critical partner for the City to address its housing challenges. NRHA creates value for Norfolk by deploying a range of investments in homes and neighborhoods throughout Norfolk. Together, NRHA and the City have demonstrated an incredible capacity for collaboration on neighborhood development. The City can provide support to realize the transformative plan for housing and neighborhoods in the St. Paul's Area and other neighborhoods by providing critical infrastructure investments and funding support.



NRHA provides quality affordable homes



NRHA strengthens neighborhoods

DRAFT



NRHA creates economic growth

03

NRHA Provides Quality Affordable Homes

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Across multiple roles, NRHA works to build homes, neighborhoods, and opportunities for Norfolk residents.

HOUSING PROVIDER

NRHA owns and manages
over 4,500 affordable homes

SERVICE PROVIDER

NRHA connects residents
to **jobs and resources**

DEVELOPER

NRHA has **invested \$150M**
in over 750 homes in recent years

FUNDER

NRHA provides **financing
and land** for affordable housing

HOUSING PROVIDER

NRHA is the largest and most important provider of affordable housing in Norfolk.



4,560

Affordable homes
owned and managed
by NRHA



3,610

Households receive
Rental Assistance
through Vouchers*

Source: NRHA

*Includes PBVs and HCVs for homes owned by NRHA and by others

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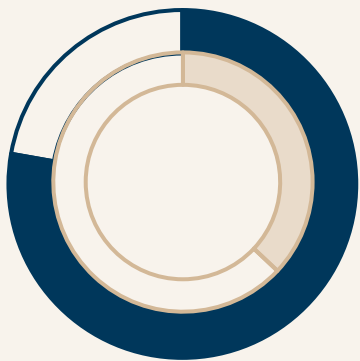


National Night Out event

NRHA helps Norfolk's highest-need families afford housing.

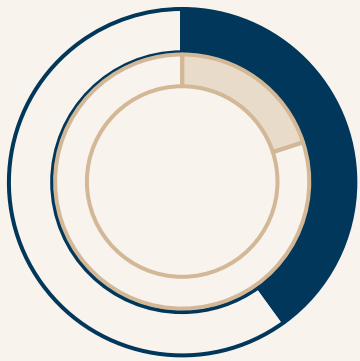
Over 75% of NRHA households earn 50% or less of Area Median Income. Almost half of NRHA's voucher recipients are households with children, a disproportionate share relative to the city as a whole.

Households at or below 50% AMI



77% of NRHA residents
37% of Norfolk residents

Households with Children



44% of NRHA voucher recipients
20% of Norfolk residents

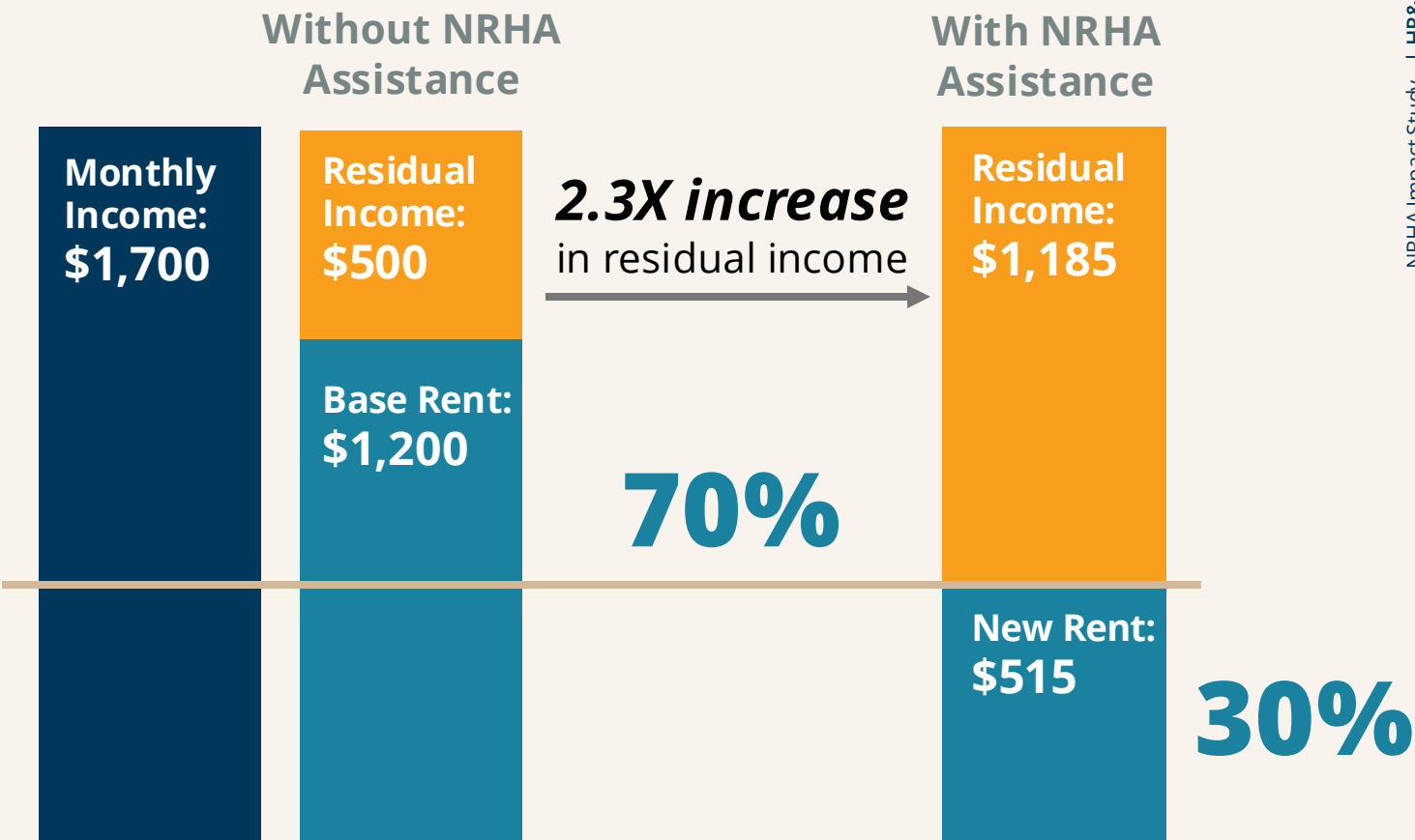
Sources: HUD-reported NRHA data for Vouchers and Public Housing Residents; American Community Survey (ACS 2022); Chetty, Hendren, Katz, "The Effects of Exposure to Better Neighborhoods on Children: New Evidence from Moving to Opportunity Experiment" (2015); Center on Budget and Policy Priorities (2015); Pollack et al., "Association of Receipt of a Housing Voucher with Subsequent Hospital Utilization and Spending" (2019)
*For children whose families use vouchers to move to lower-poverty areas

HOUSING PROVIDER

NRHA reduces cost burden and significantly increases the monthly residual income of low-income residents.

By reducing housing costs to a level of affordability, NRHA more than doubles the monthly residual income of its residents, enabling them to afford other necessities such as groceries, transportation, healthcare, and childcare.

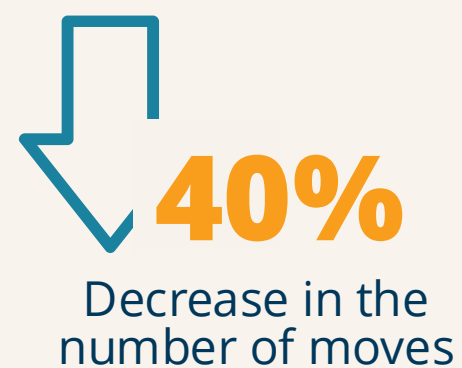
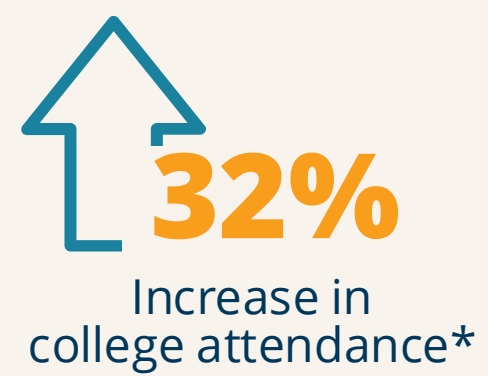
Sources: NRHA, HR&A analysis of the American Community Survey (ACS 2022)



Sample Voucher-Recipient Household: Extremely low-income three-person household (\$20,600 household income), renting a 2-bedroom apartment.

NRHA's voucher programs connect children in 1,700 households to better lifetime educational, economic, and wellness outcomes.

Research has found that children whose families receive housing vouchers experience improved life outcomes, including higher educational attainment, higher lifetime earnings, better stability, and improved health.



Sources: HUD-reported NRHA data for Vouchers and Public Housing Residents; American Community Survey (ACS 2022); Chetty, Hendren, Katz, "The Effects of Exposure to Better Neighborhoods on Children: New Evidence from Moving to Opportunity Experiment" (2015); Center on Budget and Policy Priorities (2015); Pollack et al., "Association of Receipt of a Housing Voucher with Subsequent Hospital Utilization and Spending" (2019)
*For children whose families use vouchers to move to lower-poverty areas

NRHA helps families achieve economic independence and a better quality of life.



**Education and
Youth Services**



**Workforce Development
and Economic Mobility**



**Family
Self-sufficiency and
Community
Engagement**



**Health
and Wellness**

NRHA empowers young people through education, mentorship, vocational training, and civic engagement, and provides an alternative to truancy.

150

Youth served daily at three Boys and Girls Clubs in NRHA communities

2,000+

Annual participants in youth programs

Education and Youth Activities

Afterschool programs

Summer camps

Mentoring

Life skills training

Intergenerational activities

Parent education

College readiness

Financial scholarships



NRHA helps residents train for and find employment to build financial stability.

61

Residents engaged in workforce development training initiatives

Workforce Development & Economic Mobility Services

Connection to workforce training

Career preparation & planning

Employment resources & job fairs

Employment retention support

Community centers with meeting spaces
and computer labs



NRHA helps families move to economic independence through coordinated services and case management.

271

Residents enrolled in NRHA's
Family Self-Sufficiency Program

192

Residents enrolled in
homeownership workshops to
improve homebuyer readiness
and financial literacy

Family Self-Sufficiency Services

Case management, individual
assessments & service plans

Information & assistance

Service navigation

Coaching

Life skills training

Financial counseling

Support services

Education support

Escrow accounts

Resident council & events



NRHA ensures that residents have food security and access to health services to improve quality of life.

8

Mental health provider partners assigned to NRHA communities

120

Families served weekly by food distribution service

500+

Residents have participated in mental health services

Health and Wellness Services

Food distribution services

Telehealth & community clinics

Support groups

Mental health resources

Senior services including transportation, in-home support and caregiver assistance, nutrition support, senior centers



NRHA's HomeNet program helps families achieve homeownership.

Since its inception in 2001, HomeNet has partnered with the City of Norfolk to increase homeownership. HomeNet is a “one-stop shop” for first-time homebuyers to access homeownership readiness programs including matched savings accounts, financial literacy training, and homeowner education, down payment assistance, and competitive mortgage rates.

By providing personalized support to participants before, during, and after the home purchase process, HomeNet ensures that homeownership is accessible, sustainable, and beneficial for both the residents it serves and the broader community.

HomeNet's impacts in 2024

59 Families
Became Homeowners

\$11.9M
In SPARC 1% Interest Rate
Reductions Deployed

\$14.8M
In Home Sales

\$208,404
Additional Grants Leveraged to
bridge affordability gap

\$1.7M
In HOME Down Payment and
Closing Cost Assistance
Deployed

\$120,000
In Neighborhood Tipping Point
Down Payment and Closing
Cost Assistance

DEVELOPER

NRHA develops homes for both quality and affordability.



NRHA used Rental Assistance Demonstration funding to revitalize Diggs Town, a 70-year-old property.

Diggs Town is a 422-unit affordable housing project originally completed in 1952. In 2017, NRHA began a revitalization effort to renovate 322 of the homes. The \$43M of renovations, completed in 2022, included installation of new appliances; repair and remodeling of kitchens, bathrooms, floors, and windows; new landscaping; and upgrades to plumbing and electrical systems.

NRHA ensures not just the quality of Diggs Town but also its affordability. In addition to driving its renovation, NRHA leverages Project-Based Vouchers to support most homes in Diggs Town. When applications for Diggs Town opened in 2021, households were eligible at or below 50% AMI or 80% AMI if moving from an Assisted Housing Community.

FUNDER

NRHA provides financing that helps other developers build affordable housing.

28%

Of multifamily homes built in Norfolk in the last 5 years received investment from NRHA

281

Landlords leasing to Section 8 Program participants in 2024

Sources: NRHA, HR&A analysis of the American Community Survey (ACS 2022), CoStar multifamily housing data



Project-Based Vouchers



Land Acquisition and Ground Leases



Lending

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FUNDER

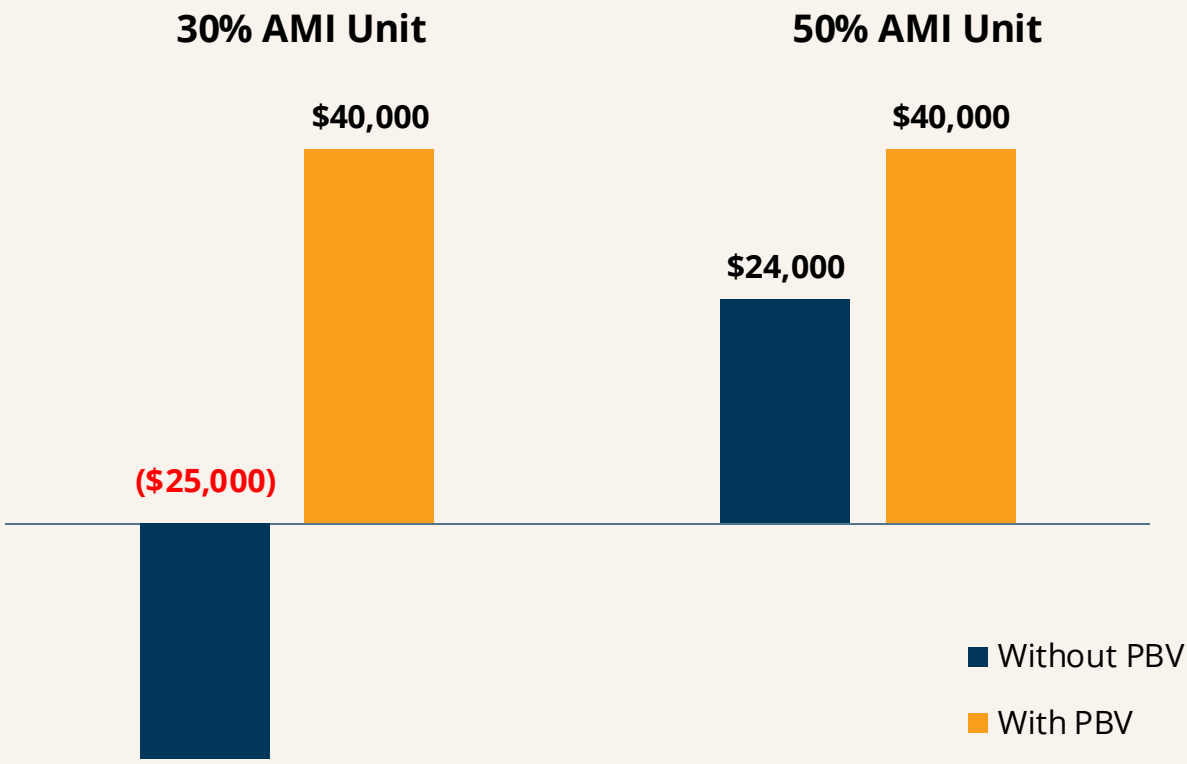
NRHA provides Project-Based Vouchers to help developers provide affordable homes.

Project-Based Vouchers are an important tool for the financing of new affordable housing development. NRHA awards PBV contracts to planned affordable housing developments to help them secure other sources of financing.

\$90M

Value of Project-Based Vouchers provided over 20 years to support housing development in Norfolk.

Source: Virginia Housing, NRHA



Supportable debt per home with and without Project Based Vouchers (PBVs)

Income-restricted rental homes produce less rental revenue which can lead to funding gaps. Project-Based Vouchers (PBVs) provide a stable source of income at fair market rents. This allows developers to borrow more funds for development, which can close funding gaps and support the feasibility of new affordable housing development,

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NRHA provides land to support development.

78 acres

NRHA owns
95 buildable properties

277 homes

NRHA has ground leases on 10 properties, including
3 developed properties which support 277 homes.

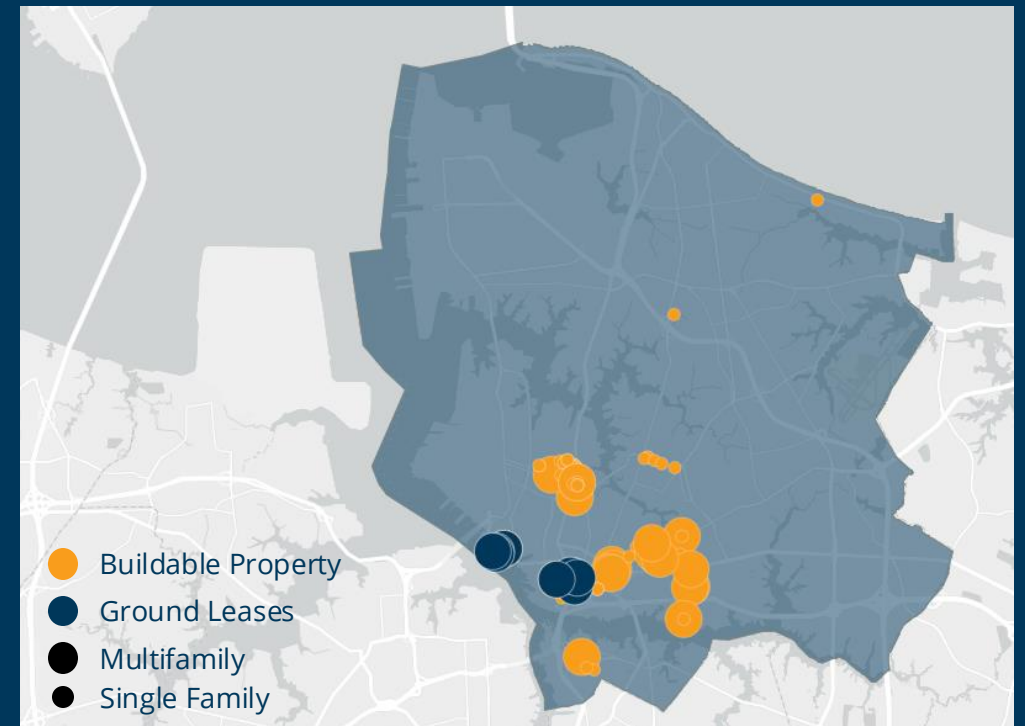
36

NRHA has acquired properties
in 3 neighborhoods for the City, totaling 6.8 acres.

NRHA Land Ownership

As a redevelopment authority, NRHA can acquire and hold land for development, and lease sites to developers to make affordable housing development feasible.

If the City has interest in specific properties NRHA is able to purchase property for a particular project or redevelopment effort, being able to act more easily than if the City were to purchase the property directly. This results in NRHA often purchasing and holding property on the City's behalf.



NRHA provides low-cost financing opportunities to housing developers.

PILOT

When NRHA pursues joint developments with private developers, it can use agreements with the City to provide Payment-in-Lieu of Taxes (PILOT), which increases the feasibility of new development.

Bonds

NRHA has the authority to issue bonds to finance a range of housing and redevelopment activities.

NRHA has issued \$340M in bonds since 2014, \$153M in 2024 Alone.

04

NRHA Strengthens Neighborhoods

DRAFT

NRHA helps improve vacant and blighted conditions throughout Norfolk.

NRHA is a redevelopment authority as well as a housing authority. In this capacity, NRHA makes investments to improve quality of life and revitalize older neighborhoods. Throughout the organization's history it has deployed land and funding to develop vacant land and rehabilitate older properties. Often these impacts occur within a particular neighborhood or community, which compounds transformative impacts at the neighborhood level.



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The Homes at Bay Oaks

NRHA supports single-family home infill development through acquiring and improving properties throughout Norfolk, making them suitable for redevelopment.

NRHA acquires vacant or derelict single-family properties, provides demolition or lot development as needed, and sells the properties to developers. These projects often occur in clusters, helping to stabilize and invest in neighborhoods with high vacancy. For almost 10 years the program has produced an average of 10 homes per year.

Combined with HomeNet, NRHA's support for infill development supports neighborhood stabilization.

NRHA works with the City and developers to connect infill homes with qualified first-time homebuyers through HomeNet, NRHA's homebuyer counseling and education program. This reduces developer risk by providing a ready pool of qualified homebuyers, and helps Norfolk residents build stability and wealth through homeownership. These programs jointly increase neighborhood stabilization by bringing more homes, homeowners, and activity into neighborhoods.



Broad Creek | NRHA supported the transformation of obsolete public housing into a mixed income community.

The Broad Creek Renaissance, a collaboration between NRHA and the City, used federal HOPE VI grants and other funding to tear down distressed public housing and replace it with a neighborhood of over 600 single family, duplex, and triplex homes and neighborhood amenities including trails, community centers, and a public library. Following the project's completion in 2006, the neighborhood has continued to see public and private investment Impacts include:

- NRHA's investment of \$76M leveraged over \$225M of additional investment
- NRHA helped over 300 households with incomes below 80% AMI buy on-site and off-site replacement homes. 60 of these households had income below 60% AMI. In total, this assistance made over \$55M in home sales possible,.



The Homes at Bay Oaks | NRHA increased homeownership, neighborhood development, stormwater resilience, and tax revenue at a new coastal community.

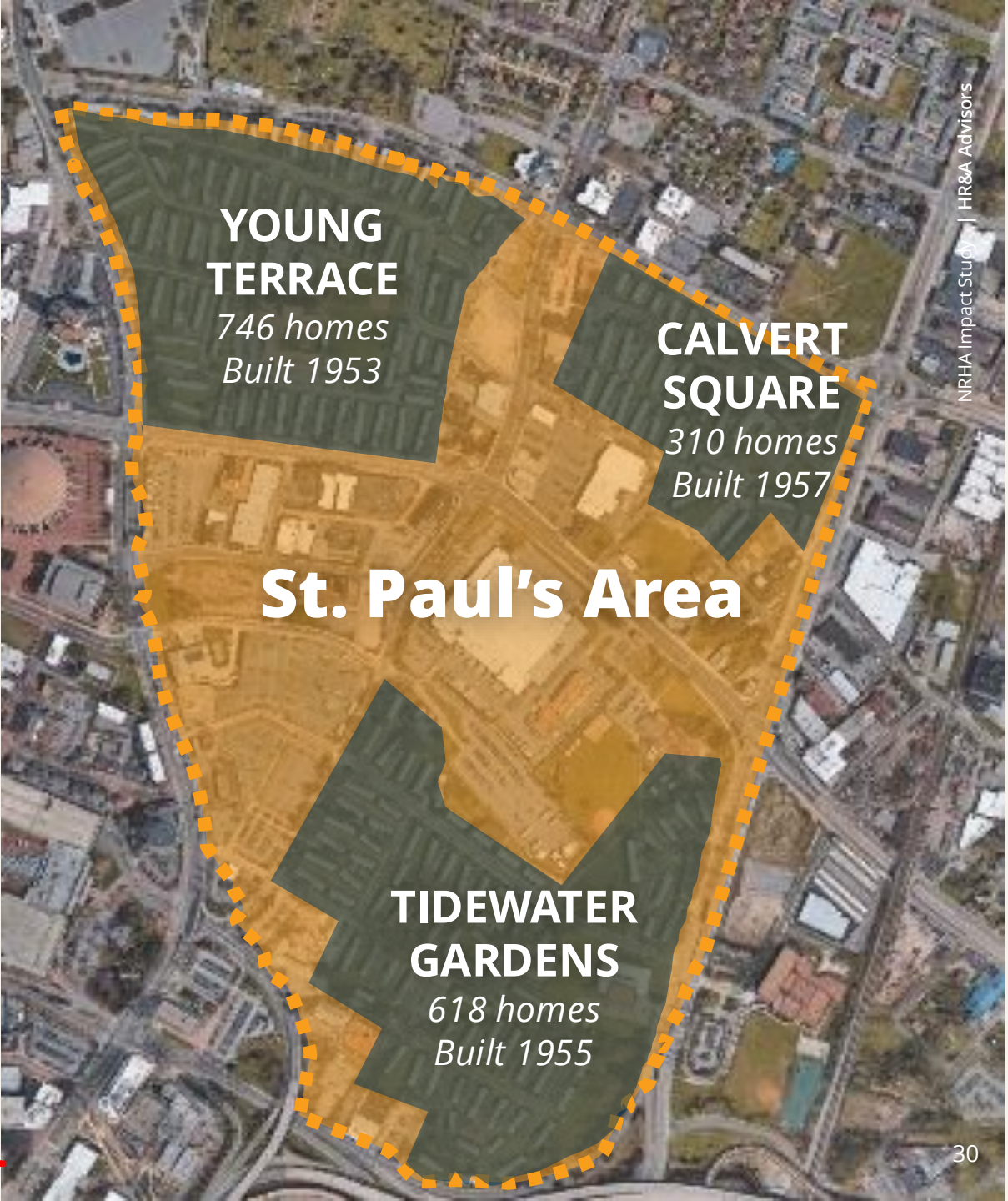
NRHA provided land, demolition, infrastructure, and site improvements for parcels to support the development of the Homes at Bay Oaks, a community of 39 new coastal residences completed in 2021. The development includes extensive stormwater management infrastructure, and the houses meet energy efficiency and green design standards, range from two to four bedrooms, and cost between \$400K and \$500K. By developing the land and selling it to private owners, the project is expected to create significant new tax revenue for the City. Adjacent to this development, the City set aside an 11-acre site for Bay Oaks Park, which preserves forest areas in Norfolk, and contains recreational facilities and a farmer's market.

A microcosm of Norfolk's challenges and opportunities, the St. Paul's Area is a model for collaborative community transformation.

In 2018, the St. Paul's Area (SPA) struggled with functionally obsolete housing, inadequate infrastructure, concentrated poverty, and economic stagnation.

4,100+
public housing residents

	SPA	Norfolk
Poverty Rate	74%	21%
Median Household Income	\$12K	\$45K
Residents under age 18	48%	20%
HS Education or less	66%	39%



The City and NRHA partnered to redevelop SPA into a mixed-use, mixed-income, high amenity community, leveraging millions in federal funds.

The City and NRHA developed a plan to redevelop SPA, starting with Tidewater Gardens. NRHA funded the initial master plan used in the Choice Neighborhoods Initiative (CNI) application, and secured **\$42.5 million in federal CNI grant funds** for the project. This funding supported the demolition of all 616 units, including providing relocation assistance to families. Throughout the redevelopment effort, the City and NRHA have each contributed land and funding. Additionally, NRHA is contributing tenant- and project-based vouchers to support housing affordability, and the City dedicated funds for planning and infrastructure development.

The plan for Tidewater Gardens calls for relocation and support services for current residents, demolition of obsolete housing, construction of new homes, and investment into new flood-resistant infrastructure, including a 23-acre park.

700+

home mixed-income
community
(plus 70 off-site
replacement homes)

\$85M

in new retail, roads, utilities,
parks, and other infrastructure
and public space

\$130M+

in rental assistance for 330
project-based vouchers and
288 tenant-based vouchers
over 20 years.

The Tidewater Gardens redevelopment will deliver over 900 new housing units.

On-site Development

714 Total apartments across four phases

260 Project-based section assistance apartments

269 Affordable apartments

184 Market rate apartments

Off-site Development

205 Apartments delivered in two projects

44 Project-based section assistance apartments

161 Affordable apartments

26 Additional project-based section assistance apartments to be built off-site



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While work in Tidewater Gardens continues, NRHA and the City look ahead to the transformation of Calvert Square and Young Terrace.

In 2025 NRHA began the master planning and design of the rest of St. Paul's Area, including replacement of housing in Terrace Young and Calvert Square. Both communities face persistent crime issues and significant maintenance issues related to the age and condition of these 1950s-era properties. Calvert has significant flooding and Young Terrace suffers from poor layout. NRHA with the City of Norfolk will master plan for the future for these communities. That work will lead to phased demolition and disposition requests to HUD within the next five years. The City can also continue to provide support in the form of infrastructure investments and financial assistance, such as PILOT.

This redevelopment effort will be one of the largest building efforts in NRHA's history. An effort of this magnitude is a complex and expensive undertaking that will require community-informed master planning, and many years of implementation, including the participation of citizens, stakeholders, faith community, public regulatory agencies, private investors, commercial and residential developers.

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ST. PAUL'S TRANSFORMATION - PHASE 2

Young Terrace and Calvert Square
Resident and Stakeholder Meetings
March 26-27, 2025



COMMUNITY ENGAGEMENT PROCESS

February

Introduction to Community Planning Project

- Getting to know residents
- Listening to concerns

March

Building Blocks of a Neighborhood

- Planning Components
- Discussion of upcoming Design Workshop

April/May

Planning Opportunities and Challenges

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

June




4 Day Design workshop

A photograph of four women, members of the NRHA Street Team, sitting at a table. The image is overlaid with a semi-transparent blue filter. The women are diverse in age and appearance. The woman on the far left wears glasses and a pink blazer. The woman next to her has long dark hair and wears a dark patterned top. The woman in the center wears glasses, a yellow cardigan over a red top, and a lanyard with a badge. The woman on the far right has short grey hair and wears a yellow shirt with a lanyard. In the foreground, there are some circular items on the table, possibly brochures or stickers.

05

NRHA is a Driver of Norfolk's Economy

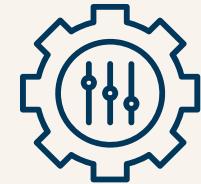
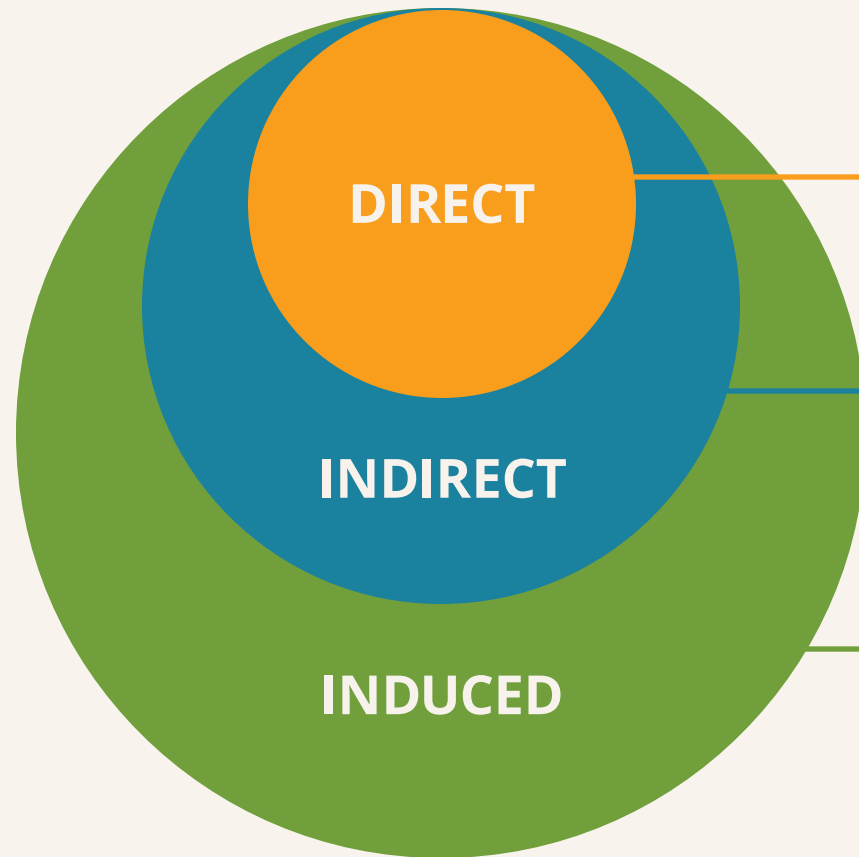
NRHA creates economic activity through its operations, its programs, and its investments.

	Activity Type	Direct Impacts**
	CONSTRUCTION OF HOMES Investing in large real estate development projects	Total development costs of \$272M across nine projects, producing 1,313 homes* over the past 5 years (these are one-time impacts, however new development projects of similar scale are planned)
	RENTAL VOUCHERS Supplementing rental payments so low-income households have more residual income for household expenses	\$40.8M in rental assistance every year effectively increases household income
	NRHA OPERATIONS Operating NRHA's portfolio of properties and services, including NRHA staff, property management, and maintenance costs	Annual expenditures of approximately \$102M

Source: NRHA, *All numbers represent totals, of which local proportions were estimated for impact modeling purposes.

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These investments create spillover effects within the city's economy.



Expenditures on NRHA developments, vouchers, and operations

Effects from spending by businesses supplying direct activities

Effects from household spending due to income received from direct and indirect activities

MULTIPLIER EFFECT

In the past 5 years, NRHA has supported the development and rehabilitation of **1,352 homes in Norfolk.**

NRHA has served as a developer or funder for ten residential developments in the past five years. The three projects for which development costs are available represent a **total investment of \$272M including \$195M in direct purchases, and over 1,500 construction jobs in Norfolk.**

Retreat at Harbor Pointe	2020	246 homes	\$55M
Diggs Town I	2021	222 homes	\$43M
Ashton I	2022	118 homes	\$18M
Holley Pointe	2022	50 homes	\$13M
Riverside Station	2022	236 homes	\$27M
Market Heights I and II	2023	164 homes	\$36M
Reunion	2023	72 homes	\$22M
Aspire	2024	85 homes	\$23M
Origin	2024	120 homes	\$36M
The Homes at Bay Oaks	2024	39 homes	

NRHA's investments in development grew Norfolk's economy by \$265 million and added 1,869 jobs.

EVERY

\$1

NRHA SPENDS ON DEVELOPMENT
GENERATES AN ADDITIONAL

\$0.36

OF ECONOMIC ACTIVITY IN NORFOLK

ECONOMIC IMPACTS

\$194.5M

DIRECT ECONOMIC OUTPUT

1,505

DIRECT JOBS

\$85.3M

DIRECT WAGES

+

\$31.1M

INDIRECT ECONOMIC
OUTPUT

155

INDIRECT JOBS

\$7.3M

INDIRECT WAGES

\$39.1M

INDUCED ECONOMIC
OUTPUT

209

INDUCED JOBS

\$9.5M

INDUCED WAGES

=

\$264.7M

TOTAL ECONOMIC OUTPUT
(2024\$)

1,869

TOTAL JOBS

\$102.1M

TOTAL WAGES
(2024\$)

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NRHA employs 208 people and has an operating budget of \$102M.

NRHA also supports disadvantaged businesses through its contracting practices. To date in 2024 NRHA has provided **\$6.8M in contracts to disadvantaged businesses**, approximately 38% of its total contracting value.



Source: NRHA 2024 Budget, HR&A modeled only line items that were most relevant for local impacts and excluded Voucher payments for the impacts as they were modeled separately as well as any development related costs that were assumed accounted for elsewhere.

NRHA's other operations contribute over \$58M annually to Norfolk's economy.

EVERY

\$1

NRHA SPENDS ON OPERATIONS
GENERATES AN ADDITIONAL

\$0.32

OF ECONOMIC ACTIVITY IN NORFOLK

ECONOMIC IMPACTS

\$43.2M

DIRECT ECONOMIC
OUTPUT

208

DIRECT JOBS

\$4.9M

DIRECT WAGES

+

\$11.6M

INDIRECT ECONOMIC
OUTPUT

50

INDIRECT JOBS

\$2.8M

INDIRECT WAGES

\$2.2M

INDUCED ECONOMIC
OUTPUT

11

INDUCED JOBS

\$0.5M

INDUCED WAGES

=

\$57.0M

TOTAL ECONOMIC OUTPUT
(2024\$)

269

TOTAL JOBS

\$8.2M

TOTAL WAGES
(2024\$)

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NRHA's rental voucher programs increase the incomes of Norfolk's lowest-income households by **\$40.8M annually.**

Increases in household income through the provision of vouchers allows households to spend more on necessities, such as food, clothes and healthcare.

Increased spending capacity among beneficiary households can create a ripple effect throughout the local economy, leading to increased employment, earnings, and economic output.

Source: NRHA, 2024 data



3,730

Households in Norfolk have vouchers to help them afford their rents

\$40.8M

Total annual value of voucher payments

84.7%

Of total voucher expenditures go to households with income below \$30K

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Voucher recipients spend almost all this income locally, adding \$39 million in economic activity annually in Norfolk.

FOR EVERY

\$1

NRHA SPENDS ON VOUCHERS

\$0.96

GETS REINVESTED INTO NORFOLK’S ECONOMY

ECONOMIC IMPACTS

\$40.8M

INCREASE IN
HOUSEHOLD INCOME

\$39.0M

INDUCED ECONOMIC
OUTPUT

209

INDUCED JOBS

\$10.6M

INDUCED WAGES

=

\$39.0M

TOTAL ECONOMIC OUTPUT
(2024\$)




209

TOTAL JOBS

\$10.6M

TOTAL WAGES
(2024\$)

NRHA is a major employer and economic engine for Norfolk, contributing over \$150M to the economy in a typical year.

	Activity Type	Direct Impacts	Total Impacts
	CONSTRUCTION OF HOMES	\$194.5M Total development costs of across three projects over 5 years	\$264.7M (over 5 years) \$52.9M (typical year) 374 Jobs (typical year)
	RENTAL VOUCHERS	\$40.8M Additional household income every year	\$40.8M 209 Jobs
	NRHA OPERATIONS	\$43.2M Annual expenditures	\$57.0M 269 Jobs

DRAFT

Building for Opportunity

NRHA's Housing and Economic Impacts in Norfolk
2025



HR&A



Agenda Item

NRHA Board of Commissioners

Subject: Young Terrace and Calvert Square Master Plan

Executive Contact: Debra Stephens

Date: September 11, 2025

BACKGROUND

Young Terrace and Calvert Square provide critically needed housing for families with extremely low household incomes. However, the impact of the concentration of **1,056** low-income households in two obsolete public housing sites, dating from 1954-57 and located almost side-by-side, needs to be addressed so that families are provided better housing choices and opportunities for lifelong success. Although Young Terrace and Calvert Square are adjacent to the vibrant downtown, they are economically and functionally isolated. The impact of poverty goes well beyond housing. The full transformation of the St. Paul's Area will require the Young Terrace and Calvert Square communities to be redeveloped.

NRHA has initiated master planning for the communities. Calvert Square has significant flooding and Young Terrace suffers from very poor layout and persistent crime issues. Both communities also face significant maintenance issues related to the age and condition of these 1950s era properties. NRHA is coordinating with the City of Norfolk in the planning and process for the determination of the future for these communities. It is anticipated that the master planning work will lead to future phased demolition and disposition requests to HUD.

A "Small Area Plan" for *Young Terrace* and *Calvert Square* will capitalize on the progress of the Tidewater Gardens CNI development program, and will result in an implementable and feasible Transformation Plan for this area.

The Communities Group (TCG) has been contracted to again lead the planning effort as they successfully led the Tidewater Gardens CNI planning and grant submittal process.

Torti Gallas & Partners has been contracted for Urban Design and Planning, to lead Urban Design work.

Gilbane is the selected Development partners and has more than 50 years, we have been creating and implementing successful programs for public, private, and non-profit clients throughout the United States. Gilbane has developed more than 10,000 affordable units. Our team is well-versed in the specific demands of the affordable housing market.

Torti Gallas will provide an overview of the conceptual planning as well as next steps and Gilbane will discuss first build planning.

Attachments: Torti Gallas – Preliminary Master Plan from July Charrette

ST. PAUL'S TRANSFORMATION - PHASE 2

Young Terrace and Calvert Square
Charrette July 14th – July 18th, 2025



Ground Rules for Positive Public Engagement:



- This is a public discussion - everyone is encouraged to participate
- No one or two individuals should dominate a discussion. If you have already voiced your ideas, let others have an opportunity.
- When you speak, state your name and where you live.
- One person speaks at a time
- Listen to and respect other points of view.
- Do your best to understand the pros and cons of every option, not just those you prefer.
- Ask questions to seek clarification when you don't understand the meaning of someone's comments

TONIGHTS AGENDA

- **Greeting & Welcome**
- **Charrette Recap**
- **A Vision Plan: Building Blocks of the Neighborhood**
 - **Neighborhood & Housing**
 - **Amenities and Open Space**
 - **Homes and Other Buildings**
- **Schedule & Next Steps**
- **Discussions at Drawing Boards**

RESIDENT ENGAGEMENT PROCESS TO DATE

February

Introduction to Community Planning Project

- Getting to know residents
- Listening to concerns

March

Building Blocks of a Neighborhood

- Planning Components
- Discussion of upcoming Design Workshop

April/May

Finding Balance with Planning Opportunities and Challenges

- Review of Building Blocks
- Additional Planning Terms
 - Infrastructure: Utilities, Flood Zones and
- Neighborhood Aspirations

July

4 Day Charrette Workshop






Continuous Resident Feedback and Engagement

RESIDENT NEEDS ASSESSMENT

 We want to hear from YOU! 

We're planning improvements in your community, and your feedback is essential. Tell us what's working, what's not, and how we can better support you and your neighbors.

 The survey is **anonymous** and takes just **15 minutes** to complete, making you eligible for a raffle prize, pulling names each week!

Your voice matters—let's build a better community together!  

Norfolk Redevelopment Housing
Authority (NRHA) ~ Resident
Needs Assessment




Have questions? Reach out at COMMUNITY@NRHA.US or
call us at (757) 624-8609.

GROUP SURVEY SESSIONS

 We're here to help YOU! 

Join us for Group Survey Sessions at the Calvert Square Computer Lab!

 Every Tuesday & Thursday in June
 10:00 AM – 12:00 PM
 4:00 PM – 6:00 PM

**ONE Weekend Accommodation on Saturday June 7, 2025 from  10:00 AM – 12:00 PM*

Stop by and complete the community survey with support available on-site!

No registration needed, just drop in and see us!



Have questions? Reach out at COMMUNITY@NRHA.US or
call us at (757) 624-8609.



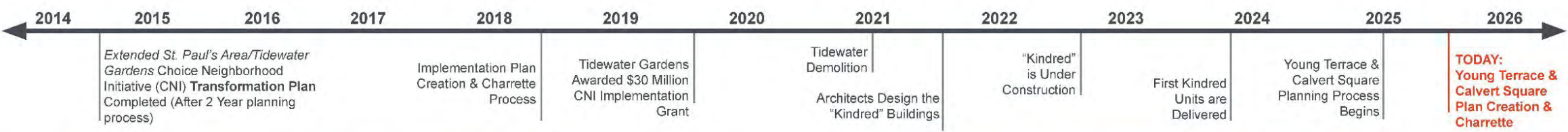
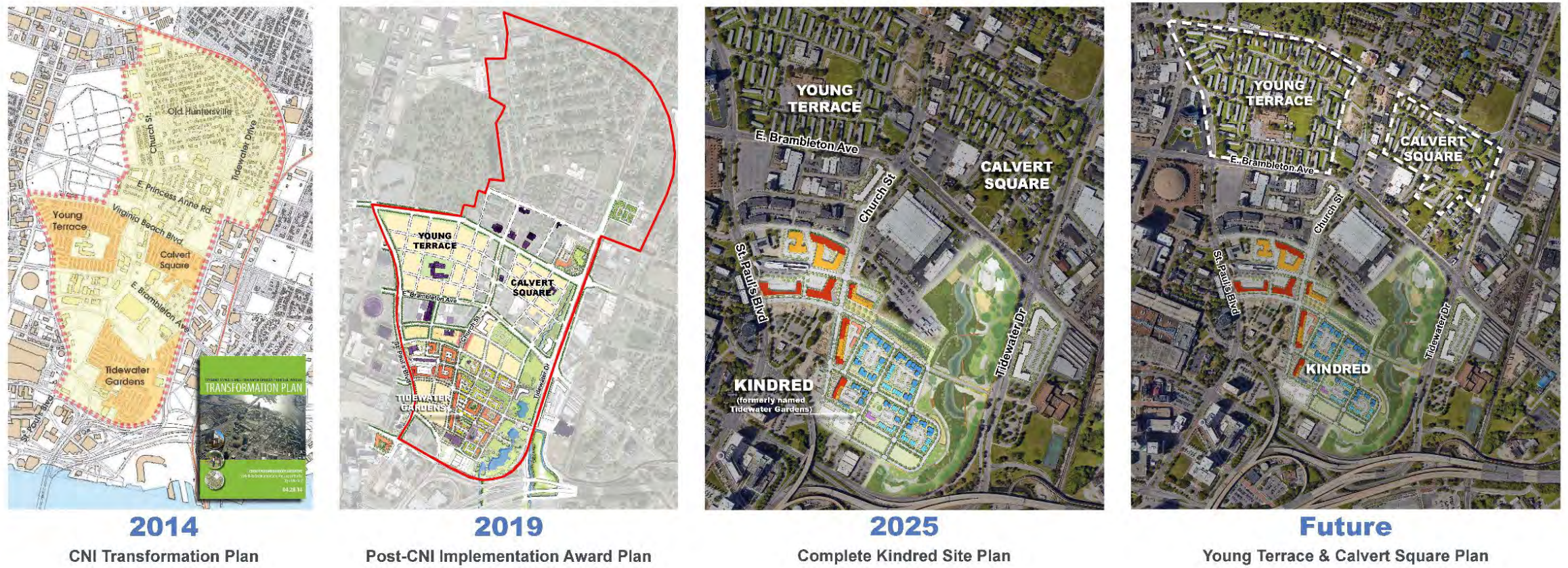
Calvert Square and Young Terrace

Charette Recap

Location: The Murray Center, 455 E. Brambleton Ave, Norfolk, VA 23510.
Date: July 14-17, 2025. 8:30 a.m. – 7:00 p.m.

Monday July 14th	Tuesday July 15th	Wednesday July 16th	Thursday July 17th
Design Team Arrival Site Tour <i>Morning</i>	Open House Work Sessions <i>8:30 am – 12:00pm</i> Streets & Infrastructure <i>1:30pm – 4:30pm</i> Open Space and Amenities	Open House Work Sessions <i>8:30 am – 12:00pm</i> Building Types and Program <i>1:30pm – 4:30pm</i>	Open House Work Sessions <i>8:30 am – 12:00pm</i>
Design Team Meet and Greet <i>1:30-5:30pm</i>	Stakeholder Meetings <i>8:30 am-4:30pm</i>	Stakeholder Meetings <i>8:30am -4:30pm</i>	
Kickoff Meeting <i>6:00 -7:00pm</i>	Progress Meeting <i>5:30pm – 7:00pm</i>		Final Presentation Meeting <i>5:30pm – 7:00pm</i>

The St. Paul's Area has been subject to **many** planning efforts **to design a better neighborhood.**



GUIDING PRINCIPLES



Community redevelopment decisions shall be family-focused



Satisfying the housing choices of families affected by the redevelopment of their communities shall be the highest priority



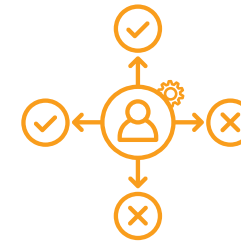
Economic development benefits can mitigate costs but not outweigh family-focused decision making



Revitalization strategies shall strive to have positive impacts on surrounding neighborhoods



Collaborative partnerships shall be pursued to assist families in building capacity to make successful choices



Decision making will reflect continuous input, transparency and feedback from all stakeholders.

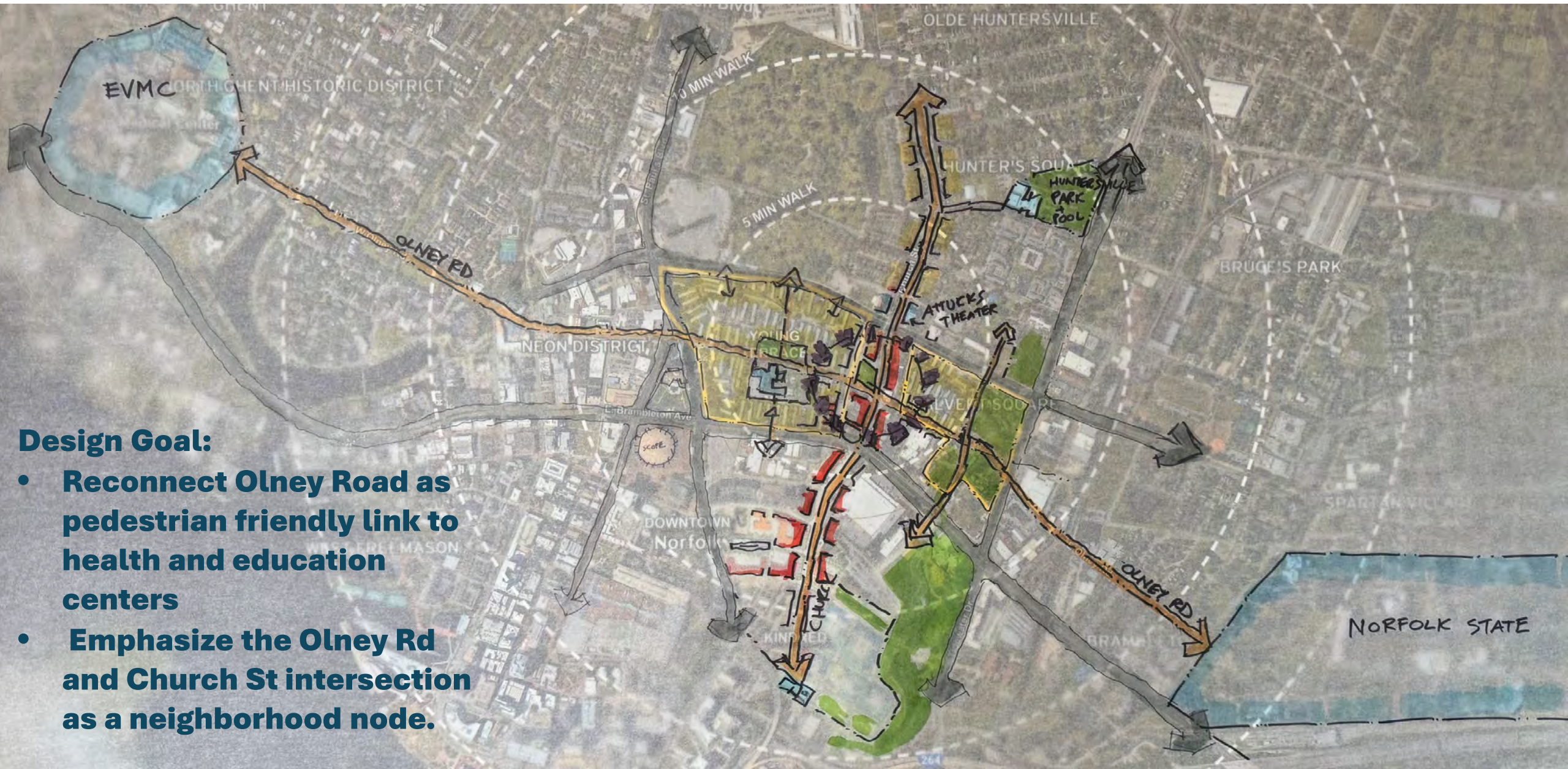
ST. PAUL'S REDEVELOPMENT PRINCIPLES

1. Create a **park system** to **protect from flooding** and provide **recreation amenities**.
2. Build a **pattern of neighborhood streets and blocks** to create the framework for a mixed-use, mixed income neighborhood.
3. Create **pedestrian-scale connections** to opportunities in the larger community.
4. Provide a **diverse mix of residential development** ranging from single-family and town homes to small and large-scale multifamily.
5. Create a community-wide campus with **educational opportunities for all ages**.
6. Provide **employment opportunities** at the edges of the community for residents.
7. **Restore Church Street** as the heart of the community with shops, food stores, health and medical facilities.

STAKEHOLDER MEETINGS

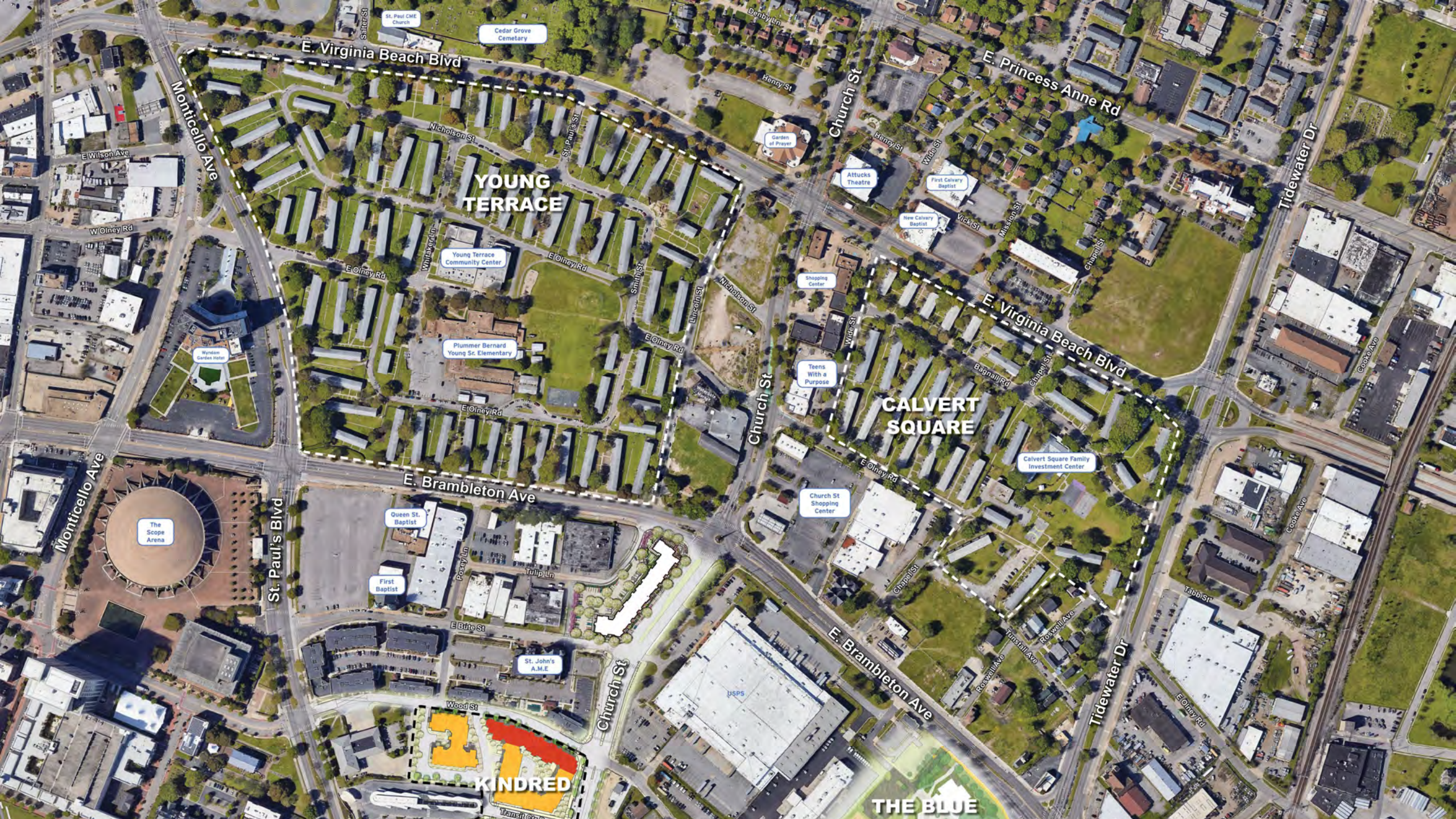
- **Streets & Infrastructure**
- **Open Spaces and Amenities**
- **Buildings**
- **Emergency Services**
- **Olde Huntersville Civic League and Empowerment Coalition**
- **Teens with a Purpose**
- **TC Williams Plaza (Owner of Watergate Building)**

CITY-WIDE CONNECTIONS



Design Goal:

- Reconnect Olney Road as pedestrian friendly link to health and education centers
- Emphasize the Olney Rd and Church St intersection as a neighborhood node.



E. Virginia Beach Blvd

YOUNG
TERRACE

Young Terrace
Community Center

Plummer Bernard
Young St. Elementary

E. Brambleton Ave

Queen St.
Baptist

First
Baptist

St. John's
A.M.E.

KINDRED

Church St

CALVERT
SQUARE

Church St
Shopping Center

Teens
With a
Purpose

Shopping
Center

E. Brambleton Ave

E. Virginia Beach Blvd

Calvert Square Family
Investment Center

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E. Virginia Beach Blvd

Church St

E. Princess Anne Rd

Tidewater Dr

E. Virginia Beach Blvd

Brambleton Ave

Church St

St. Paul's Blvd

Monticello Ave

**VISION PLAN FOR
YOUNG TERRACE &
CALVERT SQUARE**

Kindred

THE



BUILDING BLOCKS OF A NEIGHBORHOOD



PEOPLE



BUILDINGS



STREETS



**OPEN SPACES &
AMENITIES**

WHAT WE'VE HEARD

- *"Design for the best mixed income neighborhood in the city"*
- *"Provide opportunities for homeownership so residents can build generational wealth"*
- *Provide amenities that are a mix of familiar and new; introduce new things with familiar people"*

WHAT WE HEARD: PEOPLE

EDUCATION & ENTREPRENEURSHIP

- Parents #1 concern is where their children will learn
- Financial literacy/education opportunities
- Empower young entrepreneurs
- Teach practical skills / enable teens to make money (example – grass cutting)



HOMEOWNERSHIP

- Provide opportunities for homeownership throughout the neighborhood
- Opportunity to build generational wealth
- Add financial literacy classes specifically geared toward home ownership

WHAT WE HEARD: STREETS

- Design the streets for **slow traffic** to make it safe for people
- Provide **red light cameras**
- Must **slow traffic at Church and Olney**
- Traffic **calming** throughout the neighborhood
- Add **roundabout** at MLK memorial to make it safe for kids to cross
- Increase **parking**
- **No superblocks**



WHAT WE HEARD: STREETS



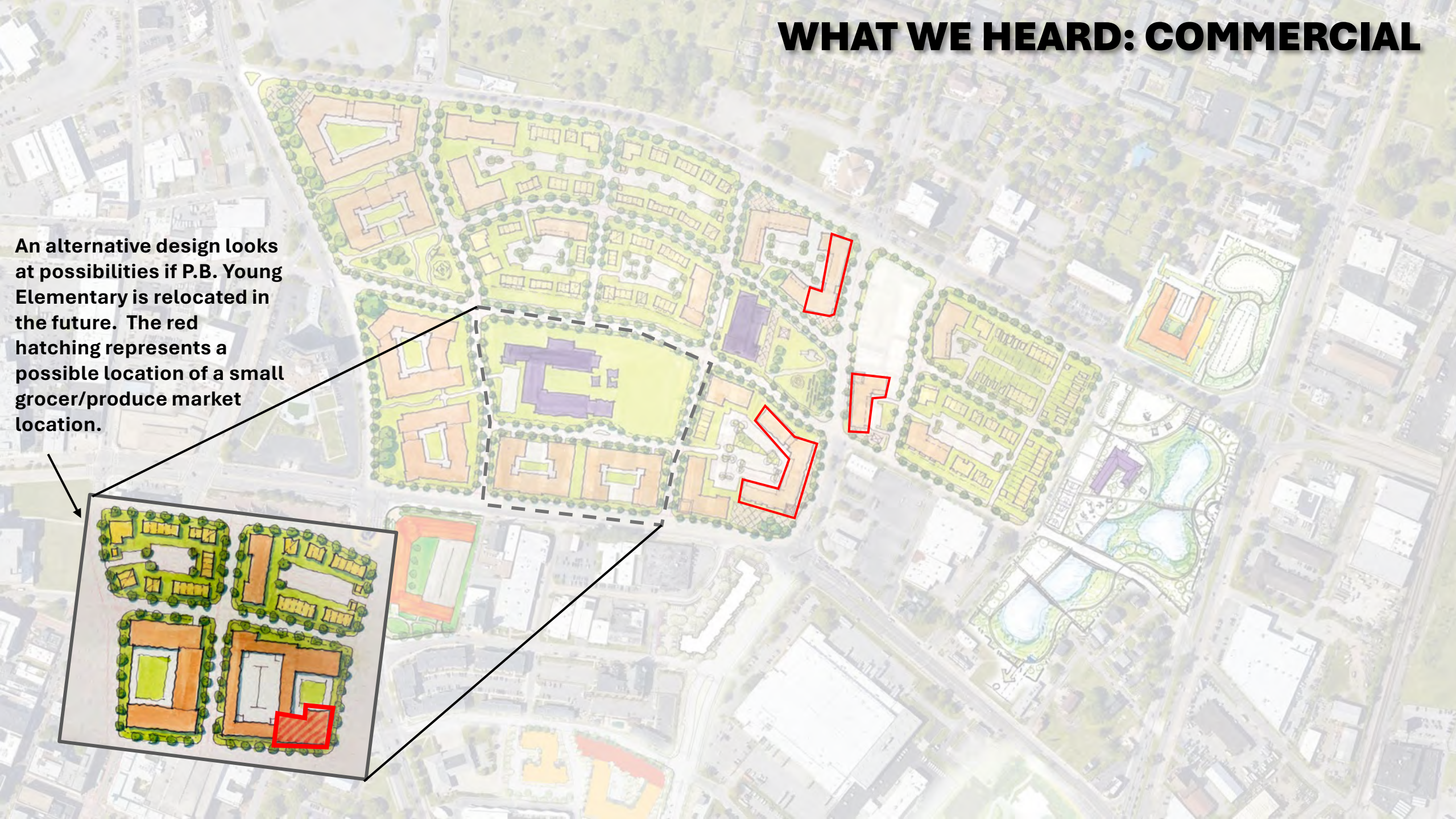
WHAT WE HEARD: COMMERCIAL SPACES

- **Healthy/affordable food** (grocer, co-op, farmer's market)
- **Restaurants**
- **Shops** (including convenience store)
- Pop up spaces for **entrepreneurs** (like Selden Market)
- **TC Williams Plaza** (Potential Museum Space and more!)
- **Fitness** centers
- **Health** clinic / outpatient



WHAT WE HEARD: COMMERCIAL

An alternative design looks at possibilities if P.B. Young Elementary is relocated in the future. The red hatching represents a possible location of a small grocer/produce market location.



WHAT WE HEARD: OUTDOOR AMENITIES

ACTIVE USES

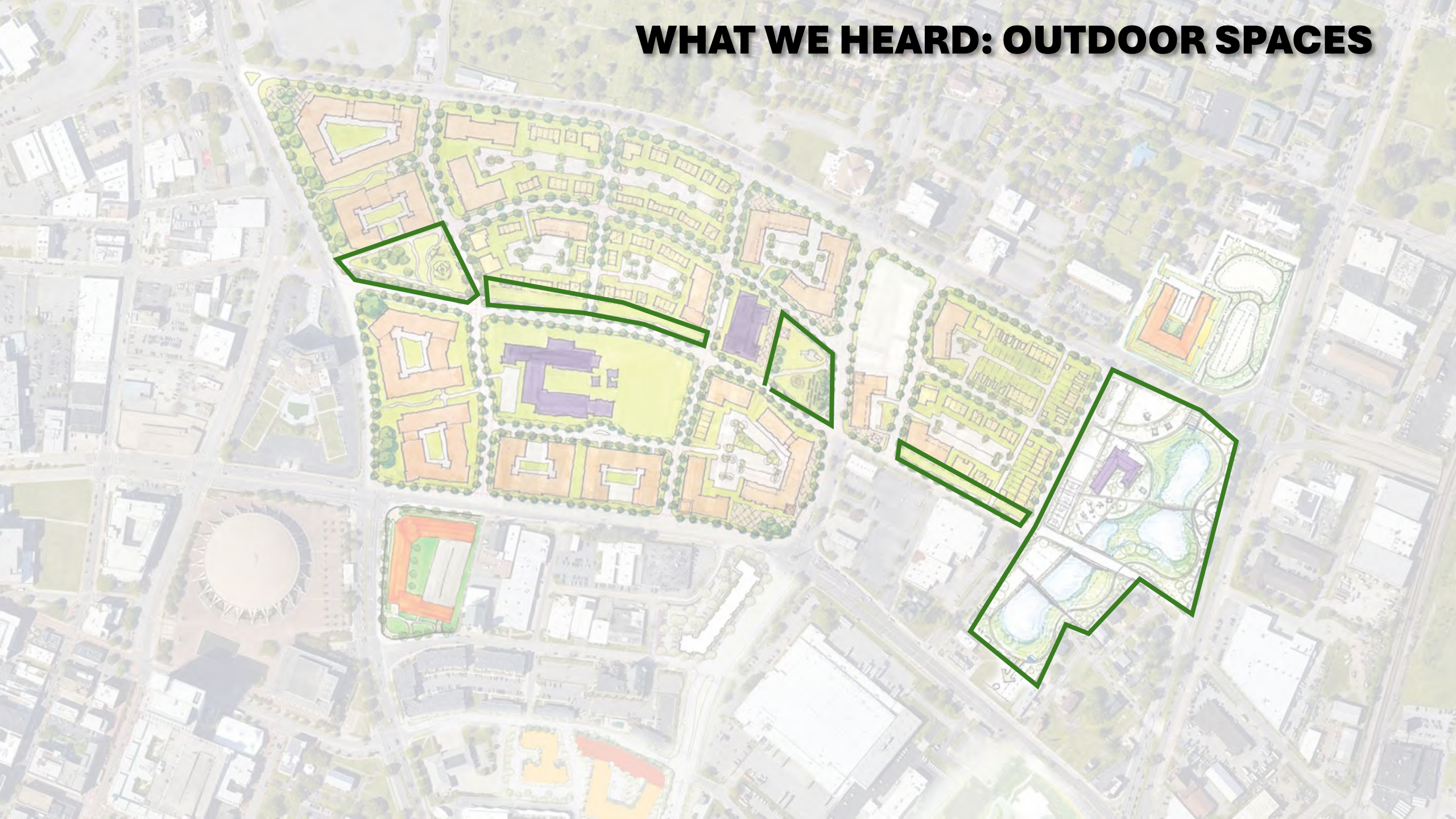
- **Playgrounds**
- **Gardens** and greenhouses
- Covered basketball and **multisport** courts
- Skate park
- Football and multipurpose fields
- Tennis
- **Splash** park
- Fenced dog park
- Curb ball area

PASSIVE USES

- Public Art
- Walking paths / trails
- More trees!
- Passive spaces for peace, calm, and reflection
- Green infrastructure to help alleviate flooding
- Good lighting for safety



WHAT WE HEARD: OUTDOOR SPACES



WHAT WE HEARD: PUBLIC SAFETY

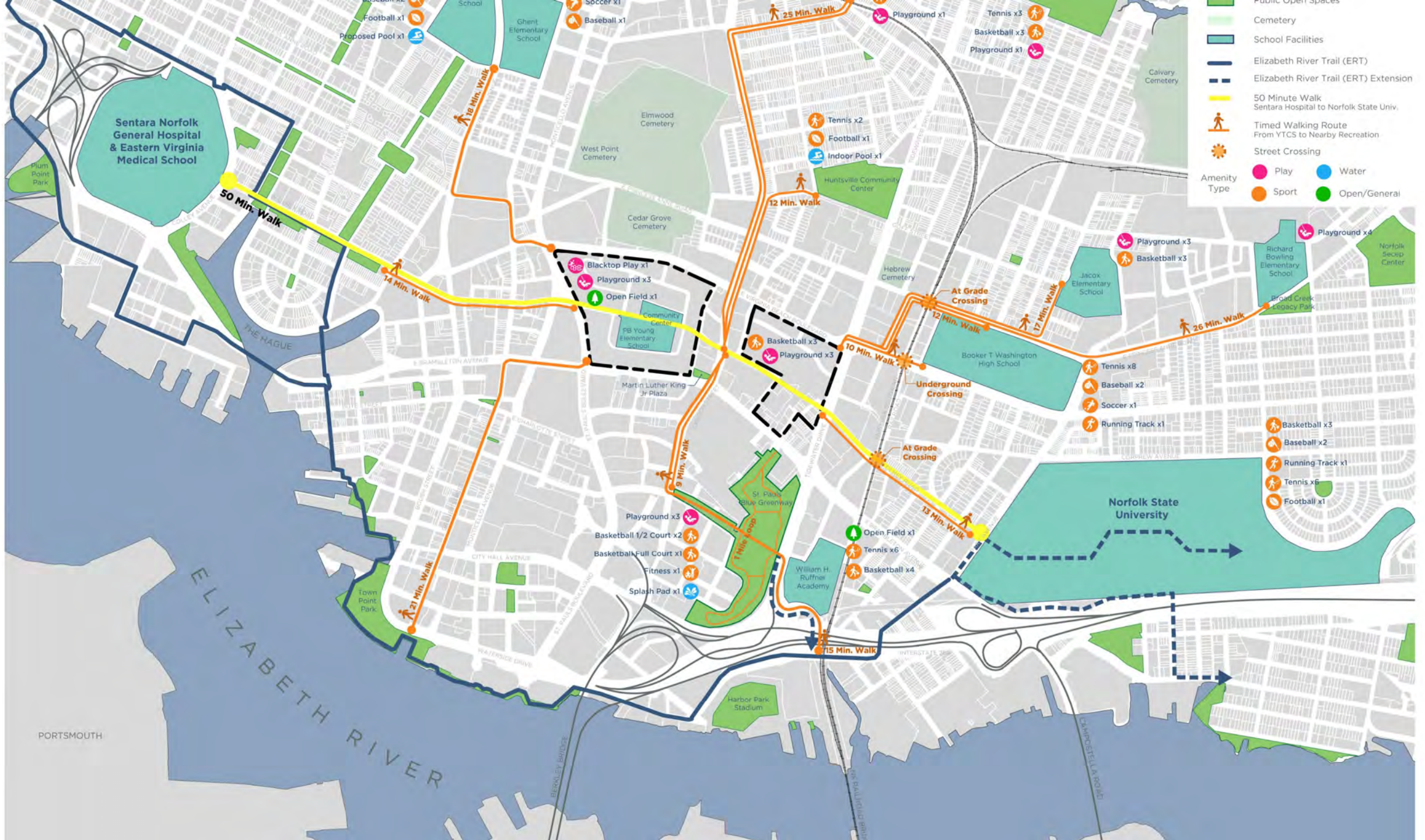
- **Design to decrease speeds and calm traffic**
- **Provide shade structures and covered recreational spaces (courts, etc.)**
- **Open spaces should be protected / internal to neighborhoods (not on busy streets)**

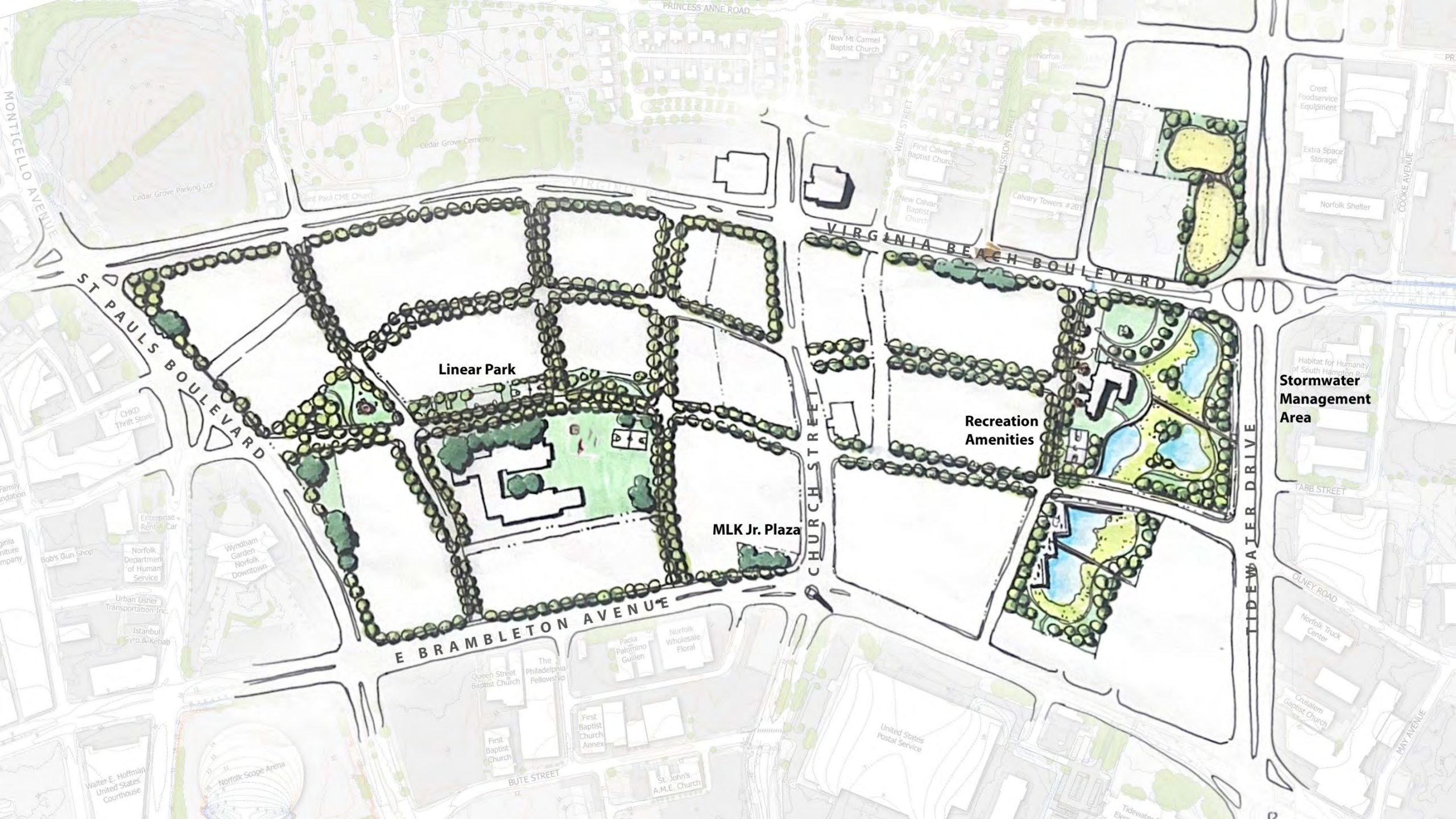


OPEN SPACE DESIGN PRINCIPLES

- Provide **shade trees** throughout the neighborhoods to **create 30% tree canopy cover** that maintains the garden community identity.
- Open space, recreation areas, and parking lots should provide **value-added stormwater management benefits** to the community and reduce flooding.
- Let open and green spaces function as nature (nature is a lot smarter than us) and restore the hydrologic cycle to the area.
- Preserve community identity through incorporating quality of life, recreation, health and wellness, and multi-generational education programs that meet the community's needs. "It's about the people!"





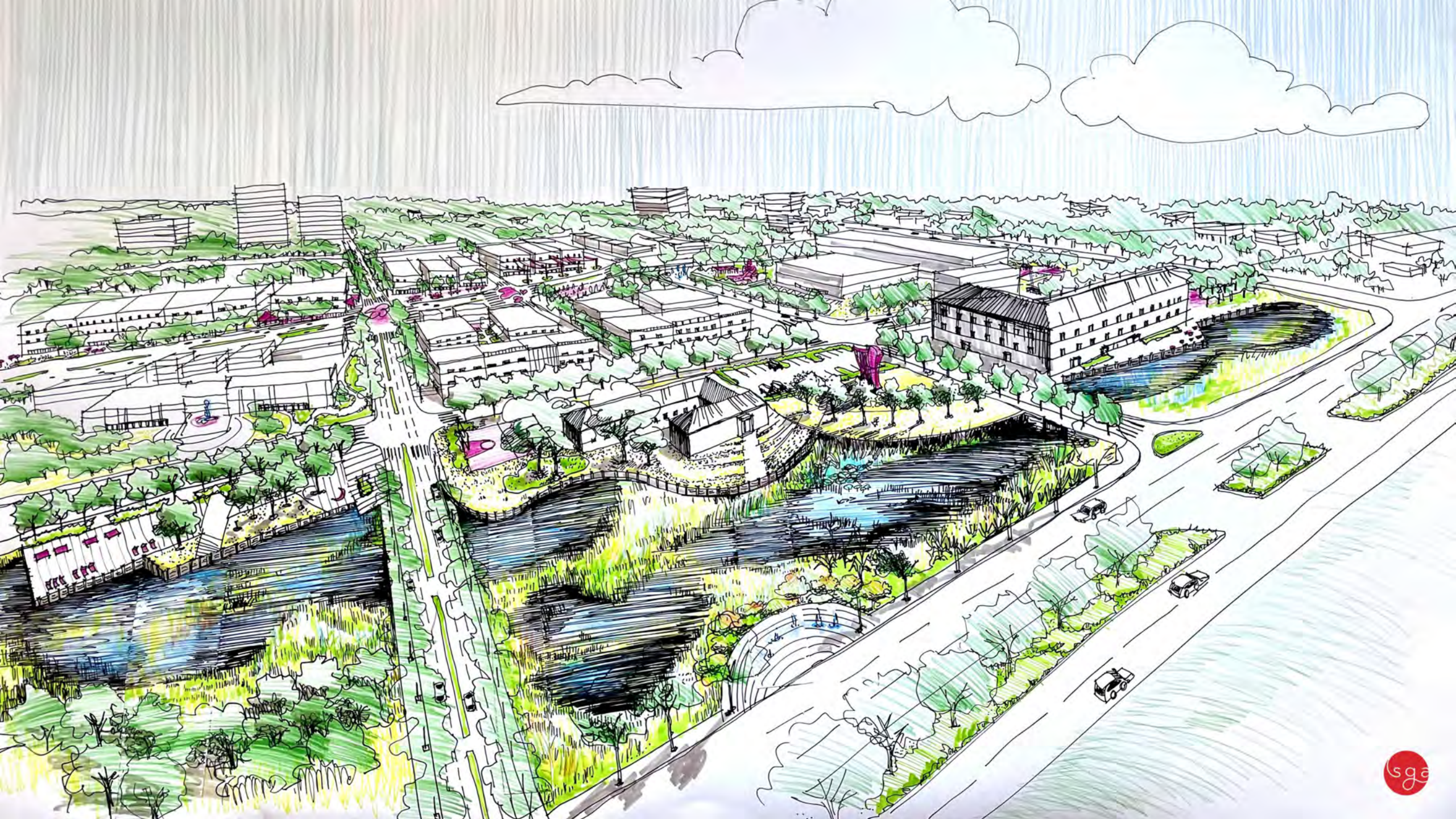


Linear Park

MLK Jr. Plaza

Recreation Amenities

Stormwater Management Area



YOUNG TERRACE & CALVERT SQUARE TODAY



VISION PLAN FOR YOUNG TERRACE & CALVERT SQUARE

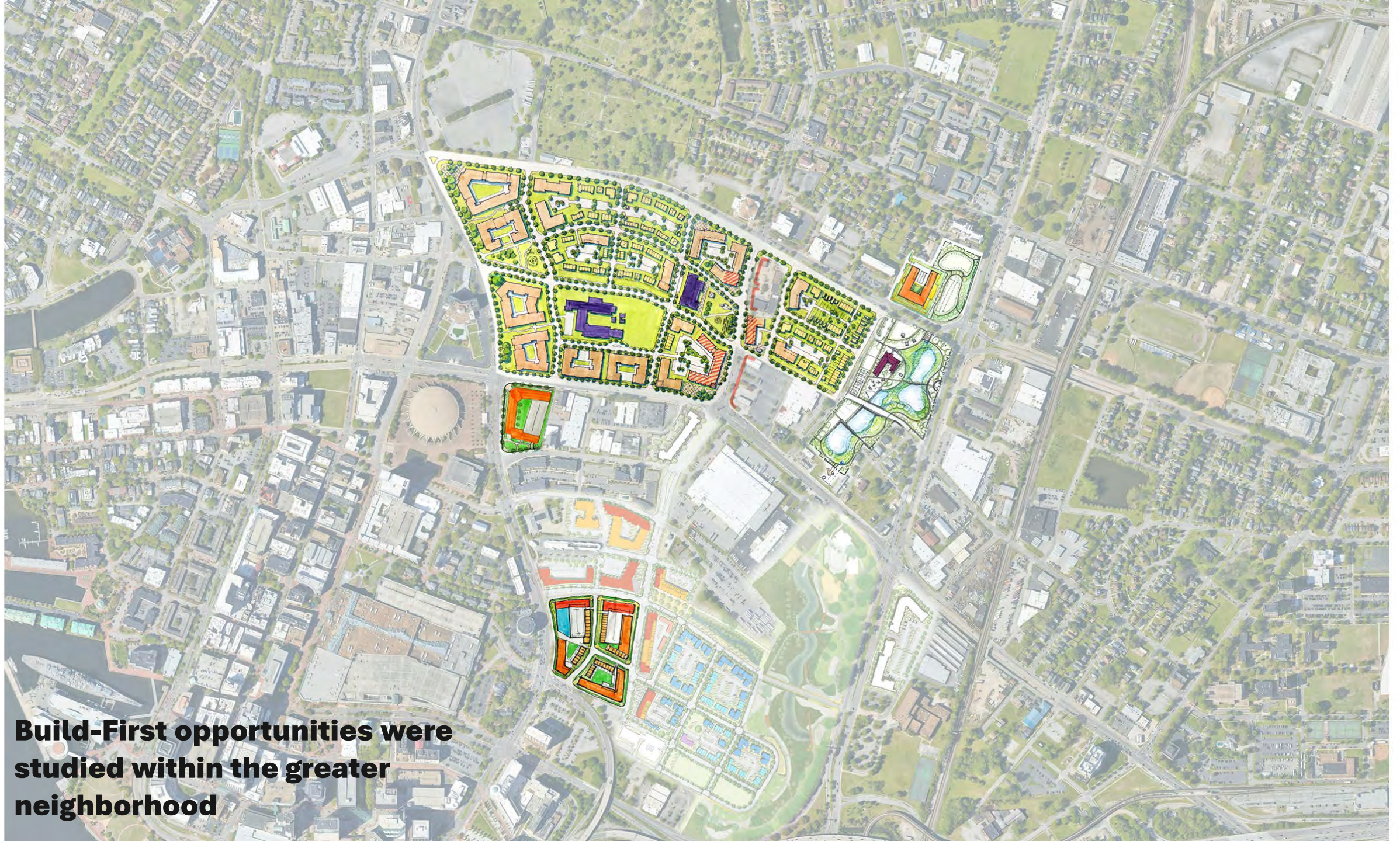




Artist Rendering of a possible transformed residential street at Young Terrace



Artist Rendering of a possible transformed park space and homes residential street at Calvert Square



Build-First opportunities were studied within the greater neighborhood

Development Department

September 11, 2025

Choice Neighborhoods
HomeNet
Real Estate
Transformation
Design and Construction





Phase 2-Unity Place at Kindred Application Update

Brinshore received Certificate of Occupancy September 2, 2025
Exclusive Waitlist closed June 16th 2025 and is now open for general public

- As of September 3, 2025 – 61 former Tidewater families have applied - there are 48 Replacement Units between two buildings
- 28 applications for One Bedroom Apartment (Project has 7 one bedroom Project based Voucher Units)
- 21 applications for two Bedroom Apartment (Project has 30 one bedroom Project based Voucher Units)
- 12 applications for three Bedroom Apartment (Project has 11 one bedroom Project based Voucher Units)

Website – <https://unityatkindred.com>

Tidewater
Gardens

Choice
Neighborhood
Initiative

Unity at Kindred

First building is to be
complete by August

Second building is
scheduled to complete
in October





Tidewater Gardens
Choice Neighborhood
Initiative

537 Units completed

331 Units under
Construction

90 Former Tidewater
Families currently in CNI
projects

Progress Updates CNI

CNI Housing Plan & Development Status *(as of 9.3.25)*



	Housing Plan				Development Status
On Site CNI Project-Brinshore Lead Developer Phase/Blocks	Total	Repl. Units	LIHTC	Market	
Reunion (Phase 1- blk 19)	72	24	44	4	Construction complete - 100% occupancy
Origin (Phase I - blk 20)	120	37	46	37	Construction complete - 100% occupancy
Unity (Phase 2 - blk 17/18)	140	48	49	43	Under Construcion - October 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
Market Heights	140	26	114	0	
Totals Units completed	537	131	365	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	13
Reunion at Kindred	13
Origin at Kindred	31
Aspire-Offsite	15
Market Heights-Offsite	18
Totals	90





HomeNet/HOME program Updates

HomeNet's FY 26 YTD Stats	Qrt 1
Clients Purchased	0
HOME Clients	0
Public Housing Residents	0
HCV Participants	0
HomeWard Norfolk Clients	0
Under Contract	
Under Contract w/HOME	0
Under Contract with only SPARC	2
Under Contract HomeWard Norfolk	1
New Clients Enrolled	
HCV Participants	26
Public Housing	9
Tidewater Residents	5
Calvert Square	1
Youngs Terrace	2
Other HomeNet Clients	179
Total Applications Processed	75

HOME Tracking	Closings
FY2019	20
FY2020	13
FY2021	17
FY2022	15
FY2023	11
FY2024	20
FY2025	28
FY2026	0
Totals	124

Note *FY2025 outputs based on prior year funds.

FY 26 HOME Awarded	\$563,317.11
Qtr. 1 Expensed	\$0.00
Qtr. 2 Expensed	\$0.00
Qtr. 3 Expensed	\$0.00
Qtr. 4 Expensed	\$0.00
Total Expended	\$563,317.11

Fiscal Year - Remaining Funding	FY2025 Funding	FY2025 (6/30/2025)
HOME FY2023 (City)	\$ 783,367	-
HOME FY2024 (City)	\$ 1,014,729	\$ 6,464.00
HOME FY2025 (City)	\$ -	-
HRPDC FY2025*	\$ 240,000	
Homeward Norfolk (City)	\$ 653,000	\$ 333,000.00
	\$ 2,691,096	\$ 339,464.00

* Hampton Roads Planning District Commission Grant

HOME Down Payment FY 26-27 YTD Stats	Qrt 1
New Applications	3
In-process	14
6-month Eligibility Period	6
Under Contract	0
Closings	0

HomeNet/HOME

59 Total Closings

28 closings in HOME program

8 Homeward Norfolk

\$13,012,000 in Home sales

FY26 Home Funds allocation \$563,317

\$995,805 remaining in CHDO Home Funds



Calvert Square and Young Terrace Draft Concept Plan

Transformation
Young and
Calvert Master
Planning

Draft Concept
Plan



July 17th 2025 Charrette Vision Plan (Scenario 1) Overlaid on Aerial with Tidewater/Kindred Site Plan for context

Charrette Program Summary

- This program summary represents the vision plan drawn during the charrette workshop for Young Terrace and Calvert Square on July 14-17th. Program counts are likely to change once several design parameters are further discussed and agreed upon.
- At this time, the program summary includes only NHRA controlled sites contiguous to Young Terrace and Calvert Square, with the exception of the PB Young Site internal to Young Terrace.
- In regards to the school site, two scenarios developed out of the charrette

Scenario 1: School stays but its parcel is reduced in size to accommodate surrounding development

Total Residential Units: Approximately 1,860 du

Scenario 2: School site is developed with additional housing and possible grocery market.

Total Residential Units: Approximately 2050 du

- All measurements and totals are approximate in nature to the conceptual level of the sketch plan and are subject to change. Unit totals should be still considered a range.
- All area measurements represent Gross Square Feet (GSF). Multifamily unit calculations assume 1,000 GSF/ Unit
- Multifamily buildings assume a 65' wide double loaded corridor and 35' wide single loaded.
- Structured parking calculations assumes 400 GSF per space.
- Surface parking calculations: 10' per space in linear ft calculation.
- Parking Ratios do not include on street parking into equation



July 17th 2025 Charrette Vision Plan (Scenario 2)

August 7th, 2025 | ©2024 Torti Gallas + Partners | 1029 Vermont Avenue, NW, Gracie School, 2nd Floor | Washington, DC 20001 | 801.588.4800



DRAFT/internal use only

Summary
YOUNG TERRACE AND CALVERT SQUARE



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: September 3, 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:

Orientations/Briefings:

- LIPH Orientations – 2
- North Wellington – 0
- Grandy 032, 093, 092 – 1
- Diggs Ph1 – 0
- Franklin Arms – 0
- HCV/Mainstream - 3
- SRO (all sites) - 2
- Aspire – 0
- Market Heights -0
- Origin – 1
- Holley Pointe – 0
- Unity - 0

Referrals:

- Grandy (all) - 1
- N. Wellington -0
- Cottage Bridge - 0
- Franklin Arms – 1
- LIPH - 11
- Origin – 1
- Holley Pointe – 0
- Unity – 6

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

- ASPIRE AT CHURCH ST – 3,034
- ASPIRE AT CHURCH ST – TIDEWATER - 8
- BANKS OF BERKLEY– 1,043
- BOBBITT APARTMENTS – 3,448
- CALVERT SQUARE - 7,081
- CHURCH ST STATION – PBV NOT HOMELESS – 298
- CHURCH ST STATION – PBV HOMELESS – 1,901
- COTTAGE BRIDGE – 310
- CRESCENT SQUARE - 31
- DIGGS PHASE 1 RAD – 1,045
- DIGGS SITE – 6,883
- 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 - 462
- HERONS LANDING - 215
- HOLLEY POINT APARTMENTS - 490
- HUNTER SQUARE – 3,147
- MARKET HEIGHTS – 1,086
- MARKET HEIGHTS TIDEWATER - 15
- NORTH WELLINGTON - 220
- OAKLEAF FOREST – 7,925
- ORIGIN CIRCLE AT KINDRED – 1,023
- ORIGIN CIRCLE AT KINDRED TIDEWATER - 3
- PARTREA APARTMENTS – 3228
- 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 – 3225
- THE ASHTON - 240
- THE RETREAT AT HARBOR POINT - 848
- YOUNG TERRACE APARTMENTS – 6,999
- Unity Place at Kindred Tidewater – 63
- Unity Place at Kindred - 936

HQS Update:

The HCV Inspectors continue to complete biennial, initial, complaint inspections for NRHA's voucher holders, and also for HA owned properties for Suffolk Redevelopment and Housing Authority, and Newport News Redevelopment and Housing Authority.

Completed inspections for the month of August:

Biennials	Initials	Complaints	QA	SRAP	TOTAL
87	67	8	2	2	166denis

Landlord Outreach

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

Landlord Requesting August HAP Breakdown - 37

- Landlords requesting assistance with New Landlord Portal – 28
- Phone calls to landlords inviting them to offer their property for the HCV Program – cold Calls (13)
- Landlord Mailings/Package Information – 10
- Referral listing add-ons – 35
- New Landlords - 6
- Landlord Orientation –5
- New Standing Partner – 1

Ten (10) HCV Brochure Placements respectively –Lamberts Point Community Center; The Cure Coffee House, The High Cup.

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 A1Apartments 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

NSPIRE-V to replace HQS inspections

Program Overview	
Total Vouchers	4,215(HAP Paid)
Tenant Based Vouchers	3,268
Project Based Vouchers (PBV)	387
RAD PBV	561
Outgoing Payable Portables	70
Vouchers Issued	6
New Vouchers Searching	42
New VASH Vouchers Searching	2
New VASH port-in Searching	10
SRAP Certificates Searching	4
VASH referrals received	3
Port-Ins Received	6
Port-Ins Searching	23
Households with zero income	172 (24 RAD PBV)

Special Purpose Vouchers

Vouchers Totals	Allocation	Previous Month	Current Month
VASH vouchers	168	156	159
VASH vouchers (Port-In)		13	13
NED vouchers	225	144	143
Homeownership voucher(s)	open	11	10
Homeownership voucher VASH	Open	1	1
SRO (Gosnold Mod Rehab)	60	56	56
Main Stream	40	20	27
Park Terrace	47	25	25
Tidewater Gardens TPV	312	255	245
FYI TPV	10	3	2
Scattered Sites	15	2	2
Emergency Housing Vouchers	63	50	49
SRAP (NOT IN TOTAL)	70	68	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	216	217
Grandy Rev NT	4	3	4
North Wellington	25	19	19
Franklin Arms	100	92	91
Diggs Town	222	210	217
Total	642	553	561

Project Based Vouchers (Non-RAD)

Project Based Voucher	Total Units	Previous Month	Current Month
Crescent Square (Virginia Beach)	10	6	8
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	63	63
St. Paul's Apartments (Norfolk)	13	10	11
Grandy VI (Norfolk) NRHA Owned	70	59	55
The Retreat at Harbor Pointe (Norfolk)	50	44	44
The Ashton	7	6	7
Holley Pointe	5	3	3
Riverside Station/ Curlew Apartments	23	23	22
Market Heights Apartments (CNI)	41	35	34
Reunion Senior Housing (CNI)	24	22	23
Origin	37	34	34
Aspire (Leased but not in HAP totals)	21	21	18
Aspire ForKids	5	4	4
Total	358	391	387



Landlord Marketing:

To ensure that there are ample rental units over the City of Norfolk to lease to voucher holders, NRHA is aggressively marketing the Housing Choice Voucher Program to property owners and large property management groups. The Housing Choice Voucher program represents a vital tool in the fight against homelessness and housing insecurity. By providing affordable housing options, fostering stability and community integration, and promoting economic mobility, the program offers a path forward for countless individuals and families striving to build better lives. We are also developing a Property Protection Program for landlords. Landlords are a vital part of the HCV equation.

Landlords are being informed of many the benefits of participating in the HCV Program which some are:

- **Guaranteed and On-Time Monthly Income**

NRHA's portion of the rent is guaranteed. Because HCV participants are paying truly affordable rent, they are more likely to have enough money to pay in full. If an HCV

participant's income decreases, the portion of rent paid by NRRH will increase, meaning the landlord will still receive full rent.

NRHA processes Housing Assistance Payments as soon as it receives its disbursement from HUD. Direct deposits are generally in the landlords account on the 1st of the month. Tenants also must follow your lease to remain in the HCV program, which gives them an incentive to pay rent on time.

- **Keep Tenants Longer**

The average length of residency for an HCV participant is 8.75 years (HUD). This allows landlords to have reliable renters for multiple years, lessening the costs of making ready units and marketing vacancies, and ensuring you don't miss rent while looking for a new tenant.

- **A Partner in the Housing Market**

NRHA will help landlords market their vacant units to HCV participants looking for somewhere to live at no cost to the landlord.

- **Free Property Inspections**

All units must undergo an inspection in line with HUD's HQS/NSPIRE guidelines. These can help identify any minor maintenance issues before they snowball into something more severe and costly. They can also help make sure the landlord property is up to code.

- **Maintain Control Over Their Property and Policies**

HCV participants must qualify for the unit based on the landlord's screening criteria (the same one they use for all tenants) and sign the landlord's lease. Landlords can request a rental increase after the first year of residency. Though rare, HCV tenants are able to be evicted just as non-subsidized tenants are.

- HCV Tax Savings Program for property owners with HCV units located in high opportunity census tracts.
- Landlords can apply the exact same approval and application criteria to prospective HCV renters as anyone else. Making sure that landlords know they have this kind of control over who they rent to can paint the program in a whole new light and reinforce a more positive outlook.

It is imperative to increase the number of landlords offering rental units to ensure the sustainability of available units for voucher holders. It is also a hope to obtain rental units in high opportunity low poverty neighbourhoods.

Landlord Interaction for fy 2025:

Customer Service Phone Calls: Prospective Landlords, Active Landlords & Property Management Inquiries -371

All Data based upon Available Housing Listings Posting

Total Number of Listing Received: 496

Total Number of Available Listing Posted: 387

Thwarted Suspected/Fraudulent Listing – 109 (42.1%)

Average Sum of Rental Amount = \$1,592

Total Number of listed Properties & Percentages by Zip Codes

23502 – 23 = (8.90 %)
23503 – 22 = (8.51%)
23504 – 112 = (43.3%)
23505 – 22 = (8.51%)
23507 – 1 = (0.38%)
23508 – 41 = (15.8%)
23509 – 28 = (10.8%)
23510 – 0%
23513 - 93 = (35.9%)
23517 – 3 = (1.16 %)
23518 – 17 = (6.57%)
23523 - 25 = (9.67%).

Total Number of Listed Properties & Percentages by Housing Type

Apartment 4-less - 85 = (32.8%)
Apartment 5-More – 6 = (2.32 %)
Duplex – 159 = (61.5 %)
House – 104 = (40.2 %)
Townhouse – 33 = (12.7%)
Shared Housing - 0 = (0%)

Total Number of Bedrooms Listed & Percentages

One – 29 = (11.2 %)
Two – 151 = (58.4 %)
Three – 179 = (69.2 %)
Four – 22 = (8.51 %)
Five+ - 6 = (2.32 %)

Returning & New Landlords Posting

Returning Landlords – 84
New Landlords - 45



Commissioners' Update

NRHA Board of Commissioners

Subject: Property Management Update

Executive Contact: Brenda Fleming

Date: September 3, 2025

BACKGROUND

Updates as of 8/31/2025

August marked a productive and positive month for the Property Management Division. Despite the challenges of the summer heat season, staff and contractors successfully advanced critical initiatives, maintained operations, and achieved several notable accomplishments that support both resident satisfaction and regulatory compliance.

STATUS

Key Accomplishments

1. Completion of HUD/NSPIRE Inspections

- Multiple communities successfully completed their scheduled NSPIRE inspections this month.
- Managers and maintenance teams coordinated effectively to address 24-hour health and safety findings and ensure units and common areas met HUD standards.
- Early access to inspection reports allowed us to begin corrective actions quickly, minimizing the risk of escalated deficiencies.

2. Operational Resilience During Summer Heat Season

- Maintenance and property staff managed high service demand related to air conditioning and cooling system concerns, ensuring residents were supported through peak summer conditions.
- Temporary cooling solutions were deployed promptly in urgent cases, prioritizing the health and safety of vulnerable residents.
- Collaboration between managers, supervisors, and contractors helped prevent prolonged outages and reduced resident complaints.

3. Occupancy and Unit Readiness Progress

- Portfolio-wide occupancy is currently at **92%** for LIPH (Low Income Public Housing) and **93%** for PBV (Project Base Voucher), with a target of **96%** required to reach stabilized status for both programs.
- **August Progress:** A total of **24 new families** were housed during the month of August, contributing to improved occupancy performance.
- Contractors and in-house teams advanced turnover and “refresh” unit projects, keeping NRHA on track with move-in readiness goals.
- Several communities reported increases in occupancy rates, attributed to accelerated unit preparation and leasing efforts.
- Managers continued to monitor and report on outstanding move-in packages to reduce delays and

improve the resident onboarding experience.

4. Strengthened Compliance and File Review Efforts

- Property Managers were reminded to track recertification due dates, with corrective actions tied to accountability measures.
- Ongoing QC reviews provide confidence that NRHA is strengthening documentation and inspection readiness.

5. Staff and Community Engagement

- Team coordination remained strong during a month with multiple overlapping deadlines.
- Open-house and orientation events at select communities drew strong participation from residents and stakeholders.
- Managers and staff maintained visibility on-site, supporting both resident satisfaction and community trust.

Looking Ahead – September Priorities

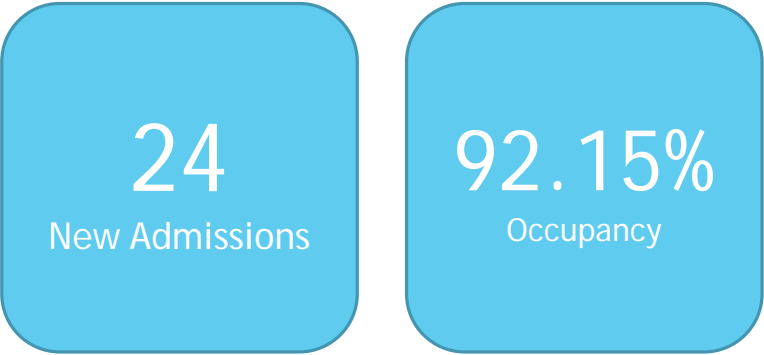
- Finalize all NSPIRE follow-up corrections and establish a standardized Inspection SOP.
- Continue monitoring contractor progress to ensure refreshed units are completed on schedule.
- Strengthen financial controls around delinquencies.
- Prepare staff for upcoming fall initiatives, including training and community engagement events.

Conclusion

The month of August demonstrated NRHA's ability to remain resilient under seasonal challenges while advancing compliance, occupancy, and resident service goals. The dedication of our property management staff, maintenance teams, and contractors reflects positively on the organization's commitment to excellence. We are positioned to carry this momentum into the fall season with continued focus on compliance, occupancy growth, and community engagement.

Attachments and Handouts

Housing Operations Public Housing Programs

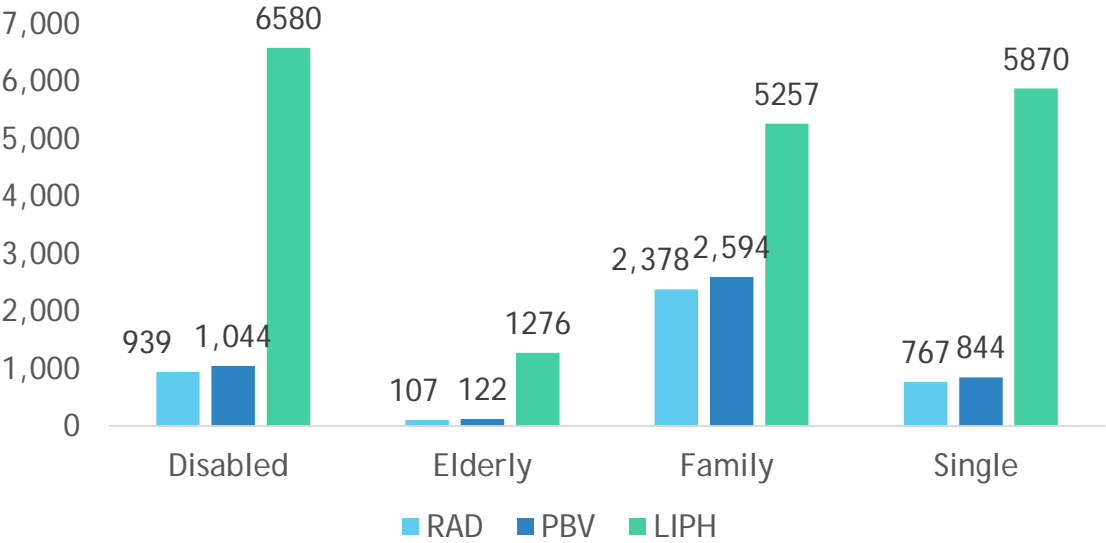


* HUD requires at least 96% occupancy for Public Housing Units

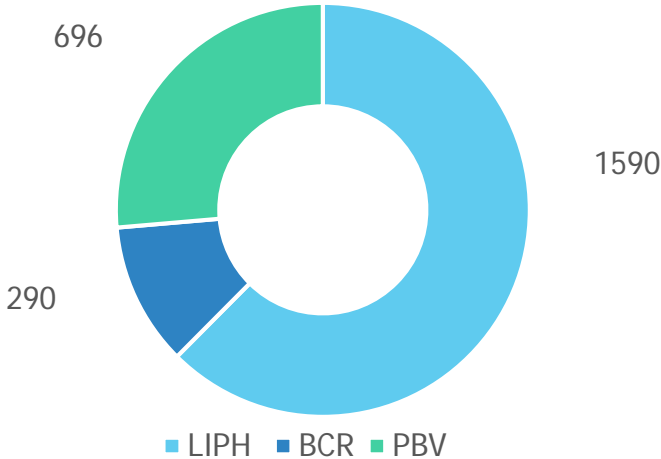
Occupied Units by Community

Community	Total Units	Units Occupied	Percentage
Diggs Town	103	92	89.32%
Young Terrace	744	624	83.87%
Calvert Square	308	282	91.56%
Oakleaf Forest	256	238	92.97%
Partrea Midrise	114	109	95.61%
Huntersquare	91	85	93.41%
Bobbitt Midrise	84	83	98.81%
Sykes Midrise	84	77	91.67%

Applicants on the Waitlist



Occupied Units by Program

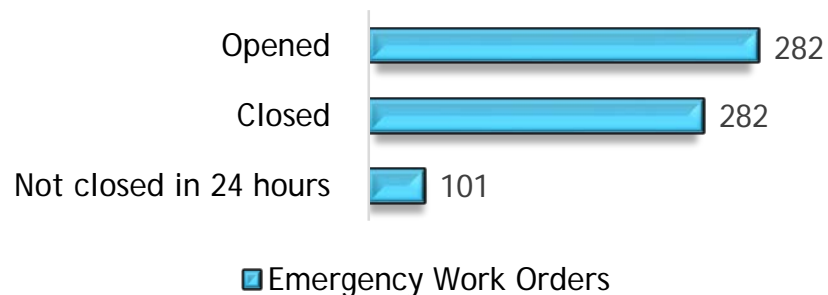


Housing Operations Public Housing Programs

Emergency Work Orders by Zones

Zone 1	Opened	Closed	Not Closed in 24 hrs.	% Completed
Oakleaf Forest	90	90	29	68%
Partrea Apartments	135	134	0	99%
Bobbitt Apartments	1	1	0	100%
Sykes Apartments	11	11	0	100%
N. Wellington	1	1	0	100%
Grandy Village	84	84	5	94%
Total Per Zone:	322	322	34	89.9%
Zone 2	Opened	Closed	Not Closed in 24 hrs.	% Completed
Diggs Town	5	4	1	80.00%
Young Terrace	39	39	15	61.5%
Calvert Square	59	59	45	24.4%
Hunter Square	2	2	2	0.00%
Franklin Arms	2	2	0	100.00%
Cottage Bridge	3	3	0	100.00%
Diggs Town Phase 1	11	11	0	100.00%
Total Per Zone:	121	121	61	50%

Total Emergency Work Orders



Move Out Report

Reason for Vacating Unit	Count
Unit Transfer	2
Moved to HCV	1
Moved to PBV	1
Rented Elsewhere	2
Home Ownership	0
Medical	1
Deceased	2
Skipped Out	0
Eviction	1
Criminal Activity	0
Moved Prior to Eviction	0

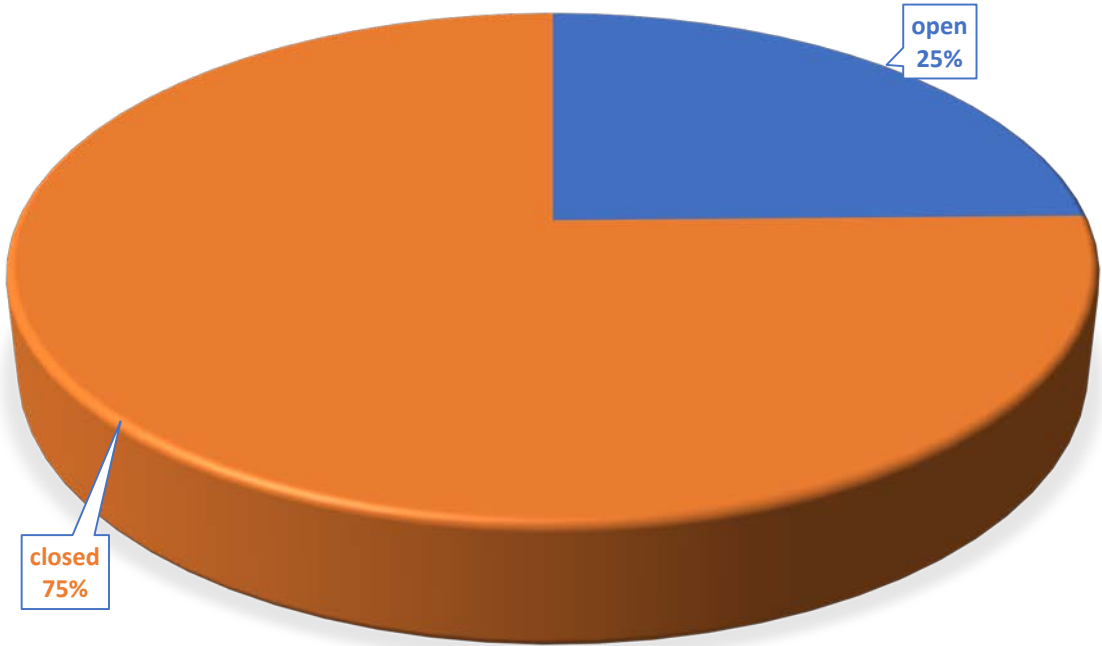
Work Order Report

08/01/2025 – 08/31/2025

1575 Total Work Orders

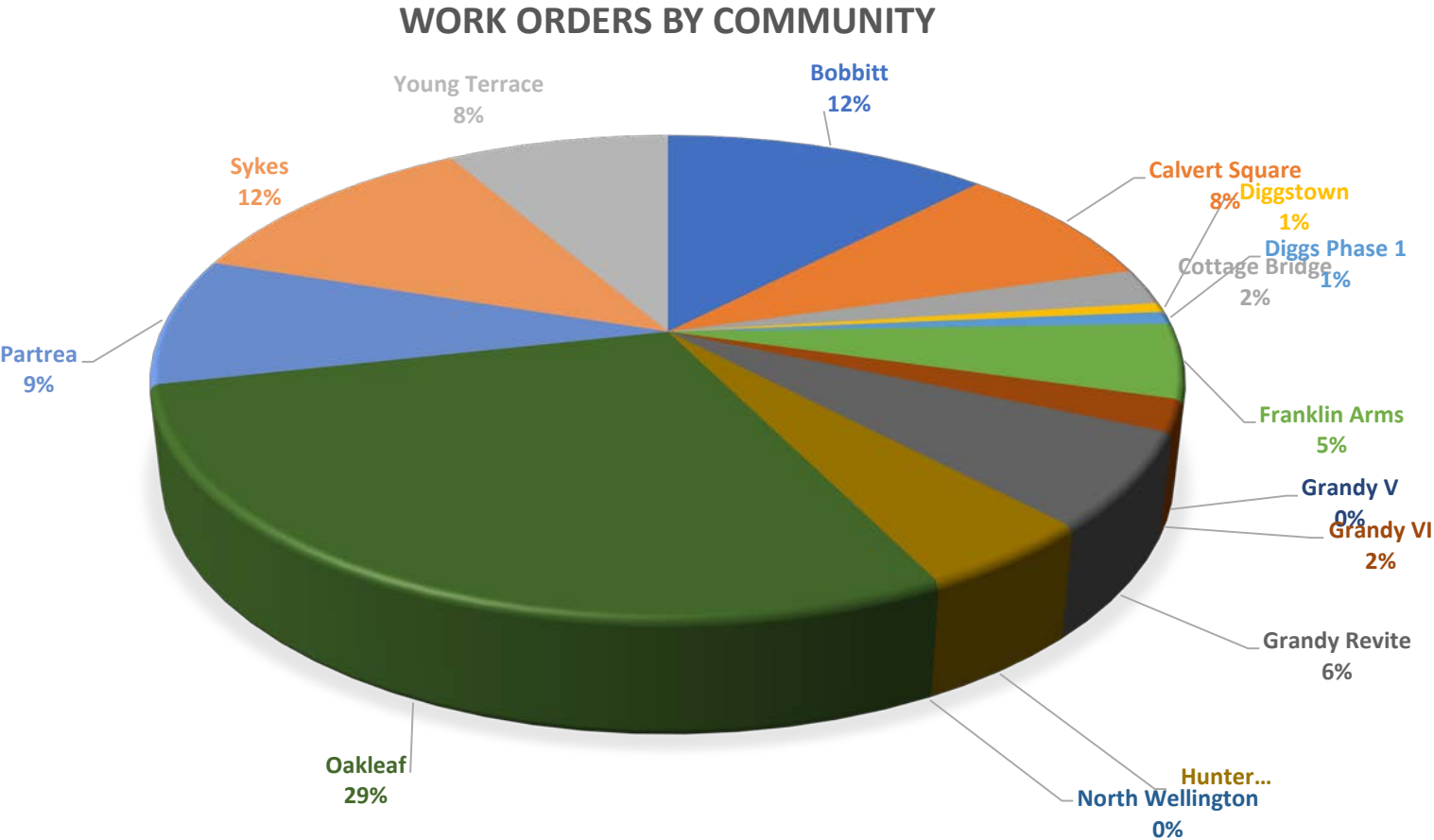
open	389
closed	1186
cancelled	0

WORK ORDERS 08/01 - 08/31



Work Order Report

Bobbitt	192
Calvert Square	132
Cottage Bridge	38
Diggstown	10
Diggs Phase 1	13
Franklin Arms	79
Grandy V	0
Grandy VI	33
Grandy Revite	100
Hunter Square	75
North Wellington	0
Oakleaf	454
Partrea	135
Sykes	183
Young Terrace	131
	1575





Commissioners' Update

NRHA Board of Commissioners

Subject: Client Services Update

Executive Contact: Julius Norman

Date: 9/12/2025

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.

STATUS

The department has streamlined processes to enhance programs and services across all communities.

FUTURE ACTION

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.



FY2026

CLIENT SERVICES DEPARTMENT IMPACT REPORT: AUGUST 2025



Executive Summary

For FY2026, the **Client Services Department** will strengthen community partnerships and implement awarded grants focused on self-sufficiency and youth engagement. **Key priorities** include developing standard operating procedures, implementing comprehensive program evaluations to measure resident outcomes, and expanding staff training initiatives. The department will create operational efficiencies through streamlined processes, consolidated events, and new operational tools including resident tracking systems to enhance programs and services for youth, adults, and seniors across all communities.

Service Highlights:

- **268 residents** are enrolled in the Family Self-Sufficiency Program; 78% are currently employed with an average escrow balance of **\$4,915**. **July and August service highlights include:** increased partnership presence in working directly with clients, addressing diverse resource needs including credit disputes, back-to-school supplies, parenting classes, childcare assistance, and transportation. FSS staff continued collaboration with the Workforce Development team, resulting in immediate employment for two participants who attended NRHA's Trade Fair. Planning efforts continue to focus on expanding economic opportunities, enhancing life skills, and increasing access to financial empowerment training for the new fiscal year.
- **832 youth served** across comprehensive programming initiatives, with **3,887 program visits** which include life skills development and community engagement. **37 youth completed internships/work experience programs** and **35 individuals participated in intergenerational programming**, fostering connections between youth and seniors. Youth Services held a workforce development Fish Fry event in August, resulting in 15 residents signing up for merchant marine and welding programs. The **"Success Here We Come"** initiative provided college tours at Norfolk State University, Old Dominion University, ECPI and others, while youth gained work experience at food banks addressing local food insecurities. The entrepreneurship program, partnered with Young Investor, enabled youth to develop websites and brands through a 7-session training program culminating in business presentations to parents and peers. Community partnerships with Omega Psi Phi and Wednesday in the World Ministry distributed **over 200 backpacks** to local communities and Norfolk Public Schools (Kids Café) provided **over 3,000 meals to youth** from June through August.
- **8,223 residents** engaged through Community Affairs initiatives focused on food security and resident empowerment. The department expanded capacity with three new Resident Services Specialists and launched the **"Golden Harvest"** mobile market across four senior midrise communities. Strategic partnerships with The Food Bank of Southeastern Virginia, Isabella Health Foundation, Mercy Chefs, and the Salvation Army continued providing comprehensive nutrition support; **Community Food Distribution in Grandy Village served 315 individuals**, the highest participation since program launch. All 11 Resident Advisory Boards remained active, successfully organizing community events while transportation services through Agape Tours continued supporting seniors and disabled residents with essential access to healthcare and social engagement opportunities. Resident Services Specialists are developing a housekeeping curriculum designed to support residents requiring assistance with unit maintenance and upkeep standards.
- **366 residents** engaged in Workforce Development Training initiatives designed to secure new employment opportunities and increase annual earnings, with average wages for residents reaching \$14.87. **July and August activities** included resident job search and resume assistance, career counseling, and referrals to external community partners for employment opportunities, business entrepreneurship and apprenticeship programs. The Economic Opportunities Team conducted NRHA's first Trade Fair on August 7, 2025, held at the Murray Center. The **"Wanna Trade?" Career Fair** was a tremendous success, featuring 28 vendors, panel discussion, and partners who provided residents opportunities to apply for open positions and learn about training opportunities across trades, construction, design, planning, and development industries.



Commissioners' Update
NRHA Board of Commissioners

Subject: Communications and Intergovernmental Relations

Executive Contact: Leha Byrd

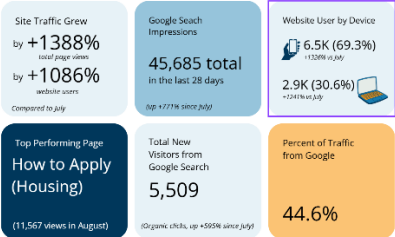
Date: Sept. 11, 2025

BACKGROUND

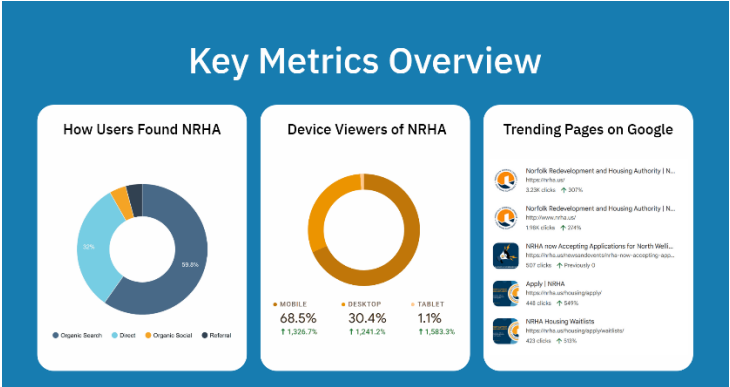
N/A

STATUS

Site Traffic & Interaction Summary



Monthly Highlights
Website traffic skyrocketed in August led by a strong demand for the Housing Application page after the opening of a property for Waitlist. Mobile users made up nearly 70% of total activity, and branded search terms like "NRHA" gained significant traction, boosting visibility in Google Search.



Resources Additions

- Updated [HCV 2025 plan](#) links on multiple pages from the 2023/2024 plans previously linked
- Flyer in [English](#) and [Spanish](#) posted on Website for [Understanding Reasonable Accommodations](#) with QR Code/Link for more information
- [NRHA Community Resource Guide for 2025](#) updated with page for contact directly to Client Services
- [NRHA Housing Hope Podcast](#) uploaded to website for access and linking

Design and Layout Updates

- Updated Copy for the St. Paul's Transformation [Overview](#) page to be more current
- Updated copy for the St. Paul's Transformation [Vision and Guiding Principles](#) page to be more current
- Added graphics to the St. Paul's Transformation [Vision and Guiding Principles](#) page for listed items to mirror the homepage widget styling
- [Reasonable Accommodation](#) page updated with new copy and links for updated information
- Updated copy on [Board of Commissioners](#) page to be current
- Updated URL for [Administrative Plan and ACOP](#) page to be current and direct

Click [here](#) for a full report of website metrics and updates.

Press Room Additions

[NRHA Announces Launch of Real Estate Developers Academy to Train, Recruit Local Developers](#)

[Local Officials, Attendees Praise Launch of Real Estate Developers Academy Led by NRHA, NNRHA | NRHA](#)

[Local Officials, Attendees Praise Launch of Real Estate Developers Academy Led by NRHA, NNRHA | NRHA](#)

FUTURE ACTION

>Continued updates for the St. Paul's Transformation page as well as other pages highlighting information relevant to the Young and Calvert Transformation project.

>Strategic communications plan for specific elements (i.e. demolition, outreach, relocation, etc.) relative to the Young and Calvert Transformation project.



COMMISSIONERS' MONTHLY CONTRACT REPORT –
Meeting Date: September 11, 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.

August 2025

New contracts issued between \$30,000 and \$99,999:	<i>Contract Ceiling</i>	A	B	C
1.	\$			

New contracts issued for \$100,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. Littler Mendelson (Legal Counsel - Employment & Labor Relations)	\$1,190,000.00	P		
2. Kutack Rock (Legal Counsel –Bonds)	\$972,000.00	P		
3.	\$			

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

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

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

Options exercised for \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. .	\$			

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 JULY, 2025**

None.



**Anticipated/Recent Requests for Proposals,
Quotations and Invitations for Bids
September, 2025**

Project	Status	Dept
IFB, Bed Bug Treatment Services	Closes Sept. 30, 2025	Property Management
IFB, Pest Control Services	Closes Sept. 30, 2025	Property Management
RFP, Property Management Services	Closes Sept. 12, 2025	Property Management
IFB, Boiler Preventative Maintenance	TBD	Property Management
IFB, As Needed Plumbing Services	TBD	Property Management
CA, Midrise Elevator Maintenance and Repair	TBD	Property Management
Recently Removed (*this section is added for continuity purposes only)		
IFB, Grounds Maintenance Services - Oakleaf, Diggs, Calvert, Young	Awarded	Property Management
IFB, Cathodic Protection Services	Closed (No Offerors)	Property Management
IFB, Foreign Language Translation Services and American Sign Language	Closed (No Offerors)	Client Services
RFP, Transformation Development Partner - Master Developer	Awarded	Development
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