



## Norfolk Redevelopment and Housing Authority

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### Public Housing Authority Plan 2024

Five-Year Plan, Years 2021 – 2025

Annual Plan for Fiscal Year (FY) 2024

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## Table of Contents

Introduction .....	4
About NRHA.....	5
Resident Advisory Board .....	6
Board of Commissioners.....	7
Display Sites .....	8
General Information .....	10
Significant Amendment & Substantial Deviation Definition .....	11
Five Year Plan Initiatives .....	12
Rental Assistance Demonstration Program (RAD) and the Housing Opportunity Through Modernization Act (HOTMA).....	17
Demolition and Disposition Activity .....	24
Department/Division Priorities.....	30
Five-Year Goals and Objectives .....	33
Annual Goals and Objectives .....	36
Proposed Changes to the Administrative Plan for the Housing Choice Voucher Program and the Project-Based Voucher Program .....	40
Flat Rent .....	44
Project Based Voucher (PBV) Contract Rent Schedule.....	46
Capital Fund Plan .....	48
Violence Against Women Act (VAWA).....	49
Accomplishments.....	52
Section 3 Plan.....	56

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**Norfolk Redevelopment and Housing Authority**  
**Public Housing Authority Plan**

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Five Year Plan, Years 2021-2025

Annual Plan for FY 2024 (July 1, 2023 to June 30, 2024)

**Introduction**

The Quality Housing and Work Responsibility Act (QHWRA) of 1998 requires all federally-funded public housing authorities (PHAs) to submit a **Public Housing Authority Plan** to the U.S. Department of Housing and Urban Development (HUD). The plan reflects the PHA's policies, programs, operations, and strategies for meeting local housing goals. The plan consists of two separate sub-plans: 1) a **Five-Year Plan** that is submitted once every fifth PHA fiscal year; and 2) an **Annual Plan** that is submitted every PHA fiscal year.

This document represents the **Norfolk Redevelopment and Housing Authority's** (NRHA's) final draft plan. NRHA is the PHA responsible for the low-income public housing (LIPH) and housing choice voucher (HCV) programs for residents of Norfolk, Virginia. NRHA's fiscal year begins on July 1 and ends on June 30 of the subsequent year. The draft five-year plan provided here covers the period January 1, 2021 to June 30, 2025; and the draft annual plan covers the period July 1, 2023 to June 30, 2024. Both plans include information on NRHA's Low-income Public Housing (LIPH), Housing Choice Voucher (HCV), Project-Based Voucher (PBV), Rental Assistance Demonstration (RAD) and Tenant Protection Voucher (TPV) programs, and describes the goals, objectives, and strategies that enable NRHA to serve the needs of low-income, very low-income, and extremely low-income families within Norfolk. The plans also include information on property demolition/disposition, policy changes, and HUD requirements and mandates.

The PHA Plan is made available to the public during a 45-day review-and-comment period. Copies of the Plan are available at various locations throughout the city of Norfolk, Virginia. Those needing access to the Plan in alternative formats, including languages other than English, should contact Kimberly Thomas, NRHA's Chief Community Engagement Officer, by phone at (757) 314-1624, or by email at [kthomas@nrha.us](mailto:kthomas@nrha.us) for further information. The plan will be submitted to HUD by **April 14, 2023**.



## **About Norfolk Redevelopment and Housing Authority**

Founded in 1940, NRHA is the largest redevelopment and housing authority in Virginia and is a national leader in real estate development and property management. With a \$100 million annual capital and operating budget, NRHA's exceptional staff of 300 works with Norfolk citizens to continually renew and revitalize the city.

### **Vision**

Quality housing choices in neighborhoods where you want to live.

### **Mission**

Provide quality housing opportunities that foster sustainable mixed-income communities.

### **Goals**

1. **Quality Housing Opportunities for All:** NRHA is committed to providing a continuum of housing options for households of all incomes seeking housing.
2. **Sustainable Mixed-Income Communities:** This is a need for a new housing model to create a healthy physical and social environment that would appeal to a wider range of incomes.
3. **Strategic Business Approach:** To meet changing requirements and to make the best use of our resources, we are developing a new approach for the delivery of products and services.
4. **Community support and Engagement:** Recognizing the interrelated nature of our mission, NRHA resolves to work to become a trusted partner that works collaboratively with key stakeholders and partners.

### **Values**

**Values** are "the principles that govern organizational behavior and the way in which we do business." While NRHA already had a set of six values with definitions for each, an employee-led team decided that some values should remain, while others should be added or redefined.

The new list of values is:

- Accountability
- Customer Service
- Excellence
- Innovation
- Teamwork

## **Resident Advisory Board**

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The Resident Advisory Board (RAB) has reviewed the plan in its entirety, and received an overview of NRHA's programs, services, initiatives. Current members of the RAB are residents of NRHA low-income public housing (LIPH) and project-based voucher (PBV) communities. RAB board members are as well as Tenant Management Corporation (TMC) and Advisory Council will also review the plans. Members of the RAB are representatives from the following communities/programs:

- Calvert Square
- Diggs Town
- Bobbitt Mid-rise
- Franklin Arms Mid-rise
- Partrea Mid-rise
- Cottage Bridge Mid-rise
- Housing Choice Voucher
- Grandy Village

The Resident Advisory Board (RAB) strives to reflect and represent the residents served by Norfolk Redevelopment and Housing Authority (NRHA). NRHA invites residents to serve on the RAB from NRHA public housing communities and Housing Choice Voucher (HCV; formerly Section 8) including representatives from diverse races and ethnicities, special populations (i.e., disabled, senior), special programs, etc.

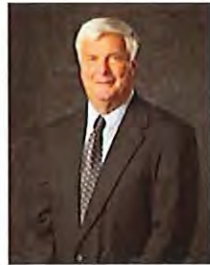
The major roles and responsibilities of the RAB are to assist NRHA in compiling the Annual and Five-Year plans, to assist NRHA with advocating and applying for resources to serve residents and to provide input to the NRHA Board of Commissioners on various aspects of the Authority's operations related to residents.

Two residents from each NRHA community (LIPH and PBV) will be appointed, along with the resident council president, to represent their community. All HCV participants were invited to join the RAB.

## Board of Commissioners

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NRHA is headed by a board of seven commissioners, appointed by Norfolk City Council, who are responsible for determining policy and direction. NRHA Commissioners are residents of Norfolk and serve staggered four-year terms. The board elects a chairman and vice chairman, as well as selects an executive director who is responsible for NRHA's activities and operations.



Donald Musacchio-Chairman



Alphonso Albert-Vice Chairman



Rose Arrington



Suzanne Puryear



Amy Chudzinski



Raytron White



Michael Clark  
NRHA Interim Executive Director

## Display Sites

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Copies of the approved plan will be available at various locations in Norfolk, Virginia, including (as COVID-19 protocols allow):

- NRHA's official website ([www.nrha.us](http://www.nrha.us))
- NRHA's headquarters building at 555 E. Main Street; (1<sup>st</sup>, 15<sup>th</sup>, and 16<sup>th</sup> Floors)
- NRHA's Facilities Management building, 910 Ballentine Boulevard
- City of Norfolk Department of Human Services, 741 Monticello Avenue
- City of Norfolk Community Services Board administrative office, 7447 Central Business Park Dr
- City of Norfolk Community Services Board, 5505 Robin Hood Rd
- City of Norfolk Community Services Board, 7460 Tidewater Drive
- City of Norfolk Community Services Board, 861 Monticello Avenue
- The Endependence Center, Inc., 6300 E. Virginia Beach Boulevard
- Senior Services of Southeastern Virginia's office, 6350 N. Center Drive, No. 5
- Foodbank of Southeastern Virginia and the Eastern Shore, 800 Tidewater Drive
- Slover Library, 235 E Plume Street
- Park Place Branch Library, 620 W. 29<sup>th</sup> Street
- Mary D. Pretlow Anchor Branch Library, 111 W. Ocean View Avenue
- Grandy Village Recreational Center, 3017 Kimball Terrace
- Young Terrace Community Center, 804 Whittaker Lane
- Diggs Town Recreational Center, 1401 Melon Street
- Southside Aquatics Center, 1750 Campostella Road
- Union Mission Ministries Shelter, 5100 E. Virginia Beach Boulevard
- Calvert Square property management office, 900 Bagnall Road
- Calvert Square EnVision Center, 975 Bagnall Rd
- Cottage Bridge property management office, 7408 Tidewater Drive
- Diggs Town property management office, 1619 Vernon Drive
- Grandy Village property management office, 3151 Kimball Terrace
- Oakleaf Forest property management office, 1701 Greenleaf Drive
- Tidewater Gardens property management office, 450 Walke Street
- Young Terrace property management office, 816 Whittaker Lane
- Young Terrace Jobs Plus office, 807 Whittaker Lane
- Eulalie Bobbitt Midrise property management office, 5920 Poplar Hall Drive
- Hunter Square Midrise property management office, 825 Goff Street
- Robert Partrea Midrise property management office, 701 Easy Street
- Sykes Midrise property management office, 555 E. Liberty Street
- Franklin Arms Midrise property management office, 2500 E. Princess Anne Road
- Broad Creek property management office, 1420 Merrimack Avenue
- Calvert Square Advisory Council office, 893 Bagnall Road
- Diggs Town Tenant Management Council office, 1601 Greenleaf Drive
- Grandy Village Tenant Management Council office, 3016 Kimball Terrace
- Grandy Village Learning Center, 2971 Kimball Loop
- Oakleaf Forest Tenant Management Council office, 1706 Greenleaf Drive
- Tidewater Gardens Tenant Management Council office, 1016 Mariner Street
- Young Terrace Tenant Management Council office, 823 Smith Street
- Eulalie Bobbitt Midrise Advisory Council office, 5920 Poplar Hall Drive

- Hunter Square Midrise Advisory Council office, 825 Goff Street
- Robert Partrea Midrise Advisory Council office, 701 Easy Street
- Sykes Midrise Advisory Council office, 555 E. Liberty Street
- Franklin Arms Advisory Council office, 2500 E. Princess Anne Road
- CommuniCare Family Health Center, 804 Whitaker Lane
- Park Place Family Health Center, 3415 Granby Street
- Jordan-Newby Anchor Branch Library, 1425 Norchester Ave



## **General Information**

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The Norfolk Redevelopment and Housing Authority's (NRHA, VA006) fiscal year begins July of each year. The plan submission type is Annual Plan. NRHA administers 1,798 LIPH units and is allocated for 5,233 vouchers. However, 3,997 vouchers are currently issued, which are as follows: 3,064 tenant-based vouchers, 56 single room occupancy (Gosnold), 266 project-based vouchers and 611 RAD project-based vouchers. The mission of NRHA is to provide quality housing opportunities that foster sustainable mixed-income communities.

NRHA intends to transform all NRHA public housing properties into sustainable mixed-income communities over the next two decades enhancing neighborhood physical and social environments, and providing a one-for-one replacement of all demolished housing units with either new or refurbished assisted housing units or rental assistance for available private apartments.

NRHA will plan and implement mixed-finance transactions to achieve the transformation of its assisted housing communities. The range of strategies aimed at transforming the physical environment will include but not be limited to: modernization of housing units; enhancements to open space and infrastructure; improvements to accessibility; demolition of selected units and construction of new units; introduction of market rate and for-sale units; acquisition and development of new units within or outside NRHA properties; and complete redevelopment. Strategies to transform the social environment will include: enhanced partnerships to provide for supportive services and workforce development; increased community involvement and standards and enforcement to ensure working households and productive behaviors; and improved marketing and customer service to attract a broader and more diverse demographic mix of new applicants. Financing strategies will include: the pursuit of federal, state and local grants; utilization of tax credit equity for low income housing, historic properties and new markets; public and private debt; and exploration of conversions between traditional public housing funding, Project-Based voucher (PBV), and the Housing Choice Voucher (HCV) program.

NRHA provides equal housing and employment opportunities for all persons. NRHA does not discriminate against any applicant, resident, or employee on the basis race, color, religion, national origin, sex, elderliness, familial status, disability, source of funds, sexual orientation, gender identity, and veteran status in the admission, access or operations of programs, services or activities.

NRHA complies with Title VI of the Civil Rights Act and the Americans with Disabilities Act. An internal grievance procedure is available to resolve complaints. If you feel you have been discriminated against, you have the right to file a complaint of discrimination with the Office of Fair Housing and Equal Opportunity by calling toll free 800-669-9777.

Qualified individuals who need communication aids, services or other accommodations to participate in programs and activities are invited to make your needs known to the 504/ADA Coordinator, Kim Thomas 757-623-1111, TDD: 800-545-1833. Please give NRHA at least seven to ten days advance notice to meet your needs.



### **Significant Amendment /Substantial Deviation Definitions**

As part of the Rental Assistance Demonstration (RAD), or the Housing Opportunity Through Modernization Act of 2016 (HOTMA), the Norfolk Redevelopment and Housing Authority definition of a substantial deviation from the Public Housing Authority (PHA) Plan excludes the following RAD-or HOTMA specific items:

- a. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- b. Changes to the Capital Fund Budget produced as a result of each approved RAD or HOTMA Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- c. Changes to the construction and rehabilitation plan for each approved RAD or HOTMA conversion; and
- d. Changes to the financing structure for each approved RAD or HOTMA conversion.

Substantial deviation is defined as:

Discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

Note: NRHA amended its 2019-2020 annual plan to change Low Income Public Housing (LIPH) over-income policy and determination of Total Tenant Payment (TTP). As of this publication, final approval of the proposed changes has not been received from HUD. We have included the proposed changes in this document as well.

## Five Year Plan Initiatives

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### St. Paul's Area

NRHA and the City of Norfolk are partnering to not only transform the physical structures in the St. Paul's area but also the lives of the families currently residing there. The St. Paul's Area is broadly defined as the area from St. Paul's Boulevard on the west, Virginia Beach Boulevard on the north, Tidewater Drive on the east and City Hall Avenue on the south. The area includes three public housing communities; Young Terrace (746 units), Calvert Square (310 units), and Tidewater Gardens (618 units).

The broad goal will be to coordinate the physical transformation with a comprehensive approach to the needs of residents that includes comprehensive case management and services in the areas of education, employment, health and wellness. Currently the vast majority of housing units in this area are located within the three public housing communities. The area has a very high concentration of poverty. Tidewater Gardens, Young Terrace and Calvert Square provide critically needed housing for families with extremely low household incomes. The scope of the St. Paul's project is immense. As such, it will be essential to respect and recognize the needs of each individual resident. To that end, NRHA will undertake this effort in adherence with the following guiding principles:

Community redevelopment decisions shall be family-focused and family priorities will be paramount in service delivery and relocation decisions;

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

Collaborative partnerships shall be pursued to implement a human development plan that will include high quality supportive services in the areas of employment, education, public safety, housing services and health;

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

Revitalization strategies shall strive to have positive impacts on surrounding neighborhoods; and

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



## **St. Paul's Area/Tidewater Gardens Choice Neighborhoods Initiative Transformation**

In August 2018, a transformation plan for the redevelopment of the Tidewater Gardens area was developed in consultation with the community and submitted as part of the City's and NRHA's Choice Neighborhood Initiative (CNI) grant application. That plan was developed through extensive meetings with a goal to achieve a balanced mixed-income community that provides replacement units for a portion of the units that will be demolished, additional affordable units and market rate units. The CNI program assists communities transform neighborhoods by revitalizing severely distressed public housing and catalyzing critical improvements in the neighborhood, including housing, community amenities, human services and schools. NRHA and City of Norfolk were awarded a \$30 million Choice Neighborhoods Initiative (CNI) Implementation Grant to redevelop Tidewater Gardens in May 2019. The CNI program requires the replacement housing be completed by September 25, 2025.

The redevelopment of the area will include the construction of replacement units and new affordable units using low income housing tax credits (LIHTC), debt financing and the provision of HUD rental assistance in the context of a sustainable new mixed income community. NRHA has partner with the City of Norfolk, and Brinshore Development to provide new housing on-site and is also using project-based voucher request for proposal process (PBV-RFP) for development of additional units off-site. The new housing will be built and operated privately and will include project based voucher assistance, directed by the HUD approved CNI transformation plan.

This physical transformation will be phased over many years, providing time for the City and NRHA to implement a human services transformation plan to prepare residents for the physical redevelopment of the area.

## **Tidewater Gardens Choice Neighborhoods Initiative**

The Norfolk Redevelopment and Housing Authority (NRHA) and the City of Norfolk, Virginia are partnering with Brinshore Development and Urban Strategies, Inc to implement a \$30 million Choice Neighborhood Initiative (CNI) Grant from the U.S. Department of Housing and Urban Development (HUD) for the Tidewater Gardens community. This is the first step in the transformation of the Expanded St. Paul's Area adjacent to downtown Norfolk. The Tidewater Gardens CNI transformation plan seeks to break the cycle of intergenerational poverty by providing dedicated case management services for Tidewater Gardens public housing residents and creating a sustainable mixed-income community, with vibrant neighborhoods where families and residents of all income levels, races, ages and cultures can live, learn, work, play and thrive.

### **Choice Neighborhoods Three Core Goals**

The CNI program focuses on three core goals: **People**, **Housing**, and **Neighborhoods** that bring together efforts to revitalize public housing with efforts to improve resident's lives through human service programs, educational improvement, catalytic public assets and programs that connect residents with job training and access to employment opportunities.

- **People:** Improve outcomes of households living in the target housing related to employment and income, health, and children's education.
- **Neighborhood:** Create the conditions necessary for public and private reinvestment in distressed neighborhoods.
- **Housing:** Replace distressed public and assisted housing with high-quality mixed-income housing.



## People

NRHA, the City of Norfolk and community partners seek to break the cycle of intergenerational poverty through the transformation of the St. Paul's area into a vibrant mixed-income, inclusive sustainable neighborhood. Recognizing that people are the greatest asset of our City, the CNI Plan puts people first, and focuses on three inter-related areas: **education, health, and self-sufficiency**. As part of its commitment to meaningfully putting people first, the City of Norfolk has made an annual commitment of up to \$3.5 million in local funding with the goal of ensuring:

- A high-quality, comprehensive approach to enhancing life outcomes for residents.
- Individualized family coaching and referral services.
- A system that stays with families throughout the transformation.

This commitment along with HUD CNI funding has fostered the creation of the "People First Initiative that is implemented by Urban Strategies, Inc. (USI), a not-for-profit, human services organization, contracted by the City of Norfolk. USI serves as the "People" lead and responsible for the implementation of the People component of the Tidewater Gardens Choice Neighborhoods Transformation initiative and will provide family coaching, job training, education, and mobility services for the residents of Tidewater Gardens. ***People First empowered by USI*** has established their offices on-site in the Tidewater Gardens community and began assisting residents in July of 2019. With the mission of ensuring that "all St. Paul's families will be safe, supported and thriving" USI focuses its work on four foundational pillars of transformation: housing stability, economic mobility, health and wellness and education. *People First* is data driven, individualized and based on collaboration of service providers. The program provides high-quality mobility and human capital investment services to residents in Tidewater Gardens as well as those residents who moved out of the community on or after February 28, 2019.

## Housing

The CNI plan calls for 714 new housing units to be developed on and near Tidewater Gardens and on additional sites within the CNI target area and another 70 units off-site. Two hundred and sixty (260) of the new units on-site will be replacement units that will have direct rental assistance using project-based vouchers. Another 238 units on-site will be affordable with income-based rents and in accordance with the Right of Return Policy, former Tidewater Gardens residents have first preference at lease-up for the replacement units for five (5) years and the affordable units at the first lease up. The Developer will also construct 216 market rate units on-site that will have no income or leasing restrictions. The 70 units off-site will be developed privately and will also have direct rental assistance.

### Right to Return

NRHA families living in the Tidewater Gardens Community have the opportunity to return to the area as new housing is developed and lease up begins. The NRHA Board of Commissioners has approved a Right of Return for Tidewater Gardens Residents that are being relocated as a result of the Choice Neighborhood Initiative (CNI). This policy applies to each resident who wishes to return to the replacement housing if they meet the following requirements:

- Resident was lease-compliant at the time of departure from the Tidewater Gardens public housing community as of February 28, 2019.
- Resident continued to remain lease-compliant during the relocation period with no eviction proceedings, or judgement for eviction including those who are subject to any court-ordered stipulation agreement.

- Resident can show evidence that they can pay rent, which will continue to be 30% to 40% of adjusted income.
- Resident shall have no outstanding debts to NRHA and any other PHA.
- Resident shall refrain from any criminal activity throughout the relocation period.
- The head of household must be able to establish utilities in their own name since units will be individually metered
- Resident must not have been terminated or have a termination pending from the Housing Choice Voucher program.
- Resident must meet applicable income limits and household composition applicable to the Low-Income Housing Tax Credit program.

The right of return will be implemented through the provision of a preference for occupancy in the newly developed housing.

- Preference applies to on-site replacement and low-income housing tax credit only units (affordable units), or off-site replacement units before such units are made available to any other eligible households.
- Preference remains available for five (5) years from the lease up date for the replacement units and until the initial lease-up for the affordable units.

### **Neighborhoods**

The neighborhood element of the CNI plan envisions the former Tidewater Gardens site transformed into a diverse mixed-income resilient community, that addresses flooding through recreational amenities, and restores Church Street as a commercial, civic and social destination. The plan calls for a new prominent link into Norfolk's central business district with the extension of Freemason Street across St. Paul's Blvd thru the new community to Tidewater Drive to connect the redeveloped area to Downtown and link to Ruffner middle school.

The re-design of the community will use the historical hydrology of the old creek, within a park setting, to manage the floodwater and convert a flood prone area into a dynamic open space for the residents. This new feature will be complemented by a greener street grid that creates meaningful connections through a pattern of neighborhood blocks and streets for a more walkable/bikeable community. The plan reconnects this isolated community to the rest of the city with safer signaled cross points at Tidewater Drive and St. Paul's Blvd.

### **TIMELINE**

HUD requires the Housing program be completed by September 25, 2025. The general schedule for the program is as follows:

- Relocation – 2019-2022
- Demolition – 2020-2023
- Infrastructure – 2021-2024
- Blue/Greenway – 2023-2025
- Housing construction – 2021-2025

More information on the Tidewater Gardens Choice Neighborhoods Initiative (CNI) project can be found at: [www.stpaulsdistrict.org](http://www.stpaulsdistrict.org).



## Young Terrace and Calvert Square

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, 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 area, 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 Young Terrace, and Calvert Square communities be redeveloped.

NRHA is not currently pursuing redevelopment of these two communities and have agreed to the inclusion of language in the settlement of a Lawsuit regarding Tidewater Gardens CNI project that states:

*"If within the five years after the Effective Date of this Agreement (**November 30, 2021**) , either of the Calvert Square or Young Terrace public housing communities are to be demolished for redevelopment, the City and the NRHA will issue a RFP to retain a consultant, mutually agreed upon by the City, NRHA and Plaintiffs, to prepare a detailed report to be completed and shared with whoever is the legal counsel for the Plaintiffs at the time, if anyone, at least six months prior to the submission to HUD of a demolition/disposition application or an application to HUD for funds for public housing redevelopment through the Choice Neighborhoods program (or any similar program). The report shall address the following two questions: (1) "Will the plan perpetuate segregation in Norfolk?" and (2) "If the plan perpetuates segregation in Norfolk, is there a feasible alternative plan that will allow some form of a build first or other strategy that will avoid a discriminatory effect?" The City and the NRHA will cooperate fully in the preparation of the report, including by providing necessary plans and other documents. The report will not create a binding obligation on the City and the NRHA but will be given serious consideration."*

NRHA will continue to work with the Young Terrace and Calvert Square communities to address issues each community faces. Calvert Square has significant flooding and Young Terrace deals with very poor layout and persistent crime issues. Both communities also face significant maintenance issues related to the age and condition of the 1950's era properties. NRHA will coordinate with the City of Norfolk in the planning and process for the determination of the future for these communities. In addition to the settlement requirements noted above. Considerable planning and community engagement will proceed any decision on redevelopment of these communities and the NRHA Board of Commissioners will seek the following prior to approval of any demolition and disposition actions for the Young Terrace and Calvert Square:

- Hosting community meetings with residents to explain the redevelopment plan, relocation and the rights and responsibilities of all residents living in the community;
- Included in the Annual Plan
- Redevelopment plans for the communities that include resident service plan/human development case management services, relocation plan, targeted housing mix, land uses, storm water and infrastructure plan and community amenities envisioned.
- Plan for Funding the Redevelopment Project
- Residents notified prior to submission to HUD for any section 18 application in accordance with State Law
- Identification of demolition phases and sequencing;
- Completion of all environmental review requirements



**Conversion to Project based Section 8 through the Rental Assistance Demonstration Program (RAD) and the Housing Opportunity Through Modernization Act (HOTMA)**

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The Rental Assistance Demonstration (RAD) program created by HUD gives PHAs a tool to preserve and improve public housing properties and address a backlog of deferred maintenance due to lack of funding. RAD also gives owners of three HUD "legacy" programs (Rent Supplement, Rental Assistance Payment, and Section 8 Moderate Rehabilitation) the opportunity to enter into long-term contracts that facilitate the financing of improvements.

NRHA plans to explore the use of the provisions of the 24 CFR 970.17(c). RAD/Section 18 Disposition - **"Comprehensive Rehabilitation or Replacement through Rental Assistance Demonstration (RAD)"** which will allow the Authority to replace some units proposed for low income housing (public housing) disposition (RAD/Section 18 Construction Blend. The percentage of units eligible for disposition within the Converting Project is based on the hard construction costs, including general requirements, overhead and profit, and payment and performance bonds, proposed for the new construction or rehabilitation of the Covered Project. To be eligible, the proposed transaction may not use 9% Low Income Housing Tax Credits) with Section 8 project-based voucher (PBV) assistance in accordance with 24 CFR part 983. This blend was previously limited to 25% Section 18 units and 75% RAD units in HUD Notice PIH 2018-04, but the Notice provides new blend options, as summarized in the following chart and explained below:

Percentage of Average Hard Construction Costs (as published by HUD for the market area)	% Units in the Property Eligible to Convert via Section 18 (i.e. FMR rents)	% Units in the Property Eligible to Convert via RAD (i.e. RAD rents)
30%-60%	20%	80%
60%-90%	40%	60%
>90%	60%	40%
>90% in high-cost areas	80%	20%

This action will provide stronger rental revenues for converted projects that will support immediate significant renovation and also current and long-term operational needs. This is critical given the \$25.6 billion backlog of public housing capital improvements nationwide. RAD will allow NRHA to leverage public and private debt with low income housing tax credit equity in order to reinvest in the public housing stock. Through RAD, public housing units move to a project-based voucher program with a long-term contract that, by law, must be renewed. This ensures that the units remain permanently affordable to low-income households. Residents will continue to pay 30% of their adjusted family income towards the rent and they maintain the same basic rights as they possess in the public housing program. RAD maintains the public stewardship of the converted property through clear rules on ongoing ownership and use. The RAD program is cost-neutral and does not increase HUD's budget.

The Housing Opportunity Through Modernization Act (HOTMA) allows PHAs the ability to project base an additional 10% of their housing choice vouchers (Section 8) to assist certain types of households, such as persons with disabilities, elderly, homeless or veterans. This is another tool, along with RAD, that will allow NRHA to convert public housing to project-based Section 8 assistance in order to access private funding and more easily use LIHTC funding to renovate and modernize existing public housing units.

In the 2018-2019 Annual Plan, NRHA converted Diggs Town Phase I. In FY2022, NRHA plans to complete the preliminary steps necessary to submit a Section 18 Demolition/Disposition application to HUD's Special Application Center (SAC) for the demolition of the 103 units on the Diggs Town Phase II site. Prior to the submission of the application, NRHA will seek approval from its Board of Commissioners and complete environmental review and consultation requirements.

In 2020-2021, NRHA began conversion of the Broad Creek developments, including the recently developed Broad Creek V development, to project-based Section 8 through Section 18 Disposition, RAD, HOTMA or other means that may be available under HUD rules.

NRHA will continue to evaluate programs for the ability to convert four midrises: Eulalie Bobbitt Midrise, Hunter Square Midrise, Robert Partrea Midrise and Sykes Midrise. The agency will make an effort to maximize resources by exploring methods to convert the midrises in pairs with NRHA seeking conversion of Robert Partrea and Sykes midrises in FY2022 and the Eulalie Bobbitt and Hunter Square midrises in FY2024.

Below is specific information related to the Public Housing Development(s) selected for RAD:

<b>Development 1</b>			
<i>Name of the Public Housing Development</i> <u>Diggs Town Phase 1</u>	<i>PIC Development ID:</i> <u>VA006000006</u>	<i>Conversion Type:</i> <u>PBV</u>	<i>Transfer of Assistance:</i> <u>N/A</u>
Total Units: <u>228</u>	Pre-RAD Unit Type: <u>Family</u>	Post RAD Unit Type if Different- <u>N/A</u>	Capital Funds allocation of Development: <u>\$633, 1355.48</u>
Bedroom Type	<i>Number of Units Pre-Conversion</i>	<i>Number of Unites Post-Conversion</i>	<i>Change in Number of Units per Bedroom type and why</i>
One Bedroom	24	32	+8 Reconfigurations
Two Bedroom	78	64	-14 Reconfigurations
Three Bedroom	76	76	0
Four Bedroom	50	50	0
Total	228	222	-6
<b>Development 2</b>			
<i>Name of the Public Housing Development</i> <u>North Wellington</u>	<i>PIC Development ID:</i> <u>VA006000022</u>	<i>Conversion Type:</i> <u>PBV</u>	<i>Transfer of Assistance:</i> <u>N/A</u>
Total Units: 25	Pre-RAD Unit Type: <u>Family</u>	Post RAD Unit Type if Different- <u>N/A</u>	Capital Funds allocation of Development: <u>N/A-RAD Converted</u>
Bedroom Type	<i>Number of Units Pre-Conversion</i>	<i>Number of Unites Post-Conversion</i>	<i>Change in Number of Units per Bedroom type and why</i>
Three Bedroom	20	20	0
Four Bedroom	5	5	0
Total	25	25	0
<b>Development 4</b>			
<i>Name of the Public Housing Development</i> <u>Grandy Village</u>	<i>PIC Development ID:</i> <u>VA006000032</u>	<i>Conversion Type:</i> <u>PBV</u>	<i>Transfer of Assistance:</i> <u>N/A</u>
Total Units: 275	Pre-RAD Unit Type: <u>Family</u>	Post RAD Unit Type if Different- <u>N/A</u>	Capital Funds allocation of Development: <u>N/A-RAD converted</u>



Bedroom Type	Number of Units Pre-Conversion	Number of Unites Post-Conversion	Change in Number of Units per Bedroom type and why
One Bedroom	20	20	0
Two Bedroom	143	143	0
Three Bedroom	84	84	0
Four Bedroom	28	28	0
Total	275	275	0
<b>Development 6</b>			
Name of the Public Housing Development <u>Grandy Village</u>	PIC Development ID: <u>VA006000092</u>	Conversion Type: <u>PBV</u>	Transfer of Assistance: <u>N/A</u>
Total Units: <u>16</u>	Pre-RAD Unit Type: <u>Family</u>	Post RAD Unit Type if Different- <u>N/A</u>	Capital Funds allocation of Development: <u>N/A-RAD converted</u>
Bedroom Type	Number of Units Pre-Conversion	Number of Unites Post-Conversion	Change in Number of Units per Bedroom type and why
One Bedroom	0	0	0
Two Bedroom	12	12	0
Three Bedroom	4	4	0
Four Bedroom	0	0	0
Total	16	16	0
<b>Development 7</b>			
Name of the Public Housing Development <u>Franklin Arms</u>	PIC Development ID: <u>VA006000025</u>	Conversion Type: <u>PBV</u>	Transfer of Assistance: <u>N/A</u>
Total Units: <u>100</u>	Pre-RAD Unit Type: <u>Senior</u>	Post RAD Unit Type if Different- <u>N/A</u>	Capital Funds allocation of Development: <u>N/A-RAD Converted</u>
Bedroom Type	Number of Units Pre-Conversion	Number of Unites Post-Conversion	Change in Number of Units per Bedroom type and why
One Bedroom	88	88	0
Two Bedroom	12	12	0
Total	100	100	0
<b>Development 14</b>			
Name of the Public Housing Development <u>Robert Partrea</u>	PIC Development ID: <u>VA006000018</u>	Conversion Type: <u>PBV</u>	Transfer of Assistance: <u>N/A</u>
Total Units: <u>114</u>	Pre-RAD Unit Type: <u>Senior</u>	Post RAD Unit Type if Different- <u>N/A</u>	Capital Funds allocation of Development: <u>\$289,357</u>

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom type and why
One Bedroom	102	102	0
Two Bedroom	12	12	0
Total	114	114	0

<b>Development 15</b>			
Name of the Public Housing Development <u>Hunters Square (Huntersville)</u>	PIC Development ID: <u>VA006000019</u>	Conversion Type: <u>PBV</u>	Transfer of Assistance: <u>N/A</u>
Total Units: <u>91</u>	Pre-RAD Unit Type: <u>Senior</u>	Post RAD Unit Type if Different- <u>N/A</u>	Capital Funds allocation of Development: <u>\$229,935</u>
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom type and why
One Bedroom	83	83	0
Two Bedroom	8	8	0
Total	91	91	0
<b>Development 16</b>			
Name of the Public Housing Development <u>Eulalie Bobbitt</u>	PIC Development ID: <u>VA006000020</u>	Conversion Type: <u>PBV</u>	Transfer of Assistance: <u>N/A</u>
Total Units: <u>84</u>	Pre-RAD Unit Type: <u>Senior</u>	Post RAD Unit Type if Different- <u>N/A</u>	Capital Funds allocation of Development: <u>\$214,028</u>
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom type and why
One Bedroom	74	74	0
Two Bedroom	10	10	0
Total	84	84	0
<b>Development 17</b>			
Name of the Public Housing Development <u>Sykes</u>	PIC Development ID: <u>VA006000021</u>	Conversion Type: <u>PBV</u>	Transfer of Assistance: <u>N/A</u>
Total Units: <u>84</u>	Pre-RAD Unit Type: <u>Senior</u>	Post RAD Unit Type if Different- <u>N/A</u>	Capital Funds allocation of Development: <u>\$213,060</u>
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom type and why

One Bedroom	77	77	0
Two Bedroom	7	7	0
Total	84	84	0

Development 18			
<i>Name of the Public Housing Development</i> <u>Broad Creek Phase V</u>	<i>PIC Development ID:</i> <u>VA006000085</u>	<i>Conversion Type:</i> <u>PBV</u>	<i>Transfer of Assistance:</i> <u>N/A</u>
Total Units: <u>50</u>	Pre-RAD Unit Type: <u>Family</u>	Post RAD Unit Type if Different- <u>N/A</u>	Capital Funds allocation of Development: <u>\$77,488</u>
Bedroom Type	<i>Number of Units Pre-Conversion</i>	<i>Number of Unites Post-Conversion</i>	<i>Change in Number of Units per Bedroom type and why</i>
One Bedroom	10	10	0
Two Bedroom	19	19	0
Three Bedroom	16	16	0
Four Bedroom	5	5	0
Total	50	50	0



## Highlights of Final Rule Implementing Sections 102, 103, 104 of HOTMA

The Final Rule implementing Sections 102, 103, and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA) delivers important benefits to tenants and reduces administrative burdens for public housing agencies (PHAs), multifamily housing owners (MFH owners), and participating jurisdictions. The highlights of the Final Rule are outlined below.

### Section 102: Income Reviews

Fewer Interim Reexaminations: HOTMA creates a 10% adjusted income increase/decrease threshold for conducting Interim Reexaminations, and in most cases requires that increases in earned income are not processed until the next Annual Reexamination, allowing families to keep more of their earnings before receiving a rent increase. The new requirements should lead to fewer Interim Reexaminations overall, alleviating burden for both participants and PHAs.

Streamlined Verifications: Several provisions will streamline the verification process for housing providers.

- o Adults Only Need to Sign Consent Form Once: HOTMA revises the required consent form that all adult household members sign, allowing them to sign the form only once instead of annually.
- o Use of Income Determinations from Other Programs: HOTMA allows PHAs to use income determinations made under other federal benefits programs for reexaminations.

- o Review of EIV Not Required at Interim Reexamination: HOTMA eliminates the requirement for PHAs to use EIV to verify tenant employment and income information during an interim reexamination, significantly reducing administrative burden.

Increased Standard Deduction for Elderly/Disabled Households: HOTMA increases standard deductions for families with a head, co-head, or spouse who is elderly or a person with a disability.

Additional Income Exclusions: The rule codifies additional income and asset exclusions, including:

- o Amounts received from Medicaid or other state/local programs meant to keep a family member with a disability living at home
- o Veterans' aide and attendant care
- o Distributions of principal from non-revocable trusts, including Special Needs Trusts.

Threshold for Claiming Medical/Disability Expenses Increased: HOTMA increases the allowance for unreimbursed health and medical care expenses from 3% of annual income to 10%, phased-in over two years.

Higher Threshold for Imputing Asset Income: HOTMA raises the imputed asset threshold from \$5,000 to \$50,000, incentivizing families to build wealth without imputing income on those assets.

Hardship Relief: HOTMA provides hardship relief for expense deductions, lessening the impact of the increased threshold for medical expenses. HOTMA permits PHAs to grant hardship relief to families unable to pay rent because of unanticipated medical/disability expenses and families who are no longer eligible for the childcare expense deduction.

### Section 103: Public Housing Income Limit

Public Housing Income Limitation: HOTMA imposes continued program participation limits for families exceeding the statutory income limitation in the Public Housing program, also known as the "over-income" provision.

### Section 104: Asset Limits

Asset Limitation: HOTMA imposes a \$100,000 asset limit for eligibility and continued assistance. Families are also ineligible for assistance if they own real property suitable for occupancy. PHAs have the option of delaying enforcement/termination for up to six months if the family is over the asset threshold at the time of annual reexamination.

Exclusion of Retirement and Educational Savings Accounts: Retirement accounts and educational savings accounts will not be considered a net family asset. This is a major benefit to families, incentivizing savings



for important life milestones and opportunities. This will also provide significant administrative relief to PHAs by allowing them to stop verifying and calculating these assets altogether.

Self-Certification of Assets under \$50,000: HOTMA allows self-certification of net assets if estimated to be at or below \$50,000. This will be a time-savings for families and lower administrative burden for PHAs recertifying income.

**Cross-Cutting**

Adjustments for Inflation: Deductions and the asset limitation will be adjusted for inflation annually, ensuring that deductions do not lose value over time and that families are able to build more wealth without losing program assistance. The current deduction amounts have never been adjusted.

## Demolition and Disposition Activity

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NRHA will pursue demolition and disposition approval for multiple properties over the next five years for redevelopment efforts in the expanded St. Paul's area and for renovation of communities through RAD conversion and Low-Income Housing Tax Credit (LIHTC) financed renovations and new construction. The following tables summarize plan actions and provide demolition/disposition activity description.

Demolition/Disposition Activity Description	
1.a Development name:	Calvert Square
1.b Development (project) number:	VA006000011
2. Activity type:	Demolition
Partial demolition may be submitted to address flooding issues	
3. Application status:	TBD
4. Date application approved, submitted, or application approved:	TBD
5. Number of units affected:	TBD
6. Coverage of action:	Partial
7. Timeline for activity:	
a. Actual or projected start date of activity:	TBD
b. Projected end date of activity:	TBD

### Grandy Village

In 2010, NRHA completed the renovation of 253 units and the construction of a 14,000 square foot learning center in Grandy Village. A phased demolition application for 88 units at Grandy Village was approved in January 2014 that allowed for development of new assisted apartment units and mixed income opportunities. Demolition and construction activities began in 2014. The construction of 16 new transitional units was completed in November 2015. NRHA received low income housing tax credits in 2015 for construction of 70 project-based voucher new units in Grandy Village Phase VI to replace units that will be demolished in Grandy Village Project 008. NRHA will submit a disposition application for 4.47 acres of the project VA006-08 in FY2021. The property will be disposed for open space and for sale housing. Upon completion all units in Project VA006-08 will have been demolished, and 16.087 acres of open spaces and wetlands will remain in Project VA006-08.

### Demolition/Disposition Activity Description

1a. Development name: **Grandy Village**

1b. Development (project) number: **VA006-08**

2. Activity type: **Demolition/Disposition – Phased demolition application**

Disposition – A partial disposition application was approved on May 2, 2016 to support LIHTC and debt funded 70-unit assisted housing development. NRHA will submit a disposition application for the remaining developable land in FY2021.

3. Application status – **Partial Disposition Application Approved, Additional Partial Disposition Application to be submitted**

4. Date application approved, submitted, or demolition application approved: **January 14, 2014, Disposition Application approved May, 2, 2016**

5. Number of units affected: **4.47 acres**
6. Coverage of action – **Partial**
7. Timeline for activity:
  - a. Actual or projected start date of activity: **FY2021**
  - b. Projected end date of activity: **TBD**

**Broad Creek-Marshall Manor and Bowling Green (MM II, III & IV & BG II, III & IV)**

In 2020-2021, NRHA will begin conversion of the Broad Creek developments Marshall Manor and Bowling Green (MM II, III & IV & BG II, III & IV) to project-based Section 8 through Section 18 Disposition process to facilitate a successful re-capitalization of each project through the low-income housing tax credits financing program. A financial analysis performed by TCB has determined RAD conversion/LIHTC renovation will require significant capital funds to accomplish with RAD rents unable to support sufficient debt, given other capital needs for projects NRHA is unable to meet the Broad Creek RAD needs. The analysis further indicated that a 4% LIHTC deal can work utilizing full PBV rents and accessing private debt. NRHA will pursue section 18 disposition in accordance with 24 CFR 970.17(b). *More Efficient/Effective Low-Income Housing*: the retention of the units as low-income housing public housing is not in the best interests of the residents or the PHA because the disposition will allow the rehabilitation of units that will be more efficiently or effectively operated as other project-based voucher units (low-income housing units). NRHA will seek *Negotiated Lease or other Transfer at below Fair Market Value* to facilitate the LIHTC recapitalization and conversion to PBV units. The disposition will meet the **Commensurate Public Benefit test (still subject to HUD approval)** as the public housing property will be rehabilitated for affordable housing purposes serving low-income families (incomes at or below 80% of area median). **LIHTC extended use agreement.**

**Demolition/Disposition Activity Description**

- 1a. Development name: **Marshall Manor (MM) II**
- 1b. Development (project) number: **VA0006000027**
2. Activity type: **Disposition**  
Disposition – *at below Fair Market Value* to facilitate the LIHTC recapitalization and conversion to PBV units
3. Application status – **To be submitted**
4. Date application approved, submitted, or application approved: **To be submitted**
5. Number of units affected: **56 Units**
6. Coverage of action – **Complete**
7. Timeline for activity:
  - a. Actual or projected start date of activity: **January 2021**
  - b. Projected end date of activity: **TBD**

**Demolition/Disposition Activity Description**

- 1a. Development name: **Marshall Manor (MM) III**
- 1b. Development (project) number: **VA0006000029**
2. Activity type: **Disposition**  
Disposition – *at below Fair Market Value* to facilitate the LIHTC recapitalization and conversion to PBV units
3. Application status – **to be submitted**
4. Date application approved, submitted, or application approved: **To be submitted**
5. Number of units affected: **46 Units**
6. Coverage of action – **Complete**
7. Timeline for activity:
  - a. Actual or projected start date of activity: **July 2021**
  - b. Projected end date of activity: **TBD**

**Demolition/Disposition Activity Description**

- 1a. Development name: **Marshall Manor (MM) IV**



1b. Development (project) number: **VA0006000031**

2. Activity type: Disposition

Disposition – *at below Fair Market Value* to facilitate the LIHTC recapitalization and conversion to PBV units

3. Application status – **To be submitted**

4. Date application approved, submitted, or application approved: **FY2023**

5. Number of units affected: **38 Units**

6. Coverage of action – **Complete**

7. Timeline for activity:

a. Actual or projected start date of activity: **July 2022**

b. Projected end date of activity: **TBD**

#### **Demolition/Disposition Activity Description**

1a. Development name: Bowling Green (BG) II

1b. Development (project) number: **VA0006000026**

2. Activity type: Disposition

Disposition – *at below Fair Market Value* to facilitate the LIHTC recapitalization and conversion to PBV units

3. Application status – **To be submitted**

4. Date application approved, submitted, or application approved: **To be submitted**

5. Number of units affected: **29 Units**

6. Coverage of action – **Complete**

7. Timeline for activity:

a. Actual or projected start date of activity: **January 2021**

b. Projected end date of activity: **TBD**

#### **Demolition/Disposition Activity Description**

1a. Development name: Bowling Green (BG) III

1b. Development (project) number: **VA0006000028**

2. Activity type: Disposition

Disposition – *at below Fair Market Value* to facilitate the LIHTC recapitalization and conversion to PBV units

3. Application status – **to be submitted**

4. Date application approved, submitted, or application approved: **To be submitted**

5. Number of units affected: **35 Units**

6. Coverage of action – **Complete**

7. Timeline for activity:

a. Actual or projected start date of activity: **July 2021**

b. Projected end date of activity: **TBD**

#### **Demolition/Disposition Activity Description**

1a. Development name: Bowling Green (BG) IV

1b. Development (project) number: **VA0006000030**

2. Activity type: Disposition

Disposition – *at below Fair Market Value* to facilitate the LIHTC recapitalization and conversion to PBV units

3. Application status – **To be submitted**

4. Date application approved, submitted, or application approved: **FY2023**

5. Number of units affected: **50 Units**

6. Coverage of action – **Complete**

7. Timeline for activity:

a. Actual or projected start date of activity: **July 2022**

b. Projected end date of activity: **TBD**

**Moton Circle**

NRHA plans to amend and revise the disposition approval for Moton Circle to facilitate development of 70-75 single-family homes on the site. Demolition of the Moton Circle public housing units is complete and fifty (50) replacement units have been developed near site within the Broad Creek development. NRHA will pursue a revised disposition approval for Moton Circle to sell land at fair market value for market rate development. An appraisal of the site is expected to be completed by spring 2020 and will determine current market value.

**Demolition/Disposition Activity Description**

1a. Development name: **Moton Circle**

1b. Development (project) number: **VA0006000005**

2. Activity type: **Disposition**

Disposition – **Cleared land to be disposed for development of new housing, open spaces and infrastructure in support of the development.**

3. Application status – **Demolition application approved May 27, 2010. All units have been demolished.**

4. Date application approved, submitted, or application approved: **FY2021**

5. Number of units affected: **Disposition of approximately 10.33 acres**

6. Coverage of action – **Complete**

7. Timeline for activity:

a. Actual or projected start date of activity: **TBD**

b. Projected end date of activity: **TBD**

### Section 18 Disposition and or Joint Rental Assistance Demonstration

Joint RAD and Section 18 applications

NRHA plans to explore the use of the provisions of the 24 CFR 970.17(c). RAD/Section 18 Disposition - "Comprehensive Rehabilitation or Replacement through Rental Assistance Demonstration (RAD)" which will allow the Authority to replace some units proposed for low income housing (public housing) disposition (RAD/Section 18 Construction Blend. The percentage of units eligible for disposition within the Converting Project is based on the hard construction costs, including general requirements, overhead and profit, and payment and performance bonds, proposed for the new construction or rehabilitation of the Covered Project. To be eligible, the proposed transaction may not use 9% Low Income Housing Tax Credits. ) with Section 8 project-based voucher (PBV) assistance in accordance with 24 CFR part 983. This blend was previously limited to 25% Section 18 units and 75% RAD units in HUD Notice PIH 2018-04, but the Notice provides new blend options, as summarized in the following chart and explained below:

Percentage of Average Hard Construction Costs (as published by HUD for the market area)	% Units in the Property Eligible to Convert via Section 18 (i.e. FMR rents)	% Units in the Property Eligible to Convert via RAD (i.e. RAD rents)
30%-60%	20%	80%
60%-90%	40%	60%
>90%	60%	40%
>90% in high-cost areas	80%	20%

NRHA will also explore the conversion to project-based vouchers through the Section 18 disposition process to facilitate significant renovation utilizing Low Income Housing Tax Credits. These actions will provide stronger rental revenues for converted projects that will support renovation and also the current and long-term operational needs. Beginning in FY2021, NRHA will seek this type of conversion for Broad Creek V Robert Partrea Midrise and Sykes Midrise. In FY 2023, NRHA will seek the conversion of Eulalie Bobbitt Midrise and Hunter Square Midrise.

#### Disposition Activity

1a. Development name: Robert Partrea Midrise

1b. Development (project) number: **VA0006000018**

2. Activity type: Disposition

3. Application status **—to be submitted.**

4. Date application approved, submitted, or application approved:

**FY2021**

5. Number of units affected: 114

6. Coverage of action — **Complete**

7. Timeline for activity:

a. Actual or projected start date of activity: **FY 2021**

b. Projected end date of activity: **TBD**

#### Disposition Activity

1a. Development name: Hunter Square

1b. Development (project) number: **VA0006000019**

2. Activity type: Disposition

3. Application status **—to be submitted.**

4. Date application approved, submitted, or application approved:

**FY2023**

5. Number of units affected: 91

6. Coverage of action — **Complete**

7. Timeline for activity:



a. Actual or projected start date of activity:

**FY2023**

b. Projected end date of activity: **TBD**

Disposition Activity

1a. Development name: Eulalie Bobbitt Midrise

1b. Development (project) number: **VA0006000020**

2. Activity type: Disposition

3. Application status **–to be submitted.**

4. Date application approved, submitted, or application approved:

**FY2023**

5. Number of units affected: 84

6. Coverage of action – **Complete**

7. Timeline for activity:

a. Actual or projected start date of activity: **FY2023**

b. Projected end date of activity: **TBD**

Disposition Activity

1a. Development name: Sykes Midrise

1b. Development (project) number: **VA0006000021**

2. Activity type: Disposition

3. Application status **–to be submitted.**

4. Date application approved, submitted, or application approved:

**FY2021**

5. Number of units affected: 84

6. Coverage of action – **Complete**

7. Timeline for activity:

a. Actual or projected start date of activity: **FY2021**

b. Projected end date of activity: **TBD**

**Disposition Activity**

1a. Development name: Broad Creek V

1b. Development (project) number: **VA0060000085**

2. Activity type: Disposition for RAD 75/25 Conversion

3. Application status **–to be submitted.**

4. Date application approved, submitted, or application approved: **FY2021**

5. Number of units affected: **50 (38 units- RAD conversion, 12 units- Section 18**

**Disposition)**

6. Coverage of action – **25% - other 75% RAD conversion**

7. Timeline for activity:

a. Actual or projected start date of activity: **FY2021**

b. Projected end date of activity: **TBD**

## **Department/Division Priorities**

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In an effort to streamline organizations processes and efficiently utilize available resources, the following departmental/divisional priorities have been identified. The steps to addressing these identified priorities are identified in the listing of goals slated to be pursued over the next one to five years.

### **Executive Office**

- Conduct an organizational assessment to support the Authority's strategic planning process and optimize utilization of agency resources and funding
- Uphold diversity, equity and inclusion opportunities through agency-wide staff trainings and accountability measures

### **Housing Choice Voucher (HCV):**

- Achieve High Performer status
- Process all voucher issuances within 10 days of an individual being drawn off the waitlist
- Process all move-ins within 15 days of the receipt of the RFTA package
- Increase landlord participation by 30% in low-poverty areas that will accept HCV participants into their privately-owned units
- Streamline and automate participant experiences with the department by providing a dedicated portal on the agency's website and install self-guided kiosks in key service areas
- Recreate the landlord advisory board
- Increase number of project-based vouchers (PBV) units to be developed
- Create videos for NRHA's website and social media outlets to market the program and to provide updates on the program

### **Communications and Government Relations:**

- Overhaul and redesign of the NRHA intranet
- Procure image library software
- Media training for directors and executives
- Continue 508 compliance in website design
- Utilize third-party vendor marketing support for the St. Paul's area redevelopment initiative
- Hire additional staff to assist with the St. Paul's area project communications needs
- Resident portal on NRHA website
- Continuing education, training and development for staff on communications and related practices
- Website addition of full text search on entire site and auto archiving procurement document system

### **Community Engagement**

- Increase opportunities for residents in public housing and HCV participants to access resources and services within NRHA designated Envision Center and Family Investment Centers (FIC)
- Narrow the digital divide for NRHA residents by increasing the availability of technology in assisted-communities
- Advance opportunities for youth (up to 24 years old) in public housing or HCV participant to promote self-sufficiency and economic inclusion
- Increase opportunities for residents in public housing and HCV participants to attain the education, skills, and training necessary to earn a livable wage
- Develop a comprehensive plan to support the organizational development, leadership development, and overall growth and advancement of Resident Organizations
- Increase equity partnerships to expand opportunities for economic inclusion among residents and minority and/or women-owned businesses
- Provide more effective automation of the Section 3 data collection system
- Increase staff training and certifications related to economic inclusion, diversity and equity



- Increase methods (platforms) for community engagement and information-sharing among residents and community partners
- Develop a clearinghouse of all agency-led community engagement events and leverage partner relationships throughout the Authority

#### **Neighborhood Development**

- Redevelop Diggs Town Phase II to include the development and funding of construction for a new Tenant Management Council (TMC) Office in Diggs Town
- Redevelop Tidewater Gardens
- Dispose and renovate Partrea, Sykes, Bobbitt and Hunter Square mid-rises to Project-Based Vouchers (PBV)
- Develop the former Moton Circle site to include affordable housing options for renters and/or homeowners
- Redevelop Grandy Village site A
- Dispose and renovate Marshal Manor and Bowling Green II, III, IV to Project Based Vouchers

#### **Facilities Management**

- Improved communication with communities to improve efficiency, particularly as it relates to customer service and employee safety
- Improved curb appeal in all NRHA communities
- Expand efficiency of response and timeliness to any environmental issues
- Align staffing needs in response to the availability of NRHA housing units, while focusing on providing outstanding customer service experiences
- Improve communication and support from main office department which has deteriorated significantly since the onset of COVID-19 challenges
- Improve REAC scores in all communities with a goal of all receiving high performance status

#### **Human Resources**

- Revise NRHA Human Resources policies to assure complete consistency with development ins federal and state laws
- Establish a staffing strategy and implement corresponding actions to reflect NRHA's strategic direction
- Upgrade employee pay and benefit package
- Deepen employee commitment to NRHA mission and goals
- Streamline HR processes via electronic tools

#### **Property Management (PMD):**

- Improved integrity of file reviews
- Improved curb appeal in all communities
- Improve residents care and upkeep of apartments
- Improve REAC scores in all communities with a goal of all receiving high performance status

#### **Procurement and Administrative Services:**

- Administer Agency-wide Procurement, Ethics and P-Card training
- Increase Small, Women-owned and Minority DL and Section 3 Business participation in contracting activities by newly established goals
- Amend Procurement Policy
- Electronic Signature Policy (implement)
- Records Retention and Disposition Policy (implement)
- Infectious Disease Policy (implement)
- 555 W. Main Historical Tax Credit Assessment for Repurposing



**Information Technology**

- Provide Cloud technology and software that will aid in establishing efficient telework support
- Increase staff cross training to provide additional support and implementation of projects in an effort to streamline workloads and increase capacity
- Adjust network connectivity to provide more efficient data transfer
- Provide kiosk for residents and applicants to update their information and apply for open waitlist.

### **Five-year Goals (January 1, 2021 to December 31, 2025)**

Below are the goals and objectives proposed by NRHA to serve the needs of Norfolk's low-income, very low-income, and extremely low-income families for the five-year period of July 1, 2015 to June 30, 2020.

#### **Goal 1: Increase the availability of decent, safe and affordable housing.**

##### **Objectives:**

- a. Provide a one-for-one replacement of assisted rental housing that may be demolished in the future. The strategies that may be applied to achieve this objective include (1) designating some units in conventional housing complexes as replacement units, (2) building new units and, (3) applying for additional housing choice vouchers. Special attention will be given to housing type, location, long-term viability, and economic sustainability.
- b. Apply for additional rental and special purpose vouchers as made available by the U.S. Department of Housing and Urban Development (HUD).
- c. Leverage private or other public funds to develop mixed-income communities.
- d. Seek partnerships with entities to further the goal of creating additional affordable housing opportunities by providing project-based vouchers to developers.
- e. Acquire or build 250 new housing units.
- f. Work closely with other entities to create incentives to expand the supply of affordable housing.
- g. Explore, develop, and if feasible, acquire affordable housing in locations throughout Norfolk to decrease densities of low-income persons and to promote mixed-income communities.
- h. Comply with HUD VAWA regulations and requirements; continuing to work with local, state and federal agency to enforce federal policy as mandated.
- i. Award Project Based Vouchers through a competitive application process to developers, developing communities through the City of Norfolk.
- j. When available, apply in partnership with community stakeholders (Community Services Board, Norfolk Department of Human Services, Endependence Center, The Planning Council, etc.) to address the special needs populations within the local jurisdiction.

#### **Goal 2: Improve the quality of the Low-Income Public Housing (LIPH) program.**

##### **Objectives:**

- a. Renovate or modernize public housing units in, Oakleaf Forest and Diggs Town communities using low income housing tax credits. Pursue selected demolition to create more public space, parking and to construct replacement units.
- b. Explore other HUD initiatives that may assist with improving the quality of the Low-Income Public Housing (LIPH) program such as Moving to Work (MtW).
- c. Achieve high perform status for the LIPH program through ongoing monitoring and review of key property management indicators.
- d. Provide ongoing staff training on performance and revised duties as it relates to increasing efficiency in rent collections, rent calculations, income verification, performance standards, and monitoring.
- e. Concentrate efforts to improve lease enforcement, unit inspections, and rent calculation functions.
- f. Continue existing plan for eliminating pests.
- g. Continue to assess options to redevelop the Young Terrace and Calvert Square public housing communities.
- h. Conduct a comprehensive assessment of entire portfolio. A RAD physical condition assessment and green physical assessment will be incorporated as appropriate and or required.
- i. Minimize the time for rehousing applicants in project-based voucher units upon notice of a potential move-out.
- j. Maintain appropriate lease-up rates per available funding,
- k. Effectively utilize all aspects of the HA software.
- l. Identify and implement technology that improves program efficiency and customer service, and supports outreach to persons with disabilities.

### **Goal 3: Improve the overall quality of the Housing Choice Voucher Program**

#### **Objectives:**

- a. Achieve and maintain high performer status.
- b. Process lease-ups within 90 days.
- c. Process approvals and denials for tenancy approvals, new admissions and transfer moves within five days.
- d. Revise referral listing format.
- e. Increase HCV Family Self Sufficiency Program (FSS) caseload to 160 participants.
- f. Provide a minimum of two staff trainings per month.
- g. Increase the number of files monitored for annual/interim-reexaminations to four per month per caseworker.
- h. Maintain 98 percent accuracy rate for quality control reviews.
- i. Complete 98 percent of assigned reexaminations 30 days prior to the effective date and complete 100 percent by the cut-off processing date.
- j. Process all rent adjustments 30 days prior to the effective date.
- k. Complete third inspections within 5 days of receiving requests from landlord.
- l. Increase and maintain the number of leased nonelderly disabled vouchers to 225.
- m. Maintain 100 percent lease up of project-based voucher units at various sites such as South Bay, Heron's Landing, Crescent Square, St. Paul's Apartments, Banks of Berkley and the Retreat at Harbor Pointe.
- n. Conduct outreach efforts to potential landlords and increase the number of landlords within the program.
- o. Educate property owners on HUD's Housing Quality Standards to ensure that their properties continue to meet standards.
- p. Provide voucher mobility counseling for move-in, transfer, and port-in clients.
- q. Seek vouchers as requested for displaced residents.
- r. Minimize the time for rehousing applicants in project-based voucher units upon notice of a potential move-out.

### **Goal 4: Promote self-sufficiency and asset development of families and individuals.**

#### **Objectives:**

- a. Increase opportunities for residents in public housing and HCV clients to attain the education, skills, and training necessary to earn a livable wage.
- b. Continue to expand NRHA's workforce development program to focus on pre-employment services, job readiness training, and employment placement and retention services for both public housing residents and HCV clients.
- c. Provide or obtain partnerships to advance opportunities for youth (up to 24 years old) in public housing and HCV to promote self-sufficiency, through provisions that support increasing access and exposure to college, trade schools, vocational training programs, and workforce development services.
- d. Provide or obtain partnerships to provide supportive services to increase lifestyle and economic independence for both the elderly and for families with disabled family members.
- e. Develop or coordinate education and training programs that assist residents in becoming self-sufficient.
- f. Leverage private and other public funds and in-kind services to promote self-sufficiency and asset growth for families and individuals in public housing or HCV Clients.
- g. Increase the rental revenue in public housing family communities.

### **Goal 5: Ensure equal opportunity in housing for all Americans.**

#### **Objectives:**

- a. Undertake affirmative measures to ensure assisted housing access regardless of race, color, religion, national origin, sex, familial status, and disability.
- b. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.



- c. Undertake affirmative measures to ensure accessible housing to persons with disabilities regardless of the unit size required.
- d. Affirmatively market assisted housing to races/ethnicities shown to have disproportionate housing needs.
- e. Affirmatively market assisted housing to local non-profit agencies that assist families with disabilities.
- f. Affirmatively market the HCV/Section 8 program to owners outside areas of poverty /minority concentrations.

**Goal 6: Improve energy efficiency in public housing.**

**Objectives:**

- a. Incorporate green initiatives in the operation and maintenance of public housing, such as recycling; energy-saving lighting; using Energy Star appliances; and using green cleaning products, paints, and other materials.
- b. Educate public housing residents on energy conservation methods.
- c. Develop recycling opportunities in communities to reduce solid wastes.

**Annual Goals (July 1, 2023 through June 30, 2024; to be updated in final draft):**

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Below are the goals and objectives proposed by NRHA to serve the needs of Norfolk's low-income, very low-income, and extremely low-income families, specific to the one-year period of July 1, 2023 to June 30, 2024.

**Goal 1: Increase the availability of decent, safe and affordable housing.**

**Objectives:**

- a. Leverage private and/or other public funds to support the development of additional affordable housing in NRHA-owned public housing communities.
- b. Apply for rental and special purpose vouchers as made available by the U. S. Department of Housing and Urban Development.
- c. Provide project-based voucher opportunities to housing providers within the boundaries of the City of Norfolk and neighboring jurisdictions.
- d. Develop and implement an HCV marketing program to seek out privately owned rental units for lease located in Norfolk's low poverty areas to list on NRHA's voucher referral list.
- e. Educate property owners on the HCV program and HUD's Housing Quality Standards (HQS) to ensure that their properties continue to meet standards.
- f. Conduct a Landlord Fair for existing and potential property owners.

**Goal 2: Improve the quality of the Low-Income Public Housing (LIPH) program.**

**Objectives:**

- a. Achieve and maintain high performer status for the Low-income Public Housing (LIPH) program through ongoing monitoring and review of key property management indicators.
- b. Achieve a score of 80 percent or above on the HUD Real Estate Assessment Center (REAC) physical inspection of all public housing communities.
- c. Respond to maintenance requests within 72 hours and complete all emergency requests within 24 hours.
- d. Maintain vacant unit turn time average of 15 days.
- e. Maintain public housing occupancy rate of 98 percent or higher.
- f. Maintain tenant accounts receivable write-off rate at 5 percent or less.
- g. Minimize need shop rate increases.
- h. Maintain productivity gains (20 percent non-billable hours).
- i. Improve FMD organization structure to efficiently respond to changing LIPH configurations due to RAD.
- j. Develop community engagement initiatives to promote safety: prevention, intervention and enforcement.
- k. Provide continuous information regarding community resources and programs to staff and residents.
- l. Provide ongoing staff training on performance and revised duties as it relates to improving customer service efforts, efficiency in rent collections, rent calculations, income verification, performance standards, and monitoring.
- m. Concentrate on efforts to improve lease enforcement, unit inspections, and rent calculation functions.
- n. Develop and implement a resident safety program.
- o. Increase resident involvement in management operations by including residents in planning and implementation of programs.
- p. Increase customer satisfaction by surveying residents annually to help determine levels of customer satisfaction.
- q. Survey residents at move-in and move-out time to determine level of customer satisfaction with housing developments.
- r. Continue customer service training for staff.
- s. Continue to implement smoke free housing policy.
- t. Collaborate with the Tenant Management Corporations (TMCs) and Advisory Council(s) to develop community programs to address safety: prevention, intervention and enforcement.
- u. Continue leadership development and training program for Tenant Management Corporations (TMCs).
- v. Pursue strategies (to include RAD, HOTMA, Section 18 Demolition and/or Disposition etc.) to convert low income public housing units to more sustainable housing communities.

- w. Pursue the redevelopment of Tidewater Gardens, Young Terrace, and Calvert Square public housing communities.
- x. Submit a demolition/disposition application for Tidewater Gardens.
- y. Educate residents on pest eradication, particularly roaches and bedbugs.
- z. Improve curb appeal of properties.
- aa. Develop recycling opportunities in communities to reduce solid wastes.

**Goal 3: Improve the overall quality of the Housing Choice Voucher Program.**

**Objectives:**

- a. Achieve and maintain "High Performer" rating for Section Eight Management Assessment Program (SEMAP).
- b. Maintain 95% or above reporting rate.
- c. Maintain 98 % accuracy rate for quality control reviews.
- d. Complete 98% of assigned reexaminations 30 days prior to the effective date and complete 100% by the cut-off processing date.
- e. Process lease ups within 60 days after applicants are drawn off the wait list and attend preliminary interview.
- f. Process all rent adjustments 30 days prior to effective date.
- g. Complete third inspections within 5 days of receiving request from landlord.
- h. Process approvals and denials for new admissions and transfer within five days.
- i. Maintain 100% lease-up of project-based voucher units at various sites.
- j. Increase the number of files monitored for quality control purposes for annual/interim recertifications up to four per month per caseworker.
- k. Provide a minimum of two trainings for HCV staff per month on HCV policies, procedures and customer service.
- l. Survey program participants and landlords to assess program satisfaction
- m. Increase the number of HCV household's enrolled in the HCV Family Self-Sufficiency Program by 10 percent or greater.
- n. Maintain 100% lease-up of Gosnold Mod-Rehab and all Single Room Occupancy (SRO) properties.
- o. House in a timely manner all referrals received for individuals with intellectual and other developmental disabilities through the State Rental Assistance Program upon receipt of referrals from the state.
- p. Educate landlords on HUD's Housing Quality Standards to ensure that their properties continue to meet standards.
- q. Review the HCV Administrative Plan with staff to enhance knowledge of the plan and to ensure consistency.
- r. To maintain a high level of standards and professionalism in day-to-day management of the HCV program.
- s. To create positive public awareness and expand the level of support among families, owners, and the community regarding the HCV program.
- t. Streamline the recertification process for program participants.
- u. Minimize the time for rehousing applicants in project-based voucher units upon notice of a potential move-out.
- v. Maintain appropriate lease-up rates per available funding.
- w. Effectively utilize all aspects of the HA software.
- x. Identify and implement technology that improves program efficiency and customer service, and supports outreach to persons with disabilities.

**Goal 4: Increase assisted housing choices.**

**Objectives:**



- a. Conduct outreach efforts to potential voucher landlords especially in low poverty areas.
- b. Apply for additional rental and special purpose vouchers as made available by HUD.
- c. Seek housing choice vouchers for displaced residents.
- d. Provide accessible housing in all new housing developments.
- e. Collaborate with other agencies and organizations to provide more accessible housing for the disabled.
- f. Continue to implement the HCV Homeownership Voucher Program to provide housing opportunities for 25 participants.
- g. Continue to implement public housing homeownership program.

**Goal 5: Improve community quality of life and economic vitality.**

**Objectives:**

- a. Provide services that will increase the number of youth and adults that transition from unemployed to employed.
- b. Pursue partnerships to implement an after-school community education center in various public housing community schools.
- c. Continue to implement public housing security improvements and develop new programs, initiatives to address safety.
- d. Develop annual crime prevention program.
- e. Re-establish core teams in each family community to address community specific issues and concerns.
- f. Identify and aggressively pursue public and private grant opportunities to achieve the mission.
- g. Upgrade/renovate community learning centers to accommodate increased usage and reduce the digital divide in our communities.
- h. Provide more educational and employment opportunities for senior and disabled residents.
- i. Engage more youth residents in organized programs and activities in an effort to provide an alternative to truancy and undesired behavior.
- j. Increase community partnerships to foster direct access to employment and training opportunities within the community; increase workforce participation by 25%.
- k. Increase scope of funding portfolio to include more private business and philanthropic organizations, including developing a 501c3 entity.
- l. NRHA will conduct resident council elections in all applicable communities to build and recertify executive resident leadership roles.
- m. NRHA will collaborate with community partners to address health disparities and mental health needs of residents and participants
- n. NRHA will collaborate with community partners to administer community needs assessments and surveys with residents.

**Goal 6: Promote self-sufficiency and asset development of families and individuals.**

**Objectives:**

- a. Continue to expand NRHA's workforce development program to focus on pre-employment services, job readiness training, and employment placement and retention services for both public housing residents and HCV clients.
- b. Provide or obtain partnerships to provide supportive services to increase lifestyle and economic independence for both the elderly and for families with disabled family members.
- c. Develop or coordinate education and training programs that assist residents in becoming self-sufficient.
- d. Increase the rent revenue in public housing family communities.
- e. Identify and aggressively pursue public and private funding opportunities to support on-going self-sufficiency services and programs to improve participant's knowledge, skills, and abilities.
- f. Work with public housing and Housing Choice Voucher zero income participants to assist them in obtaining employment, education, job skills and obtaining disability or veteran's benefits, if applicable.
- g. Engage youth in organized programs and activities to provide an alternative to truancy and undesired behavior.

- h. Develop programs and policies to maximize economic inclusion activities and opportunities for residents, neighborhoods and communities that are affected by NRHA transformation activities.
- i. Expand youth services to include programs to address youth residents, up to age 24 years, identifying career paths, pursuing vocational training and educational opportunities.
- j. Engage residents, particularly youth with programs and services that directly impact activities of civic responsibility and social change.
- k. Assist youth residents with accessing non-traditional career and educational opportunities.
- l. Secure funding to continue the NRHA scholarship program.
- m. Provide technical and theoretical training to staff members.
- n. Utilize social media to increase the visibility of NRHA's programs.
- o. Seek grants that are available for HCV Program participants to provide supportive services to improve participant's knowledge, skills, and abilities.
- p. As a collaborative effort with Client Services, and Home Net; within five (5) years, have six (6) Housing Choice Voucher program participants transition into the Homeownership Voucher Program.

**Goal 7: Ensure equal opportunity in housing for all Americans.**

**Objectives:**

- a. Develop a transition plan for public housing based on Section 504 needs assessment.
- b. Promote affordable housing programs to those ethnicities shown to have disproportionate housing needs.
- c. Undertake affirmative measures to ensure assisted housing access regardless of race, color, religion national origin, sex, familial status, and disability.
- d. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.
- e. Increase capacity and accessible to housing for persons with disabilities regardless of the unit size required.
- f. Affirmatively market assisted housing to races/ethnicities shown to have disproportionate housing needs.
- g. Affirmatively market assisted housing to local non-profit agencies that assist families with disabilities.
- h. Market assisted housing to local non-profit agencies that assist families with disabilities.
- i. Be actively involved in professional organizations and governmental boards.
- j. Create positive awareness of NRHA activities and achievements with target audiences.
- k. Develop a transition plan for public housing based on Section 504 needs assessment.

**Goal 8: Improve energy efficiency in public housing.**

**Objectives:**

- a. Promote standards that support energy efficiency and sustainability for all NRHA new construction projects, such as LEED, Energy Star and Earth Craft.
- b. Incorporate green initiatives in the operation and maintenance of public housing, such as recycling; energy-saving lighting; using Energy Star appliances; and using green cleaning products, paints, and other materials.
- c. Educate public housing residents on energy conservation methods.



**Proposed Changes to the Administrative Plan for the Housing Choice Voucher Program and the Project-Based Voucher Program for FY2024:**

Chapter	Page with Change	Current Wording (if applicable)	New Wording or Additional language	Reason for Change
12	205	n/a	<p>HUD permits PHAs to streamline the income determination process for family members with fixed sources of income. While third-party verification of all income sources must be obtained during the intake process and every three years thereafter, in the intervening years the PHA may determine income from fixed sources by applying a verified cost of living adjustment (COLA) or rate of interest. The PHA may, however, obtain third-party verification of all income, regardless of the source. Further, upon request of the family, the PHA must perform third-party verification of all income sources.</p> <p>Fixed sources of income include Social Security and SSI benefits, pensions, annuities, disability or death benefits, and other sources of income subject to a COLA or rate of interest. The determination of fixed income may be streamlined even if the family also receives income from other non-fixed sources.</p> <p>Two streamlining options are available, depending upon the percentage of the family's income that is received from fixed sources. If at least 90 percent of the family's income is from fixed sources, the PHA may streamline the verification of fixed income but is not required to verify non-fixed income amounts. If the family receives less than 90 percent of its income from fixed sources, the PHA may</p>	Using the option as it is allowed by HUD



			<p>streamline the verification of fixed income and must verify non-fixed income annually.</p> <p><u>PHA Policy</u></p> <p>The NRHA may streamline the annual reexamination process by applying the verified COLA or interest rate to fixed-income sources. The NRHA will document in the file how the determination that a source of income was fixed was made.</p> <p>If a family member with a fixed source of income is added, the NRHA will use third-party verification of all income amounts for that family member.</p> <p>If verification of the COLA or rate of interest is not available, the NRHA will obtain third-party verification of income amounts.</p> <p>Third-party verification of fixed sources of income will be obtained during the intake process and at least once every three years thereafter.</p> <p>Third-party verification of non-fixed income will be obtained annually regardless of the percentage of family income received from fixed sources.</p>	
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17	304	n/a	Added and changed text in PHA Policy under PHA Request  for Proposals for Rehabilitated and Newly Constructed Units  and PHA Requests for Proposals for Existing Housing Units  and PHA Selection of Proposals Subject to a Previous  Competition under a Federal, State, or Local Housing  Assistance Program	Needed consistency for
21	419	Head of households (HOH)	Head of FSS Family	HUD FSS Changes
21	419	Has 26 designated slots	<b>Has designated slots</b>	No longer any mandatory slots.
21	420	Participants for the Scattered Site Public Housing FSS program are selected from Public Housing and Housing Choice Voucher programs based on income and bedroom size	Remove the sentence	Program is no longer available
21	420	Quarterly Workshops	<b>Monthly Workshops</b>	Frequency changes when format changed to virtual
21	420	Four	<b>Various Workshops throughout the year</b>	
21	421	Do	<b>Remove</b>	
21	422	Initial	<b>Initiate</b>	
21	422	Quarterly	<b>Monthly</b>	Frequency change
21	422	(with participant's signed approval)	<b>(Provided by participant)</b>	We no longer pay for credit reports
21	423	Should the client contact his/her Case Manager by the end of the probation period, the Family Self-Sufficiency Specialist with the assistance of the PCC. The PCC has a variety of service plan options to choose from.	<b>Remove</b>	Clarity

21	425	Within 120 days of their annual recertification	<b>Remove</b>	HUD FSS change
21	425	Quarterly	<b>Monthly</b>	Frequency change



## **2022-23 Flat Rent Schedule**

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The Quality Housing and Work Reform Act of 1998 as mandated by the Department of Housing and Urban Development (HUD) require all public housing agencies to review and update flat rents annually. The flat rents for Public Housing Communities are based on eighty percent (80%) of the Smaller Geographical Area Fair Market Rent (SAFMR). The flat rents for the Low-Income Housing Tax Credit (LIHTC) Communities are based on the maximum LIHTC gross rents established by Virginia Housing. **The new flat rents will be phased in effective November 1, 2022, coinciding with annual re-certifications.** Please note that in the event that the calculations cause the flat rents to exceed 35% of existing flat rent, the amount will be phased in to ensure that you do not experience a rent increase of more than 35 percent annually.

**The new proposed flat rents are as follows according to the 2022 Small Area Fair Market Rent:**

**Communities:** Tidewater Gardens, Calvert Square, Hunter square Midrise, and Grandy Village (non-revitalized units) - Zip Code 23504

Bedroom Size	Flat Rent
One Bedroom	\$744.00
Two Bedroom	\$872.00
Three Bedroom	\$1,216.00
Four Bedroom	\$1,488.00
Five Bedroom	\$1,711.00

**Communities:** Diggs Town and Sykes Midrise - Zip Code 23523

Bedroom Size	Flat Rent
One Bedroom	\$736.00
Two Bedroom	\$864.00
Three Bedroom	\$1,208.00
Four Bedroom	\$1,472.00

**Communities:** Young Terrace - Zip Code 23510

Bedroom Size	Flat Rent
One Bedroom	\$1,072.00
Two Bedroom	\$1,256.00
Three Bedroom	\$1,752.00
Four Bedroom	\$2,136.00

**\*Community:** Oakleaf Forest - Zip Code 23523

Bedroom Size	Gross Flat Rent	Utility Allowance	Net Flat Rent
One Bedroom	\$736.00	\$38.00	\$698.00
Two Bedroom	\$864.00	\$62.00	\$802.00

Three Bedroom	\$1,208.00	\$71.00	\$1,137.00
Four Bedroom	\$1,472.00	\$80.00	\$1,392.00
Five Bedroom	\$1,692.00	\$90.00	\$1,602.00
Six Bedroom	\$1,913.00	\$98.00	\$1,815.00
Seven Bedroom	\$2,134.00	\$106.00	\$2,028.00

**Midrises: Bobbitt - Zip Code 23502**

Bedroom Size	Flat Rent
One Bedroom	\$888.00
Two Bedroom	\$1,040.00

**Midrises: Partrea - Zip Code 23505**

Bedroom Size	Flat Rent
One Bedroom	\$872.00
Two Bedroom	\$1,016.00

**\*Residents are responsible for payment of their electric utility. The utility allowance is deducted from the gross flat rent to determine the flat rent amount.**

**Project Based Voucher (PBV) Contract Rent Schedule**NRHA managed Project Based Voucher Communities- Current Contract Rents

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**Diggs Phase I (RAD)****Effective 1/1/2022**

<b>Bedroom Size</b>	<b>Contract Rent</b>
One Bedroom	\$721.00
Two Bedroom	\$862.00
Three Bedroom	\$1,199.00
Four Bedroom	\$1,492.00

**Grandy Village (revitalized and duplex units) (RAD)****Effective 1/1/2023**

<b>Bedroom Size</b>	<b>Contract Rent</b>
One Bedroom	\$584.00
Two Bedroom	\$738.00
Three Bedroom	\$907.00
Four Bedroom	\$1,221.00

**Grandy Village Phase V (RAD)****Effective 1/1/2023**

<b>Bedroom Size</b>	<b>Contract Rent</b>
Two Bedroom	\$784.00
Three Bedroom	\$907.00

**Grandy Village Phase VI****Effective 1/1/2023**

<b>Bedroom Size</b>	<b>Contract Rent</b>
1 BR, 1 BA	\$1,077.00
2 BR, 1.5 BA	\$1,286.00
3 BR, 2 BA TH	\$1,667.00
3 BR, 2 BA Garden	\$1,712.00
3 BR, 2.5 BA TH	\$1,735.00
4 BR, 3 BA	\$2,125.00

**\*Cottage Bridge****Effective 2/1/2022**

<b>Bedroom Size</b>	<b>Contract Rent</b>
One Bedroom	\$1,257.00
Two Bedroom	\$1,478.00

\*Contract rents for Cottage Bridge is 110% of payment standard

**\*\*Franklin Arms (RAD)****Effective 1/1/2023**



Bedroom Size	Contract Rent	Utility Allowance	Gross Rent
One Bedroom	\$892.00	\$70.00	\$962.00
Two Bedroom	\$1042.00	\$91.00	\$1,133.00

\*\*Franklin residents are responsible for payment of their electric utility. The utility allowance is added to the contract flat rent to determine the gross rent amount

**\*\*\*North Wellington (RAD)**

Effective 1/1/2023

Bedroom Size	Contract Rent	Utility Allowance	Gross Rent
Three Bedrooms – Rowhouse/Townhouse	\$735.00	\$353.00	\$1,103.00
Three Bedrooms – Single Family	\$735.00	\$368.00	\$1,103.00
Four Bedrooms Single Family	\$923.00	\$437.00	\$1,360.00

\*\* North Wellington residents are responsible for payment of their electric and or gas and water utilities. The utility allowance is added to the contract rent to determine the gross rent amount.

Utilities Allowances are updated each calendar year effective February 1<sup>st</sup> .

**Capital Fund Program--Five Year Action Plan (Rolling)**  
**U.S. Department of Housing and Urban Development (entire section is updated)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

**Capital Fund Program - Five-Year Action Plan**

Status: Draft

Approval Date:

Approved By:

<b>Part I: Summary</b>						
PHA Name : Norfolk Redevelopment & Housing Authority		Locality (City/County & State)				
PHA Number: VA006		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No: )		
A.	Development Number and Name	Work Statement for Year 1 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	AUTHORITY-WIDE	\$2,286,751.00	\$1,805,219.43	\$945,219.43	\$945,219.43	\$1,476,820.43
	TIDEWATER PRK (VA006000002)	\$2,368,000.00	\$1,600,000.00	\$2,000,000.00	\$1,000,000.00	\$150,000.00
	YOUNG PARK (VA006000010)	\$660,000.00	\$458,888.22	\$808,888.22	\$1,008,888.22	\$108,888.22
	CALVERT (VA006000011)	\$557,505.00	\$582,100.71	\$1,004,650.71	\$1,019,650.71	\$2,056,434.71
	DIGGS PRK (VA006000006)	\$114,000.00	\$377,249.10	\$2,899.10	\$2,899.10	\$102,899.10
	ROBERT PARTREA (VA006000018)	\$970,000.00	\$384,929.07	\$462,929.07	\$762,929.07	\$612,929.07
	HUNTERSVILLE (VA006000019)	\$545,249.00	\$581,251.33	\$322,251.33	\$632,251.33	\$1,677,416.33
	EULALIE BOBBITT (VA006000020)	\$616,000.00	\$361,634.10	\$326,634.10	\$981,634.10	\$872,234.10
	SYKES (VA006000021)	\$460,000.00	\$372,816.45	\$612,816.45	\$632,816.45	\$163,366.45
	OAKLEAF PARK (VA006000012)	\$1,540,000.00	\$925,911.59	\$1,513,711.59	\$1,013,711.59	\$779,011.59

<b>Part I: Summary</b>						
PHA Name : Norfolk Redevelopment & Housing Authority		Locality (City/County & State)				
PHA Number: VA006		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No: )		
A.	Development Number and Name	Work Statement for Year 1 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	BROAD CREEK PHASE IV/BG PHASE IV (VA006000030)	\$125,000.00				
	BROAD CREEK PHASE IV/MM PHASE IV (VA006000031)	\$125,000.00				
	YOUNG PARK (VA006009999)		\$550,000.00			

## **Violence Against Women Act (VAWA)**

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### **Overview**

The Violence Against Women Act (VAWA, 34 U.S.C. § 12471 et seq.) provides housing protections for survivors of domestic violence, dating violence, sexual assault, and/or stalking (collectively referred to on this page as "VAWA violence/abuse").<sup>[1]</sup> (See 34 U.S.C. § 12291). Despite the name of the law, VAWA's protections apply regardless of sex, sexual orientation, or gender identity (See 24 C.F.R. § 5.2001).

VAWA was reauthorized and amended in March 2022, and it became effective on October 1, 2022. As part of that reauthorization, Congress required HUD to implement and enforce the housing provisions of VAWA consistent with, and in a manner that provides, the same rights and remedies as those provided for in the Fair Housing Act. Therefore, if you believe your VAWA rights have been violated, you may file a complaint with HUD's Office of Fair Housing and Equal Opportunity (FHEO).

This page provides general information about how you can file a complaint, your rights under VAWA and other civil rights laws enforced by HUD, and additional resources.

### **How to File a VAWA Complaint**

If you believe your VAWA rights have been violated, you can [visit this link to file a complaint with HUD's Office of Fair Housing and Equal Opportunity \(FHEO\)](#). You can also [find out more about the complaint process](#). These sites provide information in multiple languages and include instructions for filing a complaint online on HUD's website and by email, mail, or telephone.

*Note: HUD is currently updating its complaint form to include VAWA protections. However, you may still use the current complaint form to file a VAWA complaint. On the complaint form, please explain in the narrative section why you believe your VAWA rights were violated.*

### **VAWA's Protections and Coverage**

If you are applying for, receiving assistance under, or living in public housing, any housing operated by a public housing authority, voucher programs, homeless assistance programs, federally assisted housing for persons with disabilities or for elderly persons, or any other housing receiving assistance from HUD, you may have housing protections under VAWA. If you are a tenant in a HUD-funded program, certain VAWA protections may also apply to other residents and persons associated with you, including residents and affiliated individuals.

VAWA applies to many different HUD grantees under what are called "covered housing programs." (See 34 U.S.C. § 12491(a)(3)). HUD's covered housing programs include:

- Section 202 Supportive Housing for the Elderly, including the direct loan program under section 202;
- Section 811 Supportive Housing for Persons with Disabilities;
- Housing Opportunities for Persons With AIDS (HOPWA) program;
- Homeless programs under title IV of the McKinney-Vento Homeless Assistance Act, including the Emergency Solutions Grants program, the Continuum of Care program, and the Rural Housing Stability Assistance program;
- HOME Investment Partnerships (HOME) program;
- Multifamily rental housing under section 221(d)(3)/(d)(5) of the National Housing Act with a below-market interest rate (BMIR);
- Multifamily rental housing under section 236 of the National Housing Act;



- HUD programs assisted under the United States Housing Act of 1937; specifically, public housing under section 6 of the 1937 Act, tenant-based and project-based rental assistance under section 8 of the 1937 Act, and the Section 8 Moderate Rehabilitation Single Room Occupancy;
- Housing Trust Fund; and
- Other Federal housing programs that provide affordable housing to low and moderate-income persons through restricted rents or rental assistance, or other affordable housing opportunities, which HUD identifies as covered by VAWA. This will ordinarily occur in a Notice of Funding Opportunity (NOFO).  
(See 34 U.S.C. § 12491.)

VAWA also protects your right to report crime and emergencies from your home, regardless of whether your housing is assisted under a covered housing program. (See 34 U.S.C. § 12495).

VAWA's protections include, for example:

1. *Non-discrimination:* It is illegal to deny you admission to or assistance under, or to evict you from or terminate your participation in, a covered housing program if you or a member of your household is or has been a survivor of VAWA violence/abuse. You or a member of your household must be otherwise eligible for the program. In addition, it is illegal to deny you tenancy or occupancy rights (for example, you cannot be evicted) in a covered housing program solely on the basis of criminal activity directly relating to the VAWA violence/abuse. HUD refers to these protections as VAWA's "core" housing protections. (See 24 C.F.R. § 5.2005(b)).
2. *Notification of Occupancy Rights:* If you are an applicant or tenant, a covered housing provider must provide to you two HUD-approved documents: (1) Notice of Occupancy Rights under VAWA, and (2) VAWA certification form. The covered housing provider must provide you these forms at certain specified times. (See 34 U.S.C. § 12491(d); 24 C.F.R. § 5.2005(a)).
3. *Emergency Transfers:* You can request an emergency transfer for you and your household in a covered housing program if you: (1) expressly request the transfer; and (2)(a) you reasonably believe there is a threat of imminent harm from further violence if you remain in the same unit; or (2)(b) in the case of sexual assault, the sexual assault occurred at your housing during the 90-calendar-day period preceding the date of the transfer request. Public housing agencies and other covered housing programs must adopt an emergency transfer plan based on a model plan from HUD. This emergency transfer plan must, among other requirements, allow you to make an internal emergency transfer (to a unit where you would not be categorized as a new applicant) when a safe unit is immediately available. A safe unit is a unit that you believe is safe. (See 24 C.F.R. § 5.2005(e)).
4. *Confidentiality Requirements:* Covered housing providers have specific obligations to maintain the confidentiality of the fact that a person is a survivor of domestic violence, dating violence, sexual assault, or stalking. Any information you provide under VAWA's housing protections, including the fact that you are a VAWA survivor, must be kept confidential by the covered housing provider. These obligations include keeping any such information out of a shared database and not disclosing such information to others unless you consent in writing to such disclosure, it is required for use in an eviction proceeding, or the law otherwise requires it. If your information is used by a covered housing provider in violation of the confidentiality requirements, you may file a complaint with HUD. (See 34 U.S.C. § 12491(c)(4); 24 C.F.R. § 5.2007(c)).
5. *Documentation:* If you inform a public housing agency or owner or manager of housing assisted under a covered housing program that you are a survivor of VAWA violence/abuse entitled to VAWA protections, the covered housing provider may request, in writing, that you submit documentation of the occurrence of the domestic violence, dating violence, sexual assault, or

stalking. If your housing provider simply provides a VAWA reporting form to you, without a dated letter requesting documentation, the housing provider has not sufficiently made the request in writing. You have the discretion to choose which documentation to provide from the list identified in HUD's VAWA rule, unless there is conflicting information of VAWA violence/abuse.<sup>[2]</sup> For example, a housing provider may not require a police report to provide VAWA housing protections (but you may choose to provide one). (See 34 U.S.C. § 12491(c); 24 C.F.R. § 5.2007).

6. *Lease Bifurcation:* VAWA protects you and other members of your household when a covered housing provider removes a household member from a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to a household member who engages in criminal activity directly relating to VAWA violence/abuse (known as "bifurcating" a lease). Your housing provider may choose whether to bifurcate the lease, and if it is done, it must be done consistent with applicable federal, state, or local laws and the requirements of your covered housing program. In the event of a lease bifurcation, if the household member who was removed was the tenant who made your household eligible for assistance under your covered housing program, your housing provider must give those who remain a reasonable time to establish eligibility under the same program, under a different program, or to find other housing. While this is generally 90 days, it may be a different amount of time, depending on which covered housing program you are participating in. (See 24 C.F.R. § 5.2009).
7. *Prohibition on Retaliation:* It is illegal for a public housing agency or an owner or manager of housing assisted under a covered housing program to retaliate against you because you opposed any action they took or practice they have that is prohibited by VAWA. The housing provider also cannot subject you to retaliation, coercion, intimidation, or threats because you testified, assisted, or participated in an action to enforce your VAWA rights, including encouraging another or exercising your own rights under VAWA. This includes retaliating against you for filing a complaint with FHEO or another entity, or for participating in an investigation of your own complaint or another complaint by giving information as a witness. This right applies even if you did not file a complaint over what you believe was the initial violation of VAWA rights or if you filed such a complaint and received a determination that there is no reasonable cause to believe that a VAWA violation occurred or is about to occur. (See 34 U.S.C. § 12494)
8. *The Right to Report Crime and Emergencies from One's Home:* Landlords, homeowners, tenants, residents, occupants, guests of, or applicants for, any housing have the right to seek law enforcement or emergency assistance on their own behalf or on behalf of another person in need of assistance. They may not be penalized based on their requests for assistance, based on criminal activity for which they are a victim, or based on activity for which they are otherwise not at fault under a law, ordinance, regulation, or policy adopted by or enforced by a governmental entity that receives certain HUD funding. This means it is unlawful to threaten or subject individuals seeking assistance to any of the following: monetary or criminal penalties, fines, or fees; eviction; refusals to rent or renew tenancy; refusals to issue an occupancy or landlord permit; withdrawing certifications or permits for operation of the property; and designation of the property as a nuisance or a similar negative designation. (See 34 U.S.C. § 12495).

If you feel these or any other of your VAWA rights have been violated, you may file a complaint with HUD at [www.hud.gov/fairhousing/fileacomplaint](http://www.hud.gov/fairhousing/fileacomplaint).

#### **Other Housing-Related Civil Rights Laws Enforced by HUD**

You may file a complaint with FHEO if you believe your VAWA rights have been violated, even if you do not believe you have been discriminated against under other laws, such as the Fair Housing Act.

## **Annual Plan Accomplishments (July 1, 2022 to June 30, 2023)**

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### **Goal 1: Increase the availability of decent, safe and affordable housing.**

- a. Applied for rental and special purpose vouchers as made available by the U. S. Department of Housing and Urban Development.
- b. Provided project-based voucher opportunities to housing providers within the boundaries of the City of Norfolk and neighboring jurisdictions.

### **Goal 2: Improve the quality of the Low-Income Public Housing (LIPH) program.**

- a. Achieved and maintained high performer status for the Low-income Public Housing (LIPH) program through ongoing monitoring and review of key property management indicators.
- b. Responded to maintenance requests within 72 hours and complete all emergency requests within 24 hours.

- c. Minimized need shop rate increases.
- d. Maintained productivity gains (20 percent non-billable hours).
- e. Improved FMD organization structure to efficiently respond to changing LIPH configurations due to RAD.
- f. Developed community engagement initiatives to promote safety: prevention, intervention and enforcement.
- g. Provided continuous information regarding community resources and programs to staff and residents.
- h. Provided ongoing staff training on performance and revised duties as it relates to improving customer service efforts, efficiency in rent collections, rent calculations, income verification, performance standards, and monitoring.
- i. Increased resident involvement in management operations by including residents in planning and implementation of programs.
- j. Increased customer satisfaction by surveying residents annually to help determine levels of customer satisfaction.
- k. Continued customer service training for staff.
- l. Continued to implement smoke free housing policy.
- m. Collaborated with the Tenant Management Corporations (TMCs) and Advisory Council(s) to develop community programs to address safety: prevention, intervention and enforcement.
- n. Educated residents on pest eradication, particularly roaches and bedbugs.
- o. Developed recycling opportunities in communities to reduce solid wastes.

### **Goal 3: Improve the overall quality of the Housing Choice Voucher Program.**

#### **Objectives:**

- a. Maintained 95% or above reporting rate.
- b. Processed all rent adjustments 30 days prior to effective date.
- c. Processed approvals and denials for new admissions and transfer within five days.
- d. Increased the number of files monitored for quality control purposes for annual/interim recertifications up to four per month per caseworker.
- e. Provided a minimum of two trainings for HCV staff per month on HCV policies, procedures and customer service.
- f. Reviewed the HCV Administrative Plan with staff to enhance knowledge of the plan and to ensure consistency.
- g. Created positive public awareness and expand the level of support among families, owners, and the community regarding the HCV program.
- h. Streamlined the recertification process for program participants.



**Goal 4: Increase assisted housing choices.**

## Objectives:

- a. Conducted outreach efforts to potential voucher landlords especially in low poverty areas.
- b. Applied for additional rental and special purpose vouchers as made available by HUD.
- c. Sought housing choice vouchers for displaced residents.
- d. Continued to implement public housing homeownership program.

**Goal 5: Improve community quality of life and economic vitality.**

## Objectives:

- a. Provided services that will increase the number of youth and adults that transition from unemployed to employed.
- b. Pursued partnerships to implement an after-school community education center in various public housing community schools. Not achieved; NRHA
- c. Continued to implement public housing security improvements and develop new programs, initiatives to address safety.
- d. Developed annual crime prevention program.
- e. Re-established core teams in each family community to address community specific issues and concerns.
- f. Identified and aggressively pursue public and private grant opportunities to achieve the mission.
- g. Provided Wi-Fi accessibility in common areas of mid-rises and has provided free tablets and two years of discounted internet service through the Connect Home program through HUD, T-Mobile and Cox Communications.
- h. Provide more educational and employment opportunities for senior and disabled residents.

**Goal 6: Promote self-sufficiency and asset development of families and individuals.**

## Objectives:

- a. Continued to expand NRHA's workforce development program to focus on pre-employment services, job readiness training, and employment placement and retention services for both public housing residents and HCV clients.
- b. Provided and obtained partnerships to provide supportive services to increase lifestyle and economic independence for both the elderly and for families with disabled family members.
- c. Worked with public housing and Housing Choice Voucher zero income participants to assist them in obtaining employment, education, job skills and obtaining disability or veteran's benefits, if applicable.
- d. Engaged youth in organized programs and activities to provide an alternative to truancy and undesired behavior.
- e. Developed programs and policies to maximize economic inclusion activities and opportunities for residents, neighborhoods and communities that are affected by NRHA transformation activities.
- f. Expanded youth services to include programs to address youth residents, up to age 24 years, identifying career paths, pursuing vocational training and educational opportunities.
- g. Engaged residents, particularly youth with programs and services that directly impact activities of civic responsibility and social change.
- h. Assisted youth residents with accessing non-traditional career and educational opportunities.
- i. Secured funding to continue the NRHA scholarship program.
- j. Provided technical and theoretical training to staff members.
- k. Utilized social media to increase the visibility of NRHA's programs.

**Goal 7: Ensure equal opportunity in housing for all Americans.**

## Objectives:

- a. Promoted affordable housing programs to those ethnicities shown to have disproportionate housing needs.
- b. Undertook affirmative measures to ensure assisted housing access regardless of race, color, religion national origin, sex, familial status, and disability.
- c. Affirmatively measured to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.
- d. Increased capacity and accessible to housing for persons with disabilities regardless of the unit size required.
- e. Affirmatively marketed assisted housing to races/ethnicities shown to have disproportionate housing needs.
- f. Affirmatively marketed assisted housing to local non-profit agencies that assist families with disabilities.
- g. Marketed assisted housing to local non-profit agencies that assist families with disabilities.
- h. Actively involved in professional organizations and governmental boards.
- i. Created positive awareness of NRHA activities and achievements with target audiences.

**Goal 8: Improve energy efficiency in public housing.**

**Objectives:**

- a. Promoted standards that support energy efficiency and sustainability for all NRHA new construction projects, such as LEED, Energy Star and Earth Craft.
- b. Incorporated green initiatives in the operation and maintenance of public housing, such as recycling; energy-saving lighting; using Energy Star appliances; and using green cleaning products, paints, and other materials.
- c. Educated public housing residents on energy conservation methods.

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**Section 3 Plan and Regulatory Compliance**

24 CFR Part 75

Enhancing and Streamlining the Implementation of Section 3 Requirements for Creating Economic Opportunities for Low- and Very Low-Income Persons and Eligible Businesses

### **WHAT IS SECTION 3?**

Section 3 is a public policy that requires recipients of certain HUD financial assistance, to the greatest extent possible, provide job training, employment, contracting and other economic opportunities to low- and very low-income persons, especially recipients of government assistance for housing, and to businesses that provide economic opportunities to low- and very low-income persons. It fosters local economic development, neighborhood economic improvement, and individual self-sufficiency.

### **Section 3 Public Policy**

Congress established Section 3 of the Housing and Urban Development Act of 1968, as amended, to guarantee employment and other economic opportunities created by Federal financial assistance are directed toward low- and very-low income persons, particularly those who are recipients of federal housing assistance.

### **Section 3 Plan Purpose**

NRHA has developed and implemented strategies that promote economic awareness and inclusion for Section 3 Workers and certified contractors, as well as SWAM certified minority and woman-owned businesses. The overall objective is to:

- Facilitate favorable employment and training conditions that empower and inspire Section 3 Workers and the contractors committed to hiring them.
- Promote capacity building and economic inclusion for Section 3 certified, minority and woman-owned businesses.

### **Applicability**

Section 3 applies to public housing financial assistance and Section 3 projects, as follows:

#### **(1) Public housing financial assistance means:**

- (i) Development assistance provided pursuant to section 5 of the United States Housing Act of 1937 (the 1937 Act);
- (ii) Operations and management assistance provided pursuant to section 9(e) of the 1937 Act;
- (iii) Development, modernization, and management assistance provided pursuant to section 9(d) of the 1937 Act; and
- (iv) The entirety of a mixed-finance development project as described in 24 CFR 905.604, regardless of whether the project is fully or partially assisted with public housing financial assistance as defined in paragraphs (a)(1)(i) through (iii) of this section.

#### **(2) Section 3 projects**

Section 3 projects means housing rehabilitation, housing construction, and other public construction projects assisted under HUD programs that provide housing and community development financial assistance when the total amount of assistance to the project exceeds a threshold of \$200,000. The threshold is \$100,000 where the assistance is from the Lead Hazard Control and Healthy Homes programs. The project is the site or sites together with any building(s) and improvements located on the site(s) that are under common ownership, management, and financing.

### **Legislative Oversight and Policies**

#### **Federal Public Policy:**

Section 3 of the Housing and Urban Development Act of 1968, as amended  
Presidential Executive Orders 11625, 12138 and 12432 (Minorities and Women Businesses)

#### **Virginia Mandate:**

Executive Orders 35 (Advancing Equity for Small-, Women-, Minority-, and Service Disabled Veteran-Owned Businesses)

**General Policy Statement**

NRHA provides equal employment opportunity to all employees and applicants for employment without regard to race, color, religion, sex, national origin, disability, veteran status, marital status or economic status. Affirmative action is taken to ensure job applicants and existing employees are given fair and equal treatment.

NRHA gives hiring preference to qualified Section 3 Workers and seeks to award contracts to developers, contractors, vendors, and suppliers who also commit to Section 3 compliance. This practice is enacted agency-wide as applicable for all new economic opportunities. This Plan was created to demonstrate a favorable level of success with recruiting qualified Section 3 Workers for job placement and contract opportunities for Section 3 certified businesses. This commitment is also extended to minorities and woman-owned businesses.

NRHA implements the Section 3 Plan through the award of contracts to contractors and businesses that offer employment, training and contract opportunities to Section 3 Workers and certified businesses, to the greatest feasible. The anticipated outcomes should yield a reasonable level of success with opportunities on NRHA projects.

**Commitment Statement**

The Human Resources department, resident organizations, hiring managers and contract managers are committed to Section 3 compliance.

The Office of Economic Opportunities (EO), Client Services (Workforce Development, Youth Services, Family Self-sufficiency), and the community Case Managers collaborate to promote sustained employment through job readiness and other capacity building services that prepare Section 3 Workers for "real work" opportunities. The level of Section 3 success is directly aligned with the ability to identify skilled and unskilled Section 3 Workers and certified businesses. The Client Services team and community Case Managers identify work ready Section 3 Workers. The local Section 3 certified contractors' database, referrals, tracking and reporting are maintained by the Office of Economic Opportunities.

**Procurement Policy**

This Section 3 policy is supported by the NRHA Procurement Policy, which includes language and documents consistent with the requirements of the Section 3 federal regulation (24 CFR Part 75). Contractors seeking Section 3 preference must be certified. Such certifications shall be adequately supported with the appropriate documentation, as required.

The Procurement Policy also contains goals to encourage inclusion of minority and woman-owned business (MWBE), participation in procurement. These businesses must be SWaM (Small, Woman-owned and Minority-owned business), certified.

**HUD Income Limits**

The Department of Housing and Urban Development (HUD) sets income limits that determine eligibility for assisted housing programs including the Public Housing, Section 8 project-based, Section 8 Housing Choice Voucher, Section 202 housing for the elderly, and Section 811 housing for persons with disabilities programs. HUD develops income limits based on Median Family Income estimates and Fair Market Rent area definitions for each metropolitan area, parts of some metropolitan areas, and each non-metropolitan county.

(1) Low income is defined as 80% or below the median income of that area.

(2) Very low income is defined as 50% or below the median income of that area.



**Who are Section 3 Workers?**

(1) Any worker who currently fits or when hired within the past five years fit at least one of the following categories:

(i) The worker's income for the previous or annualized calendar year is below the income limit established by HUD.

(ii) The worker is employed by a Section 3 business concern.

(iii) The worker is a Youth Build participant.

(2) The status of a Section 3 worker shall not be negatively affected by a prior arrest or conviction.

(3) Nothing in this part shall be construed to require the employment of someone who meets this definition of a Section 3 worker. Section 3 Workers are not exempt from meeting the qualifications of the position to be filled.

**Who are Targeted Section 3 Workers?**

A Section 3 worker who is:

(1) A worker employed by a Section 3 business concern; or

(2) A worker who currently fits or when hired fit at least one of the following categories, as documented within the past five years:

(i) A resident of public housing or Section 8-assisted housing;

(ii) A resident of other public housing projects or Section 8-assisted housing managed by the PHA that is providing the assistance; or

(iii) A Youth Build participant.

For HUD assistance programs, the priorities are:

(1) Section 3 Workers within the service area or the neighborhood of the project, and

(2) Youth Build participants

**What is a Section 3 business concern?**

(1) A business concern meeting at least one of the following criteria, documented within the last six-month period:

(i) It is at least 51 percent owned and controlled by low- or very low-income persons;

(ii) Over 75 percent of the labor hours performed for the business over the prior three-month period are performed by Section 3 Workers; or

(iii) It is a business at least 51 percent owned and controlled by current public housing Section 3 Workers or Section 3 Workers who currently live in Section 8-assisted housing.

(2) The status of a Section 3 business concern shall not be negatively affected by a prior arrest or conviction of its owner(s) or employees.

(3) Nothing in this part shall be construed to require the contracting or subcontracting of a Section 3 business concern. Section 3 business concerns are not exempt from meeting the specifications of the contract.

**Employment and Training (Workforce Development)**

The Office of Economic Opportunities (EO), partners with the Client Services Department and their workforce development partners to promote sustained employment through job readiness and other capacity building services that prepare Section 3 Workers for "real work" opportunities and experiences. The level of Section 3 success is directly aligned with the capacity to identify skilled and unskilled job ready Section 3 Workers.

The mission for our Workforce Development Program is to reduce unemployment and underemployment in Norfolk's public housing communities by empowering Section 3 Workers and providing the support necessary to pursue education and training leading to gainful employment and advancement in their career pathways. The first objective is to prepare Section 3 Workers for employment opportunities. Building

strategic partnerships with our Section 3 Workers, workforce teams and community organizations is paramount to the success of the WFD program.

The EO Manager initiates outreach for Section 3 employment opportunities. Workforce Development, Family Self-sufficiency, Community Case Managers, Resident Organizations and other workforce program teams identify Section 3 Targeted Workers. The Employment Commission, civic leagues and other organizations are also outreach resources for Section 3 Workers.

NRHA employs a comprehensive approach to address special needs to connect Targeted Section 3 Workers with a variety of services including, but not limited to the following:

- Quality, Affordable Housing
- Safety and Security
- WFD and Personal Development Skills
- Education and Training
- Physical and Mental Health Services
- Transportation
- Child Care
- Social Services

When resources are available, WFD training is another opportunity to enhance the skills and education levels for Section 3 Targeted Workers. Training initiatives are designed to create generational wealth through training, employment, homeownership and entrepreneurship. We continue to pursue grants, collaborative partners and other resources that advance WFD and training programs.

### **Employment and Training**

HUD will use industry standards and other relevant labor market data to establish employment and training benchmarks. NRHA engages and seeks to employ Targeted Section 3 Workers for all new employment and training opportunities. Contractors and sub-contractors are also required to search for Section 3 Workers and give them priority for new jobs and training opportunities, particularly on contracts that are partially or wholly funded by HUD.

### **Contracting**

All contractors submitting bids or proposals for NRHA projects must certify that they have the capacity and commitment to comply with the Section 3 Policy. The Section 3 Certificate of Compliance is included with the bid submission forms. Contractor and their sub-contractors are required to submit a Section 3 Work Plan to project employment, training and sub-contract opportunities anticipated on the project. If no opportunities exist the Work Plan should be documented accordingly. A review of the Section 3 Work Plan with the contractor ensures the documents are accurate and all opportunities identified. The Section 3 Work Plan is not required for contracts awarded below \$200,000.

Contractors and subcontractors must conduct outreach to Section 3 Workers for new employment and training opportunities. They will also seek to solicit and award contracts to Section 3 certified contractors and businesses.

### **Outreach for Section 3 Workers**

The EO Manager works with the contractors and subcontractors in their search to find Section 3 Workers and sub-contractors. The Client Services, Community Case Managers and Resident Organizations teams are the outreach sources for Targeted Section 3 Workers. Workers with skills that match the opportunities are referred to the contractor/employer.

Low income persons who do not reside in public housing or receive Section 8 housing assistance may verify their Section 3 Worker status by completing the Section 3 Worker Certification form. The form may be downloaded from the NRHA website at [www.nrha.us](http://www.nrha.us) or by email request to [aharris@nrha.us](mailto:aharris@nrha.us).

Job readiness and retention are primary objectives for Section 3 Workers to achieve financial stability. Some Section 3 Workers may be challenged with retaining employment for a variety of reasons. When retention is an issue the Targeted Section 3 Worker is directed to share the problem with the employer and follow up with the Case Manager. The Case Manager and WFD team will help assess the situation and work with the employee and employer to help reconcile the challenges. Ultimately, the employer has the authority to exercise their personnel policy to make hiring and termination decisions.

#### **Outreach for Section 3 Contractors**

NRHA will engage the following outreach strategies to alert Section 3 businesses when contract opportunities exist:

1. Post upcoming contract opportunities on NRHA website.
2. Advertise on the Virginia eProcurement Portal, i.e., eVA website.
3. Place ads in the Virginia Pilot (local newspaper) and other print media associations.
4. Email opportunities directly to Section 3 certified businesses and promote participation in bid meetings.
5. Conduct business development workshops on how to do business with NRHA on subjects such as bonds, insurance, bid documents and other pertinent requirements.
6. Forward contract opportunities to minority and women business associations, contractor associations, community organizations, etc.

#### **How Contractor May Fulfill Section 3 Compliance**

The contractor may provide job opportunities for both skilled and unskilled Targeted Section 3 Workers on NRHA developments, especially where HUD assistance is being utilized. NRHA complies with all segments of the Davis Bacon prevailing wage requirements and all contractors and sub-contractors are required to pay the current prevailing wage.

1) The primary Section 3 objective is for Section 3 Workers to gain skills for self-sufficiency through full time employment. Contractors are expected to maintain employment for Section 3 Workers throughout the duration of a project, and where the performance warrants and the opportunity exists, hire them for full-time, permanent employment.

2) While employment is the primary objective, if an employer is unable to provide job opportunities, the employer may develop an On-the-Job Training (OJT) program where Section 3 Workers are paid to learn a specific trade or skill. The contractor will incur the training costs.

OJT training is not limited to construction. Other examples may include receptionist, clerical support, resident liaisons, etc. These jobs are excellent entry-level positions that introduce Section 3 Workers to the job market and expose them to real work situations. It also helps the employer observe, modify and enhance job skills and workplace maturity. The OJT experience will provide trainees with experience to enable them to make informed career training and employment decisions.

When the OJT period ends the contractor assists with job placement of trainees who successfully complete the training program. They submit at least two job leads to the EO to assist with job placement by the Workforce Development teams.



**Business Certifications**

Contractors and businesses seeking Section 3 priority in the award of contracts or purchase agreements with NRHA must meet the Section 3 business criteria and complete the certification process. The EO facilitates Section 3 business certifications and maintains the database for outreach and referrals for local Section 3 businesses. The database is available to developers, contractors, subcontractors, potential contractors and others via the NRHA website or by email request at [ldavenport@nrha.us](mailto:ldavenport@nrha.us). You may also certify your company as a Section 3 business entity in the HUD Section 3 portal at [www.HUD.gov/Section3](http://www.HUD.gov/Section3). The Section 3 portal may also be used to search for Section 3 certified contractors by geographical location.

NRHA will seek to award contracts to SWaM certified Minority and Woman-owned businesses. Aligned with the 2020 Virginia Beach Disparity Study, the goals have been established at 12 percent for minority-owned and 13.3 percent for woman-owned businesses. The NRHA Economic Inclusion Policy addresses efforts to achieve these goals. For more information on SWaM certifications visit [www.sbsd.virginia.gov](http://www.sbsd.virginia.gov).

**Contracting with Resident Owned Businesses**

NRHA seeks to award contracts to eligible and qualified resident owned businesses for public housing services, supplies or construction consistent with the provisions of 24 CFR Part 963, Alternative Procurement Program. The solicitation would be limited to resident owned businesses. Contracts awarded shall not exceed \$1 million.

In order to be eligible to participate in the Alternate Procurement Program a resident business would be certified to ensure that the following criteria are met:

1. The business must be legally formed. The business must verify that it was formed in accordance with state law.
2. The business must be Section 3 certified as a resident owned business.
3. The business shall submit evidence to demonstrate that the business has the ability to perform successfully under the terms and conditions of the proposed contract.
4. The business shall submit a certification on the number of contracts awarded and dollar amount of contracts awarded under the alternative procurement process.

The method of procurement provided in 24 CFR Part 85.36(d) will be followed in contracting with resident owned businesses. However, the solicitation will be limited to resident owned businesses. An award will not be made to a resident owned business if the contract award exceeds the independent cost estimate and/or the price normally paid for comparable supplies, services or construction in the project area. Records shall be maintained by the Contract Manager to document the significant history of the procurement.

**Business Development Resources**

NRHA strongly encourages and promotes the development of resident owned businesses. The EO has established relationships with agencies and organizations across Hampton Roads that support the establishment, growth and development of emerging and growing businesses. These resources include, but are not limited to:

- The Small Business Association (SBA)
- City of Norfolk
- Virginia Small Business and Supplier Diversity (SBSD)
- ODU Women Business Center
- SCORE (Hampton Roads Small Business Mentors)
- The Virginia Department of Business Assistance (VDBA)
- The Small Business Development Center (SBDC)
- Local Financial Institutions
- Other supportive services agencies that promote business development and provide resources that support entrepreneurship, especially for disadvantaged businesses.

### **Partnerships and Joint Ventures**

Partnerships and joint ventures that increase the capacity and resources of Section 3, minority, woman and resident-owned businesses are strongly encouraged. Partnership and joint ventures may increase opportunities to enter into an agreement for the provision of services, supplies or construction on NRHA projects.

### **Compliance**

- (a) *Records of compliance.* Each recipient shall maintain adequate records demonstrating compliance with this part, consistent with other recordkeeping requirements in 24 CFR part 200.
- (b) *Complaints.* Complaints alleging failure of compliance with this part may be reported to the HUD program office responsible for the public housing financial assistance or the Section 3 project, or to the local HUD field office.
- (c) *Monitoring.* HUD will monitor compliance with the requirements of this part. The applicable HUD program office will determine appropriate methods by which to oversee Section 3 compliance. HUD may impose appropriate remedies and sanctions in accordance with the laws and regulations for the program under which the violation was found.

NRHA monitors and evaluates its contractors for Section 3 compliance. If it is determined that a contractor is not in compliance, the EO meets with the contractor to assess the non-compliance issue and makes every effort to help the contractor resolve it. If the contractor is still unable to achieve compliance, but can provide evidence of compliance efforts the contractor's file is documented accordingly.

If it is determined that the contractor's failure to achieve compliance is willful or lacks effort, a Section 3 Compliance Review is conducted to assess the contractor's efforts. If it reveals the contractor has not make sufficient efforts, NRHA will work to help the contractor become compliant. All required paperwork must be submitted with projected economic opportunities included. Continued failure or refusal by the contractor may result in further action. The EO will make a recommendation to the project manager and the appropriate steps will be taken, which may include sanctions, termination of the contract and debarment or suspension.

- 1) **Sanctions:** Funds will be withheld until compliance is achieved either through employment, training or RTF contribution.
- 2) **Termination of Contract:** A "failure to comply" notice will be sent to the contractor informing them that the work will be stopped and the contract terminated if compliance is not achieved.
- 3) **Debarment or suspension:** The contractor will be debarred or suspended from receiving future NRHA contracts. NRHA will document that the contractor was non-compliant and ineligible to receive future contracts.

**In The Matter Of:**

*Norfolk Redevelopment and Housing Authority  
Public Hearing Presentation and Comments*

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*March 16, 2023*

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208 E. Plume Street, Suite 214  
Norfolk, Virginia 23510  
*tel:* 757 627 6554 *fax:* 757 625 7077  
*email:* info@zahncourtreporting.com

*Original File 031623kv-nrha.txt*

*Min-U-Script®*



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NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

PUBLIC HEARING PRESENTATION AND COMMENTS

555 E. MAIN STREET, 16TH FLOOR

NORFOLK, VIRGINIA

MARCH 16, 2023 -- 11:00 A.M.

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(Time noted: 11:00 a.m.)

CHAIRMAN MUSACCHIO: I'm going to call  
the

NRHA Annual Plan public hearing to order, and  
I'll

4 ask Ms. Kim Thomas to give us an  
overview.

5 MS. THOMAS: Thank you, Commissioner  
6 Musacchio.

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7 As part of the Quality Housing and Work

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Responsibility Act of 1998, all public housing authorities are required to host and submit an

annual plan for assisted rental properties in the

Housing Choice Voucher Program. For this public

hearing, we are looking at the FY2024, which is the

fiscal year July 1, 2023, through June 30, 2024.

I will give a quick overview of today's proceedings. After the overview, we will entertain

public comments for the record.

So just a few things to point out with this public process:

Number one, we have convened as part of



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20 this public hearing process the  
Resident Advisory  
21 Board, which are made up of members of  
our housing  
22 and HCV program participants. This  
year we have  
23 program participants from Diggs Town,  
Grandy  
Village, Cottage Bridge Midrise, Franklin Arms  
Midrise, Bobbitt Midrise, and Housing Choice  
Voucher. These folks who were assembled over an  
approximate seven-week period actually met to  
hear  
updates from NRHA staff that was actually  
an  
4 overview of the proposed changes made  
to the plan.  
5 Once these changes were heard, the  
members of the  
6 Resident Advisory Board, or RAB,  
Committee were  
24 asked to provide any comments or  
details to the  
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presenting staff members. And those  
comments and

information will be assembled as part  
of the

Resident Advisory Board statement in  
the annual

plan.

Receiving public comments today, we are

receiving comments via the comment  
hotline. This is

a static hotline that folks can call in  
and leave a

voicemail message.

CHAIRMAN MUSACCHIO: Can I have just  
one

minute?

MS. THOMAS: Yes.

CHAIRMAN MUSACCHIO: This starts on  
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50 in your packet. So folks can...

Go ahead. Thank you.

MS. THOMAS: No problem.

The public comment line, which will stay

open until March 20th will -- I'm sorry, Monday,

March 20th -- that number is 757-314-1320. We also have a virtual meeting platform that folks may be

joining us online. And, of course, we will also

entertain those folks who are in-person today to

provide public comment.

The schedule overview of this process

again began with the convening of the RAB board

meeting in January. The public comment period was

February 1st, which will go through March 20th for



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9 45-day review. The draft plan was put  
out on

10 February 1st on our website and other  
social media

11 streams in order for folks to take a  
look at the  
12 that. In addition, draft copies were  
put in our

13 main lobby at our 555 headquarters  
building and also

14 made available as requested.

15 We will receive a RAB recommendation  
from

16 the RAB board as to whether to approve  
this plan or  
17 not by March 31st. The final draft  
will be sent to

18 you, the commissioners, by April 7th  
for final

19 review. And then April 13th, we will  
bring this

20 back to you, as commissioners, for  
24 resolution for  
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approval. If approved, in form, this  
annual plan  
document is also sent to HUD for final  
review and

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approval. Again, if it is approved,  
once it's

approved -- we'll speak that into existence --  
once it's approved, it will take us back to July  
1, 2023.

Just a few call outs that I want to  
bring

to your attention. These are the things that  
were

highlighted in the draft plan that was provided  
to

4

the board and to the public for review.  
Again, the  
annual plan period, July 1, 2023, to  
June 30, 2024.

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There were some changes to the  
administrative plan,

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some changes and updates related to  
demolition

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8 disposition preferences for applicants.  
This really

9 involves those rehousing activities  
like the

10 Tidewater Gardens community that was  
relocated. The

11 preferences that are put into place for  
those

12 residents that are affected by those  
relocation

13 efforts, giving them the first right of  
refusal to

14 new replacement units and new units and  
voucher

15 offerings to the community, as well as  
some updates

16 from the Virginia Residential Landlord  
Tenants Act

17 that have been incorporated.

18 We do have the capital funds schedule  
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19 update that was the resolution  
presented this  
20 morning by Mr. Odom. That is included  
as part of  
21 the annual plan process.  
22 The families felt that they should be  
23 final rule. This is a final rule from  
HUD, which  
basically changes some of the program dynamics  
that  
allows for more participation in the household,  
and  
it eliminates some of the requirements for a  
household to be considered successfully  
graduated out of the program.  
4 The Violence Against Women Act update,  
or  
5 VAWA update, speaks to the definition  
of domestic in  
6 terms of that not just being relational  
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7 boyfriend-girlfriend, girlfriend-girlfriend, etc.;

8 but also this can be between parent and child. And

9 it also speaks to the aspects of harassment and

10 overall threats of violence.

11 And lastly, the Housing Opportunities

12 Through Modernization Act, or HOTMA, final rule was

13 issued by HUD. This was a process that began in

14 2016 that looks at the way income is counted and

15 reported as Public Housing Authorities calculate

16 rents, the client share of rent, changing some of

17 our sources from gifts, in-kind gifts, to actual

18 other, what's classified as other  
24 income. So, for

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19 example, if someone has a family member  
or friend  
20 paying a cell phone bill, that can now  
be counted as  
21 other income if it's occurring on a  
regular basis.  
22 So these are all things that have been  
23 brought forward to the Resident  
Advisory Board for  
update and information. And these are the items  
that are included in the current draft plan.  
With  
the exception of HOTMA. HOTMA actually came out  
--  
that final rule came out after the draft plan was  
released. However, this is a HUD final rule. So  
4 this is not a volunteer. This is a  
voluntold. We  
5 have to adopt that plan as of January  
24 1, 2024.

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6 So today's order of events is that the  
7 board is assembled here to hear the  
8 public comments.  
9 Reactions, comments, and dialogue will  
10 only occur if  
11 the board feels that a public comment  
12 is erroneously  
13 false, misleading, or otherwise harmful  
14 to today's  
15 proceedings or the mission of the  
16 agency. All  
17 comments will be transcribed and  
18 included in the  
19 final draft of the plan that will be  
20 submitted to  
21 HUD as required with applicable  
22 responses as related  
23 to the annual and five-year plan only.  
24 Basically to summarize, we will hear  
25 the  
comments today from the public. The  
board is not

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18           poised to comment unless they really  
              feel it's  
19           necessary to interject something to  
              clarify anything  
20           that may be said by the public. But  
              any question  
21           that is posed during today's public  
              comment period  
22           that relates to the annual plan will be  
              actually  
23           answered in the plan itself as part of  
              the final

product that's submitted for approval on April  
13th.

              If there are speakers either in-person  
or    virtually, we ask you to please speak your  
first and

              last name slowly and clearly. If it is an  
unusual    name, we ask that you please spell your  
name for us.

4           We ask you to indicate your full  
24           address and limit

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your comments to no more than three minutes.

With those instructions being given, I will pause and ask Mr. Chairman if you would like to proceed with the public hearing process.

CHAIRMAN MUSACCHIO: Any questions or comments for Kim at this time?

All right. I think we'll go ahead and open this for speakers' comments.

TECHNICIAN: Online there is nobody. So

I'm going to check in the hallway.

COMMISSIONER ALBERT: Kim, when do we typically post the public hearing like this?

MS. THOMAS: This public hearing process,

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18 including the meeting for today, was  
posted in the  
19 newspaper, the New Journal and Guide.  
And, Christy,  
20 correct me, was it the Virginian Pilot  
and Hispanic  
21 Newspaper as well?

22 UNIDENTIFIED SPEAKER: Tidewater  
Hispanic

23 Newspaper and The New Journal and  
Guide.

MS. THOMAS: Tidewater Hispanic  
Newspaper

and The New Journal and Guide. It's also on our  
social media platforms. In addition, Mr. Albert,  
each NRHA resident was sent a postcard, an  
individually addressed postcard, that notified  
them

4 of this. We sent them out to make sure  
24 they're

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getting to their destinations.

UNIDENTIFIED SPEAKER: It's also posted  
on  
the wall on the website.

COMMISSIONER WHITE: The question to me  
is  
when are we going to go back in-person?  
Because

everybody don't have --

CHAIRMAN MUSACCHIO: Again, we've asked  
Kim to -- we were at Ruffner. Because  
of the

pandemic, we moved out of there. And  
now Kim is

going to check and see if we're able to  
go back

in-person at Ruffner. So we did have -  
-

COMMISSIONER WHITE: Is that the space  
we  
need? Is that the only space we can  
get?

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18 CHAIRMAN MUSACCHIO: It's the one we've  
19 used and seems to be where we get the  
20 largest crowd.  
21 We can certainly look at others. But I  
22 think the  
23 key is going back to in-person, the  
goal of maximum  
in-person.

Do we have anyone in-person or online?

TECHNICIAN: There's nobody online,  
Mr.  
Chairman.

CHAIRMAN MUSACCHIO: Do we have anyone  
in-person who would like to  
speak?

MS. STEVENSON: My name is Thelma  
4 Stevenson. I live at 920 Scott Street  
in Ingleside  
5 in Norfolk, and I am on Section 8.  
6 I don't know exactly what I'm supposed  
24 to  
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7 really bring towards you all, but I'm  
just telling  
8 you what I'm going through over there.  
And I've got  
9 a lot of Section 8 people that live  
over there who  
10 are having the same problems.  
11 I moved there. I don't really know  
12 anybody over there except the neighbors  
where I'm  
13 living at right now in the apartment.  
But I've had  
14 so much action over there as far as  
giving me  
15 trouble. I had one car when I moved  
there, and I  
16 had that car stolen. And I went and  
bought another  
17 car, paid cash for it. Had that  
stolen. My windows  
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18 over there, somebody's breaking  
windows. I had to  
19 have two doors fixed over there since  
I've been  
20 there. There's trouble with somebody  
going around  
21 ringing bells in the neighborhood while  
you're  
22 asleep and in the morning and stuff  
like that. It's  
23 just trouble where I am.

So I am right now trying to get out of  
that area because I am a person that lives by  
myself. I'm 80 years old. I cannot deal with  
it. I'm really tired of it. You know?

When I give information to the office  
4 about what's going on, I can't really  
get no help  
5 like I should. They are slow in doing  
24 what they  
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want to do and look like they do it  
when they wants

to do it for me. And it's just really  
irritating,

and I'm really tired of it.

So I'm trying to move out of there to  
get  
somewhere. I'm in the house where you  
walk from the  
street to my door. I want to be in a  
senior citizen

area where I'm in the building within a  
building.  
You know what I'm saying? And that's  
more like a

help to me if I could get in an area  
like that.  
Right now that is really what I'm  
trying to do,

because where I am in Ingleside is just  
pure

trouble. And I know that it's trouble  
everywhere,

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but I really think I can better myself  
by moving out

of that area. So that's what I'm  
trying to do.

CHAIRMAN MUSACCHIO: Thank you.

Any others?

MS. THOMAS: I'll check outside one  
more

time.  
There is no one in the lobby.

CHAIRMAN MUSACCHIO: Okay. Basic  
comments about making sure we have  
opportunity to participate. I'm going to suggest  
that we wait until 11:25 before I close. So  
that

will give us another 10 minutes  
roughly.

So while we take a break, do not under  
any  
circumstances talk about any NRHA  
business. But I

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would like to make sure that we give a maximum

opportunity. So we'll pause until 11:25.

(Break)

MS. THOMAS: Mr. Chair, it's now 11:25. I did check the lobby. There's no one outside.

CHAIRMAN MUSACCHIO: I will bring us back into session.

Was there anyone else signed up online?

TECHNICIAN: Nobody online, Mr. Chair.

I'll check the hallway.

Nobody in the hallway.

CHAIRMAN MUSACCHIO: Nobody in the hallway.

Last comments from commissioners?

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Then I will go ahead and call the  
public  
hearing to a close. Thank you for your  
attendance.

(Time noted: 11:27 a.m.)

COMMONWEALTH OF VIRGINIA AT LARGE, to-wit:

I, Kimberly A. Watrous, Registered Professional

Reporter, a Notary Public for the  
Commonwealth of

Virginia at Large, of qualification in the  
Circuit

Court of the City of Norfolk, Virginia, do  
hereby

certify that this proceeding was recorded in

Stenotype by me and reduced to computer  
printout

under my direction; and that the foregoing  
constitutes a true, accurate, and complete



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11 transcript of such proceedings.

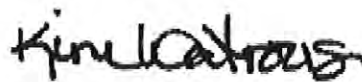
12 I further certify that I am not related to  
nor

13 otherwise associated with any counsel or  
party to

14 this proceeding nor otherwise interested in  
the

15 event thereof.

16 Given under my hand and notarial registration  
17 number on March 19, 2023, at Norfolk,  
Virginia.  
18

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20 \_\_\_\_\_  
21 Kimberly A. Watrous, RPR  
22 Notary/eNotary Reg. No. 195088  
23 My commission Expires 09-30-26  
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<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** Form HUD-50075-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information.						
A.1	PHA Name: <u>Norfolk Redevelopment and Housing Authority</u> PHA Code: <u>VA006</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>1,798</u> Number of Housing Choice Vouchers (HCVs) <u>3,064</u> Total Combined Units/Vouchers <u>4,862</u> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission  <p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
					PH	HCV
	Lead PHA:					

<b>B.</b>	<b>Annual Plan Elements</b>																																										
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <table border="0"> <tr> <td>Y</td> <td>N</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Statement of Housing Needs and Strategy for Addressing Housing Needs</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Financial Resources.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Rent Determination.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Operation and Management.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Grievance Procedures.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Homeownership Programs.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Community Service and Self-Sufficiency Programs.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Safety and Crime Prevention.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Pet Policy.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Asset Management.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Substantial Deviation.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Significant Amendment/Modification</td> </tr> </table> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): Please see the attachmnt to this form</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>	Y	N		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Housing Needs and Strategy for Addressing Housing Needs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Financial Resources.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rent Determination.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Operation and Management.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Grievance Procedures.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homeownership Programs.	<input type="checkbox"/>	<input type="checkbox"/>	Community Service and Self-Sufficiency Programs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Safety and Crime Prevention.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pet Policy.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Asset Management.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Substantial Deviation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Significant Amendment/Modification
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<b>B.2</b>	<p><b>New Activities*</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <table border="0"> <tr> <td>Y</td> <td>N</td> <td></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Hope VI or Choice Neighborhoods.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Mixed Finance Modernization or Development.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Demolition and/or Disposition.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Designated Housing for Elderly and/or Disabled Families.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Conversion of Public Housing to Tenant-Based Assistance.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Conversion of Public Housing to Project-Based Assistance under RAD.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Occupancy by Over-Income Families.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Occupancy by Police Officers.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Non-Smoking Policies.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Project-Based Vouchers.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Units with Approved Vacancies for Modernization.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</td> </tr> </table> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>	Y	N		<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hope VI or Choice Neighborhoods.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mixed Finance Modernization or Development.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Demolition and/or Disposition.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designated Housing for Elderly and/or Disabled Families.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conversion of Public Housing to Tenant-Based Assistance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conversion of Public Housing to Project-Based Assistance under RAD.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Occupancy by Over-Income Families.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Occupancy by Police Officers.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Non-Smoking Policies.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project-Based Vouchers.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Units with Approved Vacancies for Modernization.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).			
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<b>B.3</b>	<p><b>Civil Rights Certification.</b></p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>																																										
<b>B.4</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <table border="0"> <tr> <td>Y</td> <td>N</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table> <p>(b) If yes, please describe:</p>	Y	N	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																						
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B.5	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>Please see the attachment to this form.</p>
B.6	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>Please see the attachment to this form.</p>
B.7	<p><b>Certification by State or Local Officials.</b></p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.8	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y <input type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>N/A</p>
C.	<p><b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>Please see the attachment to this form.</p>

## FORM HUD 50075-ST RESPONSES (ATTACHMENT-FY2024)

### **B1. Revision of PHA Plan Elements**

#### **De-concentration and other policies that govern eligibility, selection and admissions:**

NRHA will plan and implement mixed-finance transactions to achieve the transformation of its assisted housing communities. The range of strategies aimed at transforming the physical environment will include but not be limited to: modernization of housing units; enhancements to open space and infrastructure; improvements to accessibility; demolition of selected units and construction of new units; introduction of market rate and for-sale units; acquisition and development of new units within or outside NRHA properties; and complete redevelopment. Strategies to transform the social environment will include: enhanced partnerships to provide for supportive services and workforce development; increased community involvement and standards and enforcement to ensure working households and productive behaviors; and improved marketing and customer service to attract a broader and more diverse demographic mix of new applicants. Financing strategies will include: the pursuit of federal, state and local grants; utilization of tax credit equity for low income housing, historic properties and new markets; public and private debt; and exploration of conversions between traditional public housing funding, Project-Based voucher (PBV), and the Housing Choice Voucher (HCV) program.

#### **Proposed Changes to the Administrative Plan for the Housing Choice Voucher Program and the Project-Based Voucher Program for FY2024:**

Chapter	Page with Change	Current Wording (if applicable)	New Wording or Additional language	Reason for Change
12	205	n/a	HUD permits PHAs to streamline the income determination process for family members with fixed sources of income. While third-party verification of all income sources must be obtained during the intake process and every three years thereafter, in the intervening years the PHA may determine income from fixed sources by applying a verified cost of living adjustment (COLA) or rate of interest. The PHA may, however, obtain third-party verification of all income, regardless of the source. Further, upon request of the family, the PHA must perform third-party verification of all income sources.	Using the option as it is allowed by HUD

			<p>Fixed sources of income include Social Security and SSI benefits, pensions, annuities, disability or death benefits, and other sources of income subject to a COLA or rate of interest. The determination of fixed income may be streamlined even if the family also receives income from other non-fixed sources.</p> <p>Two streamlining options are available, depending upon the percentage of the family's income that is received from fixed sources. If at least 90 percent of the family's income is from fixed sources, the PHA may streamline the verification of fixed income but is not required to verify non-fixed income amounts. If the family receives less than 90 percent of its income from fixed sources, the PHA may streamline the verification of fixed income and must verify non-fixed income annually.</p> <p><u>PHA Policy</u></p> <p>The NRHA may streamline the annual reexamination process by applying the verified COLA or interest rate to fixed-income sources. The NRHA will document in the file how the determination that a source of income was fixed was made.</p> <p>If a family member with a fixed source of income is added, the NRHA will use third-party verification of all income amounts for that family member.</p> <p>If verification of the COLA or rate of interest is not available, the NRHA</p>	
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			<p>will obtain third-party verification of income amounts.</p> <p>Third-party verification of fixed sources of income will be obtained during the intake process and at least once every three years thereafter.</p> <p>Third-party verification of non-fixed income will be obtained annually regardless of the percentage of family income received from fixed sources.</p>	
17	304	n/a	<p>Added and changed text in PHA Policy under PHA Request</p> <p>for Proposals for Rehabilitated and Newly Constructed Units</p> <p>and PHA Requests for Proposals for Existing Housing Units</p> <p>and PHA Selection of Proposals Subject to a Previous</p> <p>Competition under a Federal, State, or Local Housing Assistance Program</p>	Needed consistency for
21	419	Head of households (HOH	Head of FSS Family	HUD FSS Changes
21	419	Has 26 designated slots	<b>Has designated slots</b>	No longer any mandatory slots.
21	420	Participants for the Scattered Site Public Housing FSS program are selected from Public Housing and Housing Choice Voucher programs	Remove the sentence	Program is no longer available



		based on income and bedroom size		
21	420	Quarterly Workshops	<b>Monthly Workshops</b>	Frequency changes when format changed to virtual
21	420	Four	<b>Various Workshops throughout the year</b>	
21	421	Do	<b>Remove</b>	
21	422	Initial	<b>Initiate</b>	
21	422	Quarterly	<b>Monthly</b>	Frequency change
21	422	(with participant's signed approval)	<b>(Provided by participant)</b>	We no longer pay for credit reports
21	423	Should the client contact his/her Case Manager by the end of the probation period, the Family Self-Sufficiency Specialist with the assistance of the PCC. The PCC has a variety of service plan options to choose from.	<b>Remove</b>	Clarity
21	425	Within 120 days of their annual recertification	<b>Remove</b>	HUD FSS change
21	425	Quarterly	<b>Monthly</b>	Frequency change

## **B2. New Activities**

### **Five Year Plan Initiatives**

#### **St. Paul's Area**

NRHA and the City of Norfolk are partnering to break the cycle of intergenerational poverty by rebuilding the area now known as the St. Paul's area to improve resilience of both human capital and environment. This redevelopment will not only seek to transform the physical structures in the St. Paul's area but also the lives of the families currently residing there. The St. Paul's Area is broadly defined as the area from St. Paul's Boulevard on the west, Virginia Beach Boulevard on the north, Tidewater Drive on the east and City Hall Avenue on the south. The area includes three public housing communities; Young Terrace (746 units), Calvert Square (310 units), and Tidewater Gardens (618 units).

The broad goal will be to coordinate the physical transformation with a comprehensive approach to the needs of people that includes comprehensive case management and services in the areas of education, jobs, health and wellness. Currently the vast majority of the housing units in this area are located in the three public housing communities. The area has a very high concentration of poverty. Tidewater Gardens, Young Terrace and Calvert Square provide critically needed housing for families with extremely low household incomes. However, the impact of the concentration of 1,674 low-income households in three

obsolete public housing sites, dating from 1954-57, needs to be addressed so that families are provided better housing choices and opportunities for lifelong success. Tidewater Gardens and Calvert Square also suffer regular flooding. Although the three communities are adjacent to the vibrant downtown area, they are economically and functionally isolated. The impact of poverty goes well beyond housing. NRHA and the City will be implementing a holistic community initiative that includes improved educational opportunities, mixed-income housing, youth and adult development programs, employment with livable wages job training, health and wellness programs and commercial investment that responds to the input received from residents at community meetings.

The transformation of the St. Paul's Area will require the Tidewater Gardens, Young Terrace, and Calvert Square communities to be demolished and redeveloped. To begin this process, NRHA and the city pursued a Choice Neighborhoods Initiative (CNI) Implementation Grant in 2018 for Tidewater Gardens. The City of Norfolk and NRHA will collaborate to develop and refine the physical redevelopment plan for the area. In August 2018, a master plan for the Tidewater Gardens area developed in consultation with the community was presented as part of the City's and NRHA's Choice Neighborhood Initiative (CNI) grant submittal. That plan was developed over the summer through extensive meetings with a goal to achieve a balanced mixed income community that provides replacement units for a portion of the units that will be demolished, additional affordable units and market rate units. The redevelopment of the area will include the construction of replacement units and new affordable units using low income housing tax credits (LIHTC), debt financing and the provision of HUD rental assistance in the context of a sustainable new mixed income community. To provide assisted housing to replace units demolished, NRHA will use both "place-based" and mobility strategies. For the "place-based" strategy, NRHA will work with the City of Norfolk and other partners to provide new housing on site, as well as, construction of new units near site. The new housing will be built and operated privately and will be directed by a master plan to be developed and adopted by the City of Norfolk. NRHA and the City have applied for a Choice Neighborhoods Initiative (CNI) implementation grant as part of the St. Paul's area redevelopment effort. The CNI program assists communities transform neighborhoods by revitalizing severely distressed public housing and catalyzing critical improvements in the neighborhood, including housing, community amenities, human services and schools.

NRHA and City were awarded May 2019 a \$30 Million Choice Neighborhoods Initiative Implementation Grant to redevelop Tidewater Gardens, this activity will occur from 2019 to 2025. This physical transformation will be phased over many years, providing time for the City and NRHA to implement a human services transformation plan to prepare residents for the physical redevelopment of the area. In concert with "place-based" efforts, The City of Norfolk contracted services through Urban Strategies Inc. (USI) to employ a mobility strategy to assist families currently residing in the Tidewater Gardens community, as of February 28, 2019, that choose to seek private housing outside of the St. Paul's area. The mobility strategy can provide residents with greater opportunities to move to low poverty areas. The mobility strategy may include:

- Mobility counseling and other supportive services to assist residents in successfully finding new housing meeting their needs and making the transition to the Section 8 program;
- Landlord outreach and education regarding the Section 8 program to expand the availability of quality affordable housing participating in the Section 8 program; and
- Support of private development of quality affordable housing throughout Norfolk that will accept housing choice vouchers.

The human services plan, to be known as "People First \empowered by USI," will assist residents in locating, securing and successfully utilizing the rental assistance. Residents seeking to stay in the redevelopment community will have an opportunity to do so but may need to move to another unit during demolition and construction. NRHA and the City will also deploy *Build First* and *Build Early* strategies that provide critically needed affordable housing for Norfolk residents. The success and pace of relocation will be evaluated regularly with reports to the NRHA Board of Commissioners.

NRHA will seek approval from HUD for the phased demolition and disposition of Tidewater Gardens-public housing community as part of the CNI project.

The target for the submission of a phased demolition/disposition application for Tidewater Gardens was during the Annual Plan period of July 2020 through June 2021, this action required the NRHA Board of Commissioners to approve a resolution to authorize the submission. The NRHA Board of Commissioners will approve demolition and disposition actions for the public housing communities in the St. Paul's area only after the following steps are completed:

- Identification of demolition phases and sequencing;
- Development, review and approval of a HUD-required resident relocation plan;
- Completion of all environmental review requirements;
- Hosting community meetings with residents to explain the redevelopment plan, return criteria, relocation benefits rights and options, of all residents living in in the community;
- Funding and commencement of "People First" human development case management services;
- Development, review and approval of redevelopment plans for the communities that includes descriptions of the target housing mix, land uses, storm water and infrastructure plan and community amenities envisioned.

#### **Schedule for Phased Demolition/Disposition applications to HUD**

##### **Projected Tidewater Gardens Schedule**

Subject to approval by the Board of Commissioners, NRHA would submit a phased demolition application to HUD during the Annual Plan period from January 1, 2021 through December 31, 2021. NRHA anticipates notification of HUD's approval approximately one month after the application submission. In accordance with Choice Neighborhood Initiative (CNI) grant award, NRHA is entitled to Tenant Protection Vouchers (TPVs) to serve residents choosing to utilize a Housing Choice Voucher to move to housing outside of the Tidewater Gardens community. Relocation and demolition will be undertaken in accordance with a relocation plan and actions will be taken to minimize any negative impacts on residents. All federal, state and local laws shall be followed.

## **Conversion to Project based Section 8 through the Rental Assistance Demonstration Program (RAD) and the Housing Opportunity Through Modernization Act (HOTMA)**

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The Rental Assistance Demonstration (RAD) program created by HUD gives PHAs a tool to preserve and improve public housing properties and address a backlog of deferred maintenance due to lack of funding. RAD also gives owners of three HUD "legacy" programs (Rent Supplement, Rental Assistance Payment, and Section 8 Moderate Rehabilitation) the opportunity to enter into long-term contracts that facilitate the financing of improvements.

NRHA plans to explore the use of the provisions of the 24 CFR 970.17(c). RAD/Section 18 Disposition - **"Comprehensive Rehabilitation or Replacement through Rental Assistance Demonstration (RAD)"** which will allow the Authority to replace some units proposed for low income housing (public housing) disposition (up to 25 percent of the public housing units within a project) with Section 8 project-based voucher (PBV) assistance in accordance with 24 CFR part 983. This provision permits the conversion of 75% of the units at a project using the RAD process (RAD rents) and the remaining 25% through the section 18 disposition process to use Section 8 rent standards. This action will provide stronger rental revenues for converted projects that will support immediate significant renovation and also current and long-term operational needs. This is critical given the \$25.6 billion backlog of public housing capital improvements nationwide. RAD will allow NRHA to leverage public and private debt with low income housing tax credit equity in order to reinvest in the public housing stock. Through RAD, public housing units move to a project-based voucher program with a long-term contract that, by law, must be renewed. This ensures that the units remain permanently affordable to low-income households. Residents will continue to pay 30% of their adjusted family income towards the rent and they maintain the same basic rights as they possess in the public housing program. RAD maintains the public stewardship of the converted property through clear rules on ongoing ownership and use. The RAD program is cost-neutral and does not increase HUD's budget.

The Housing Opportunity Through Modernization Act (HOTMA) allows PHAs the ability to project base an additional 10% of their housing choice vouchers (Section 8) to assist certain types of households, such as persons with disabilities, elderly, homeless or veterans. This is another tool, along with RAD, that will allow NRHA to convert public housing to project-based Section 8 assistance in order to access private funding and more easily use LIHTC funding to renovate and modernize existing public housing units.

In the 2018-2019 Annual Plan, it is NRHA's converted Diggs Town Phase I. In FY2021, NRHA plans to complete the preliminary steps necessary to submit a Section 18 Demolition/Disposition application to HUD's Special Application Center (SAC) for the demolition of the 103 units on the Diggs Town Phase II site. Prior to the submission of the application, NRHA will seek approval from its Board of Commissioners and complete environmental review and consultation requirements.

In 2020-2021, NRHA will begin conversion of the Broad Creek developments, including the recently developed Broad Creek V development, to project-based Section 8 through Section 18 Disposition, RAD, HOTMA or other means that may be available under HUD rules. NRHA will continue to evaluate programs for the ability to also convert Eulalie Bobbitt Midrise, Hunter Square Midrise, Robert Partrea Midrise and Sykes Midrise. In FY2021, NRHA will seek conversion of Robert Partrea Midrise and Sykes Midrise. In FY2023, NRHA will seek the conversion of Eulalie Bobbitt Midrise and Hunter Square Midrise.

Below is specific information related to the Public Housing Development(s) selected for RAD:



<b>Development 1</b>			
<i>Name of the Public Housing Development:</i> <u>Diggs Town Phase I</u>	<i>PIC DEVELOPMENT ID:</i> <u>VA006000006</u>	<i>Conversion Type:</i> <u>PBV</u>	<i>Transfer of Assistance:</i> <u>N/A</u>
Total Units: <u>228</u>	Pre-RAD Unit Type: <u>Family</u>	Post RAD Unit Type if Different: <u>N/A</u>	Capital Fund allocation of Development: <u>\$633,135.48</u>
Bedroom Type	<i>Number of Units Pre-Conversion</i>	<i>Number of Units Post-Conversion</i>	<i>Change in Number of Units per Bedroom Type and Why</i>
One Bedroom	24	32	+8 - Reconfigurations
Two Bedroom	78	64	-14- Reconfigurations
Three Bedroom	76	76	0
Four Bedroom	50	50	0
Total	228	222	-6

<b>Development 2</b>			
<i>Name of the Public Housing Development:</i> North Wellington	<i>PIC DEVELOPMENT ID:</i> <u>VA006000022</u>	<i>Conversion Type:</i> <u>PBV</u>	<i>Transfer of Assistance:</i> <u>N/A</u>
Total Units: 25	Pre-RAD Unit Type: <u>:Family</u>	Post RAD Unit Type if Different: <u>N/A</u>	Capital Fund allocation of Development: <u>N/A-RAD converted</u>
Bedroom Type	<i>Number of Units Pre-Conversion</i>	<i>Number of Units Post-Conversion</i>	<i>Change in Number of Units per Bedroom Type</i>
Three Bedroom	20	20	
Four Bedroom	5	5	
Total	25	25	

Development 4			
<i>Name of the Public Housing Development: <u>Grandy Village</u></i>	<i>PIC DEVELOPMENT ID: <u>VA006000032</u></i>	<i>Conversion Type: <u>PBV</u></i>	<i>Transfer of Assistance: <u>N/A</u></i>
Total Units <u>275</u>	Pre-RAD Unit Type: <u>Family</u>	Post RAD Unit Type if Different: <u>N/A</u>	Capital Fund allocation of Development: N/A-RAD converted
Bedroom Type	<i>Number of Units Pre-Conversion</i>	<i>Number of Units Post-Conversion</i>	<i>Change in Number of Units per Bedroom Type and Why</i>
One Bedroom	20	20	
Two Bedroom	143	143	
Three Bedroom	84	84	
Four Bedroom	28	28	
Total	275	275	

Development 6			
<i>Name of the Public Housing Development <u>Grandy Village</u></i>	<i>PIC DEVELOPMENT ID: <u>VA006000092</u></i>	<i>Conversion Type <u>PBV</u></i>	<i>Transfer of Assistance: <u>N/A</u></i>
Total Units: <u>16</u>	Pre-RAD Unit Type: <u>Family</u>	Post RAD Unit Type if Different: <u>N/A</u>	Capital Fund allocation of Development : N/A-RAD converted
Bedroom Type	<i>Number of Units Pre-Conversion</i>	<i>Number of Units Post-Conversion</i>	<i>Change in Number of Units per Bedroom Type and Why</i>
Two Bedroom	12	12	
Three Bedroom	4	4	
Four Bedroom	0	0	
Total	16	16	

Development 7			
<i>Name of the Public Housing Development:</i> <u>Franklin Arms</u>	<i>PIC DEVELOPMENT ID</i> <u>VA006000025:</u>	<i>Conversion Type</i> <u>PBV</u>	<i>Transfer of Assistance:</i> <u>N/A</u>
Total Units: 100	Pre-RAD Unit Type: Senior	Post RAD Unit Type if Different: <u>N/A</u>	Capital Fund allocation of Development: <u>N/A-RAD converted</u>
Bedroom Type	<i>Number of Units Pre-Conversion</i>	<i>Number of Units Post-Conversion</i>	<i>Change in Number of Units per Bedroom Type and Why</i>
One Bedroom	88	88	
Two Bedroom	12	12	
Total	100	100	

NOTE: Developments 3, 5, 8 and 9, 10, 11, 12 and 13 have been removed

Development 14			
<i>Name of the Public Housing Development</i> <u>Robert Partrea</u>	<i>PIC DEVELOPMENT ID:</i> <u>VA006000018</u>	<i>Conversion Type:</i> <u>PBV</u>	<i>Transfer of Assistance:</i> <u>N/A</u>
Total Units: 114	Pre-RAD Unit Type: <u>Senior</u>	Post RAD Unit Type if Different: <u>N/A</u>	Capital Fund allocation of Development: <u>\$289,357</u>
Bedroom Type	<i>Number of Units Pre-Conversion</i>	<i>Number of Units Post-Conversion</i>	<i>Change in Number of Units per Bedroom Type and Why</i>
One Bedroom	102	102	
Two Bedroom	12	12	
Total	114	114	

Development 15			
<i>Name of the Public Housing Development:</i> Hunters Square (Huntersville)	<i>PIC DEVELOPMENT ID:</i> <u>VA006000019</u>	<i>Conversion Type:</i> <u>PBV</u>	<i>Transfer of Assistance:</i> <u>N/A</u>
Total Units: 91	Pre-RAD Unit Type: <u>Senior</u>	Post RAD Unit Type if Different: <u>N/A</u>	Capital Fund allocation of Development: \$229,935
Bedroom Type	<i>Number of Units Pre-Conversion</i>	<i>Number of Units Post-Conversion</i>	<i>Change in Number of Units per Bedroom Type and Why</i>
One Bedroom	83	83	
Two Bedroom	8	8	
Total	91	91	

Development 16			
<i>Name of the Public Housing Development</i> <u>Eulalie Bobbitt</u>	<i>PIC DEVELOPMENT ID:</i> <u>VA006000020</u>	<i>Conversion Type:</i> <u>PBV</u>	<i>Transfer of Assistance:</i> <u>N/A</u>
Total Units: 84	Pre-RAD Unit Type: Senior	Post RAD Unit Type if Different: <u>N/A</u>	Capital Fund allocation of Development: \$214,028
Bedroom Type	<i>Number of Units Pre-Conversion</i>	<i>Number of Units Post-Conversion</i>	<i>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</i>
One Bedroom	74	74	
Two Bedroom	10	10	
Total	84	84	

Development 17			
<i>Name of the Public Housing Development</i> <u>Sykes</u>	<i>PIC DEVELOPMENT ID:</i> <u>VA006000021</u>	<i>Conversion Type:</i> <u>PBV</u>	<i>Transfer of Assistance:</i> <u>N/A</u>
Total Units <u>84</u>	Pre-RAD Unit Type: Senior	Post RAD Unit Type if Different: <u>N/A</u>	Capital Fund allocation of Development: <u>\$213,060</u>
Bedroom Type	<i>Number of Units Pre-Conversion</i>	<i>Number of Units Post-Conversion</i>	<i>Change in Number of Units per Bedroom Type and Why</i>
One Bedroom	77	77	
Two Bedroom	7	7	



Total	84	84	
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Development 18			
<i>Name of the Public Housing Development: Broad Creek Phase V</i>	<i>PIC DEVELOPMENT ID: VA006000085</i>	<i>Conversion Type: PBV</i>	<i>Transfer of Assistance: N/A</i>
Total Units: <u>50</u>	Pre-RAD Unit Type <u>Family</u>	Post RAD Unit Type if Different: <u>N/A</u>	Capital Fund allocation of Development: \$77,488
Bedroom Type	<i>Number of Units Pre-Conversion</i>	<i>Number of Units Post-Conversion</i>	<i>Change in Number of Units per Bedroom Type and Why</i>
One Bedroom	10	10	
Two Bedroom	19	19	
Three Bedroom	16	16	
Four Bedroom	5	5	
Total	50	50	

## Demolition and Disposition Activity

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NRHA will pursue demolition and disposition approval for multiple properties over the next five years for redevelopment efforts in the expanded St. Paul's area and for renovation of communities through RAD conversion and Low-Income Housing Tax Credit (LITC) financed renovations and new construction. The following tables summarize plan actions and provide demolition/disposition activity description.

### Young Terrace, Calvert Square and Tidewater Gardens

In partnership with the City of Norfolk, NRHA is pursuing the redevelopment of the St. Paul's area of Norfolk, which includes the Young Terrace, Calvert Square and Tidewater Gardens LIPH communities. The goal of the effort will be to redevelop these communities, which are outdated and chronically flood, while also addressing the issues associated with concentrated poverty. The majority of Calvert Square and Tidewater Gardens are within a 100-year flood area and are susceptible to regular flooding. Young Terrace is a 1950's era public housing development that provides needed affordable housing but is considered obsolete and in need of redevelopment. The goal for the area is a new mixed income community that includes new homes, retail stores, and open space supported by major infrastructure improvements. This redevelopment effort would be one of the largest building efforts in Norfolk's history.

An effort of this magnitude is a complex and expensive undertaking that would require many years of implementation, including the participation of citizens, public regulatory agencies and private investors. This effort is in the planning stage and strategies will be developed to meet the financial and social needs of the project and the current residents. To begin this program, NRHA and the City were awarded a Choice Neighborhood Initiative Implementation Grant in 2019. In support of the CNI Project, NRHA will pursue demolition approval for Tidewater Gardens in FY2021. The scope of the effort and ability to relocate families is anticipated to take a decade or more for all three communities. Currently, Calvert Square residents frequently have to cope with flooding in the community. To address this, NRHA is conducting a study to determine short-term options to mitigate that flooding to improve quality of life for Calvert Square residents. The study may identify selected units to demolish in order to mitigate flooding for the rest of the community. NRHA will evaluate the options once presented and may submit an amendment to the annual plan for partial demolition after consultation with Calvert residents and the NRHA Board for selected buildings at Calvert Square. When NRHA and the City begin efforts in Young Terrace and Calvert the first step will be to engage with residents of Calvert Square and Young Terrace and the broader community on redevelopment plans, relocation and human service plans, prior to any demolition applications. The timeframe for such activity will be set in a future Annual plan.

Overall, the timing and phasing for each community will be reevaluated annually and reports will be made to the NRHA Board. These evaluations may result in amendments to the phasing, timeframes and future demolition application submissions.

Demolition/Disposition Activity Description	
1a. Development name:	<b>Young Terrace</b>
1b. Development (project) number:	<b>VA006000010</b>
2. Activity type: Demolition/Disposition	A phased demolition may be submitted. Demolition is intended to coincide with redevelopment efforts. Disposition – Disposition will be submitted for land to be transferred to support redevelopment of the area
3. Application status –	<b>to be submitted</b>
4. Date application approved, submitted, or application approved:	<b>To be Determined (TBD)</b>

5. Number of units affected: <b>Demolition and disposition of approximately 746 units</b>
6. Coverage of action – <b>complete</b>
7. Timeline for activity: a. Actual or projected start date of activity: <b>TBD</b> b. Projected end date of activity: <b>TBD</b>
<b>Demolition/Disposition Activity Description</b>
1a. Development name: Calvert Square 1b. Development (project) number: <b>VA006000011</b>
2. Activity type: Demolition/Disposition A phased demolition may be submitted. Demolition is intended to coincide with redevelopment efforts. Disposition – Disposition will be submitted for land to be transferred to support redevelopment of the area
3. Application status – <b>to be submitted</b>
4. Date application approved, submitted, or application approved: <b>TBD</b>
5. Number of units affected: <b>Demolition and disposition of approximately 310 units</b>
6. Coverage of action – <b>Complete</b>
7. Timeline for activity: a. Actual or projected start date of activity: <b>TBD</b> b. Projected end date of activity: <b>TBD</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Tidewater Gardens</b> 1b. Development (project) number: <b>VA006000002</b>
2. Activity type: Demolition/Disposition A phased demolition of Tidewater Gardens will be submitted in the future. Disposition – Disposition will be submitted for land to be transferred to support redevelopment of the area
3. Application status – <b>to be submitted</b>
4. Date application approved, submitted, or application approved: <b>Application to be submitted FY2021 (July 1, 2020 to June 30, 2021)</b>
5. Number of units affected: <b>Demolition of approximately 618 units</b>
6. Coverage of action – <b>Complete</b>
7. Timeline for activity: a. Actual or projected start date of activity: <b>August 2020</b> b. Projected end date of activity: <b>December 2023</b>
<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Diggs Town Phase II</b> 1b. Development (project) number: <b>VA006000006</b>
2. Activity type: Demolition/Disposition Demolition
3. Application status – <b>to be submitted</b>
4. Date application approved, submitted, or application approved: <b>Application to be submitted FY2022</b>
5. Number of units affected: <b>Demolition of 103 units</b>
6. Coverage of action – <b>Complete</b>

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|---|
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: <b>TBD</b><br>b. Projected end date of activity: <b>TBD</b> |
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### Grandy Village

In 2010, NRHA completed the renovation of 253 units and the construction of a 14,000 square foot learning center in Grandy Village. A phased demolition application for 88 units at Grandy Village was approved in January 2014 that allowed for development of new assisted apartment units and mixed income opportunities. Demolition and construction activities began in 2014. The construction of 16 new transitional units was completed in November 2015. NRHA received low income housing tax credits in 2015 for construction of 70 project-based voucher new units in Grandy Village Phase VI to replace units that will be demolished in Grandy Village Project 008. NRHA will submit a disposition application for 4.47 acres of the project VA006-08 in FY2021. The property will be disposed for open space and for sale housing. Upon completion all units in Project VA006-08 will have been demolished, and 16.087 acres of open spaces and wetlands will remain in Project VA006-08.

Demolition/Disposition Activity Description
1a. Development name: <b>Grandy Village</b>
1b. Development (project) number: <b>VA006-08</b>
2. Activity type: Demolition/Disposition – <b>Phased demolition application</b> Disposition – A partial disposition application was approved on May 2, 2016 to support LIHTC and debt funded 70-unit assisted housing development. NRHA will submit a disposition application for the remaining developable land in FY2021.
3. Application status – Partial Disposition Application <b>Approved, Additional Partial Disposition Application to be submitted</b>
4. Date application approved, submitted, or demolition <u>application approved</u> : <b>January 14, 2014, Disposition Application approved May, 2, 2016</b>
5. Number of units affected: <b>4.47 acres</b>
6. Coverage of action – <b>Partial</b>
7. Timeline for activity: a. Actual or projected start date of activity: <b>FY2021</b> b. Projected end date of activity: <b>TBD</b>



## Broad Creek-Marshall Manor and Bowling Green (MM II, III & IV & BG II, III & IV)

In 2020-2021, NRHA will begin conversion of the Broad Creek developments Marshall Manor and Bowling Green (MM II, III & IV & BG II, III & IV) to project-based Section 8 through Section 18 Disposition process to facilitate a successful re-capitalization of each project through the low-income housing tax credits financing program. A financial analysis performed by TCB has determined RAD conversion/LIHTC renovation will require significant capital funds to accomplish with RAD rents unable to support sufficient debt, given other capital needs for projects NRHA is unable to meet the Broad Creek RAD needs. The analysis further indicated that a 4% LIHTC deal can work utilizing full PBV rents and accessing private debt. NRHA will pursue section 18 disposition in accordance with 24 CFR 970.17(b). More Efficient/Effective Low-Income Housing; the retention of the units as low-income housing public housing is not in the best interests of the residents or the PHA because the disposition will allow the rehabilitation of units that will be more efficiently or effectively operated as other project-based voucher units (low-income housing units). NRHA will seek *Negotiated Lease or other Transfer at below Fair Market Value* to facilitate the LIHTC recapitalization and conversion to PBV units. **The disposition will meet the Commensurate Public Benefit test (still subject to HUD approval) as the public housing property will be rehabilitated for affordable housing purposes serving low-income families (incomes at or below 80% of area median). LIHTC extended use agreement.**

Demolition/Disposition Activity Description	
1a. Development name:	<b>Marshall Manor (MM) II</b>
1b. Development (project) number:	<b>VA0006000027</b>
2. Activity type: Disposition	Disposition – <i>at below Fair Market Value</i> to facilitate the LIHTC recapitalization and conversion to PBV units
3. Application status –	<b>To be submitted</b>
4. Date application approved, submitted, or application approved:	<b>FY2021</b>
5. Number of units affected:	<b>56 Units</b>
6. Coverage of action –	<b>Complete</b>
7. Timeline for activity:	
a. Actual or projected start date of activity:	<b>January 2021</b>
b. Projected end date of activity:	<b>TBD</b>

Demolition/Disposition Activity Description	
1a. Development name:	<b>Marshall Manor (MM) III</b>
1b. Development (project) number:	<b>VA0006000029</b>
2. Activity type: Disposition	Disposition – <i>at below Fair Market Value</i> to facilitate the LIHTC recapitalization and conversion to PBV units
3. Application status –	<b>to be submitted</b>
4. Date application approved, submitted, or application approved:	<b>FY2022</b>
5. Number of units affected:	<b>46 Units</b>
6. Coverage of action –	<b>Complete</b>
7. Timeline for activity:	
a. Actual or projected start date of activity:	<b>July 2021</b>
b. Projected end date of activity:	<b>TBD</b>

Demolition/Disposition Activity Description	
1a. Development name:	<b>Marshall Manor (MM) IV</b>

1b. Development (project) number: <b>VA0006000031</b>
2. Activity type: Disposition Disposition – <i>at below Fair Market Value</i> to facilitate the LIHTC recapitalization and conversion to PBV units
3. Application status – <b>To be submitted</b>
4. Date application approved, submitted, or application approved: <b>FY2023</b>
5. Number of units affected: <b>38 Units</b>
6. Coverage of action – <b>Complete</b>
7. Timeline for activity: a. Actual or projected start date of activity: <b>July 2022</b> b. Projected end date of activity: <b>TBD</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Bowling Green (BG) II</b>
1b. Development (project) number: <b>VA0006000026</b>
2. Activity type: Disposition Disposition – <i>at below Fair Market Value</i> to facilitate the LIHTC recapitalization and conversion to PBV units
3. Application status – <b>To be submitted</b>
4. Date application approved, submitted, or application approved: <b>FY2021</b>
5. Number of units affected: <b>29 Units</b>
6. Coverage of action – <b>Complete</b>
7. Timeline for activity: a. Actual or projected start date of activity: <b>January 2021</b> b. Projected end date of activity: <b>TBD</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Bowling Green (BG) III</b>
1b. Development (project) number: <b>VA0006000028</b>
2. Activity type: Disposition Disposition – <i>at below Fair Market Value</i> to facilitate the LIHTC recapitalization and conversion to PBV units
3. Application status – <b>to be submitted</b>
4. Date application approved, submitted, or application approved: <b>FY2022</b>
5. Number of units affected: <b>35 Units</b>
6. Coverage of action – <b>Complete</b>
7. Timeline for activity: a. Actual or projected start date of activity: <b>July 2021</b> b. Projected end date of activity: <b>TBD</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Bowling Green (BG) IV</b>
1b. Development (project) number: <b>VA0006000030</b>
2. Activity type: Disposition Disposition – <i>at below Fair Market Value</i> to facilitate the LIHTC recapitalization and conversion to PBV units

3. Application status – <b>To be submitted</b>
4. Date application approved, submitted, or application approved: <b>FY2023</b>
5. Number of units affected: <b>50 Units</b>
6. Coverage of action – <b>Complete</b>
7. Timeline for activity: a. Actual or projected start date of activity: <b>July 2022</b> b. Projected end date of activity: <b>TBD</b>

### **Moton Circle**

NRHA plans to amend and revise the disposition approval for Moton Circle to facilitate development of 70-75 single-family homes on the site. Demolition of the Moton Circle public housing units is complete and fifty (50) replacement units have been developed near site within the Broad Creek development. NRHA will pursue a revised disposition approval for Moton Circle to sell land at fair market value for market rate development. An appraisal of the site is expected to be completed by spring 2020 and will determine current market value.

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Moton Circle</b> 1b. Development (project) number: <b>VA0006000005</b>
2. Activity type: Disposition Disposition – <b>Cleared land to be disposed for development of new housing, open spaces and infrastructure in support of the development.</b>
3. Application status – <b>Demolition application approved May 27, 2010. All units have been demolished.</b>
4. Date application approved, submitted, or application approved: <b>FY2021</b>
5. Number of units affected: <b>Disposition of approximately 10.33 acres</b>
6. Coverage of action – <b>Complete</b>
7. Timeline for activity: a. Actual or projected start date of activity: <b>January 2020</b> b. Projected end date of activity: <b>December 2025</b>

## Rental Assistance Demonstration (RAD) 75/25 Conversions

NRHA plans to explore the use of the provisions of the 24 CFR 970.17(c). RAD/Section 18 Disposition - **"Comprehensive Rehabilitation or Replacement through Rental Assistance Demonstration (RAD)"** which will allow the Authority to replace some units proposed for low income housing (public housing) disposition (up to 25 percent of the public housing units within a project) with Section 8 project-based voucher (PBV) assistance in accordance with 24 CFR part 983. This provision permits the conversion of 75% of the units at a project using the RAD process (RAD rents) and the remaining 25% through the section 18 disposition process to use Section 8 rent standards. NRHA will also explore the conversion to project-based vouchers through the Section 18 disposition process to facilitate significant renovation utilizing Low Income Housing Tax Credits. These actions will provide stronger rental revenues for converted projects that will support renovation and also the current and long-term operational needs. Beginning in FY2021, NRHA will seek this type of conversion for Broad Creek V Robert Partrea Midrise and Sykes Midrise. In FY 2023, NRHA will seek the conversion of Eulalie Bobbitt Midrise and Hunter Square Midrise.

Disposition Activity
1a. Development name: Robert Partrea Midrise
1b. Development (project) number: <b>VA0006000018</b>
2. Activity type: Disposition
3. Application status – <b>to be submitted.</b>
4. Date application approved, submitted, or application approved: <b>FY2021</b>
5. Number of units affected: <b>114</b>
6. Coverage of action – <b>Complete</b>
7. Timeline for activity:
a. Actual or projected start date of activity: <b>FY 2021</b>
b. Projected end date of activity: <b>TBD</b>
Disposition Activity
1a. Development name: Hunter Square
1b. Development (project) number: <b>VA0006000019</b>
2. Activity type: Disposition
3. Application status – <b>to be submitted.</b>
4. Date application approved, submitted, or application approved: <b>FY2023</b>
5. Number of units affected: <b>91</b>
6. Coverage of action – <b>Complete</b>
7. Timeline for activity:
a. Actual or projected start date of activity: <b>FY2023</b>
b. Projected end date of activity: <b>TBD</b>

Disposition Activity
1a. Development name: Eulalie Bobbitt Midrise
1b. Development (project) number: <b>VA0006000020</b>
2. Activity type: Disposition



3. Application status – <b>to be submitted.</b>
4. Date application approved, submitted, or application approved: <b>FY2023</b>
5. Number of units affected: <b>84</b>
6. Coverage of action – <b>Complete</b>
7. Timeline for activity:
a. Actual or projected start date of activity: <b>FY2023</b>
b. Projected end date of activity: <b>TBD</b>

<b>Disposition Activity</b>
1a. Development name: Sykes Midrise
1b. Development (project) number: <b>VA0006000021</b>
2. Activity type: Disposition
3. Application status – <b>to be submitted.</b>
4. Date application approved, submitted, or application approved: <b>FY2021</b>
5. Number of units affected: <b>84</b>
6. Coverage of action – <b>Complete</b>
7. Timeline for activity:
a. Actual or projected start date of activity: <b>FY2021</b>
b. Projected end date of activity: <b>TBD</b>

<b>Disposition Activity</b>
1a. Development name: Broad Creek V
1b. Development (project) number: <u>VA0060000085</u>
2. Activity type: Disposition for RAD 75/25 Conversion
3. Application status – <b>to be submitted.</b>
4. Date application approved, submitted, or application approved: <b>FY2021</b>
5. Number of units affected: <b>50 (38 units- RAD conversion, 12 units- Section 18 Disposition)</b>
6. Coverage of action – <b>25% - other 75% RAD conversion</b>
7. Timeline for activity:
a. Actual or projected start date of activity: <b>FY2021</b>
b. Projected end date of activity: <b>TBD</b>

### **B3. Civil Rights Certification**

- **Item added as attachment to Annual Plan**

#### **B4. Most Recent Fiscal Year Audit**

- **There were not findings of the most recent audit; Item added as attachment to the Annual Plan**

#### **B5. Progress Report**

NRHA and the City of Norfolk are partnering to break the cycle of intergenerational poverty by rebuilding the area now known as the St. Paul's area to improve resilience of both human capital and environment. This redevelopment will not only seek to transform the physical structures in the St. Paul's area but also the lives of the families currently residing there. The St. Paul's Area is broadly defined as the area from St. Paul's Boulevard on the west, Virginia Beach Boulevard on the north, Tidewater Drive on the east and City Hall Avenue on the south. The area includes three public housing communities; Young Terrace (746 units), Calvert Square (310 units), and Tidewater Gardens (618 units).

The broad goal will be to coordinate the physical transformation with a comprehensive approach to the needs of people that includes comprehensive case management and services in the areas of education, jobs, health and wellness. Currently the vast majority of the housing units in this area are located in the three public housing communities. The area has a very high concentration of poverty. Tidewater Gardens, Young Terrace and Calvert Square provide critically needed housing for families with extremely low household incomes. However, the impact of the concentration of 1,674 low-income households in three obsolete public housing sites, dating from 1954-57, needs to be addressed so that families are provided better housing choices and opportunities for lifelong success. Tidewater Gardens and Calvert Square also suffer regular flooding. Although the three communities are adjacent to the vibrant downtown area, they are economically and functionally isolated. The impact of poverty goes well beyond housing. NRHA and the City will be implementing a holistic community initiative that includes improved educational opportunities, mixed-income housing, youth and adult development programs, employment with livable wages job training, health and wellness programs and commercial investment that responds to the input received from residents at community meetings.

The transformation of the St. Paul's Area will require the Tidewater Gardens, Young Terrace, and Calvert Square communities to be demolished and redeveloped. This physical transformation will be phased over many years, providing time for the City and NRHA to implement a human services transformation plan to prepare residents for the physical redevelopment of the area.

The human services plan, to be known as "People First," will assist residents in locating, securing and successfully utilizing the rental assistance. Residents seeking to stay in the redevelopment community will have an opportunity to do so but may need to move to another unit during demolition and construction. NRHA and the City will also deploy *Build First* and *Build Early* strategies that provide critically needed affordable housing for Norfolk residents. The success and pace of relocation will be evaluated regularly with reports to the NRHA Board of Commissioners.

In partnership with the City, NRHA will seek approval from HUD's Special Application Center (SAC) for the phased demolition and disposition of Tidewater Gardens, Young Terrace, and Calvert Square public housing communities. The phases will be identified as part of the application and specify when relocation would begin for each specific phase.

While the target for the submission of a phased demolition/disposition application for Tidewater Gardens is during the Annual Plan period of July 2018 through June 2019, this action requires the NRHA Board of Commissioners to approve a resolution to authorize the submission. The NRHA Board of Commissioners will consider this action only after the following steps have been completed:

- Identification of demolition phases and sequencing for Tidewater Gardens;
- Development, review and approval of a HUD-required resident relocation plan;

- Completion of all environmental review requirements;
- Holding of at least two meetings with community residents to explain the rights of all residents living in Tidewater Gardens;
- Funding and commencement of "People First" human development case management services; and
- Development, review and approval of a preliminary conceptual redevelopment plan for the St. Paul's area that includes descriptions of the target housing mix, land uses, storm water and infrastructure plans and community amenities envisioned.

The City of Norfolk and NRHA will collaborate to develop and refine the physical redevelopment plan for the area. In August 2018, a master plan for the Tidewater Gardens area developed in consultation with the community was presented as part of the City's and NRHA's Choice Neighborhood Initiative (CNI) grant submittal. That plan was developed over the summer through extensive meetings with a goal to achieve a balanced mixed income community that provides replacement units for a portion of the units that will be demolished, additional affordable units and market rate units. The redevelopment of the area will include the construction of replacement units and new affordable units using low income housing tax credits (LIHTC), debt financing and the provision of HUD rental assistance in the context of a sustainable new mixed income community. To provide assisted housing to replace units demolished, NRHA will use both "place-based" and mobility strategies. For the "place-based" strategy, NRHA will work with the City of Norfolk and other partners to provide new housing on site, as well as, construction of new units near site. The new housing will be built and operated privately and will be directed by a master plan to be developed and adopted by the City of Norfolk. NRHA and the City have applied for a Choice Neighborhoods Initiative (CNI) implementation grant as part of the St. Paul's area redevelopment effort. The CNI program assists communities transform neighborhoods by revitalizing severely distressed public housing and catalyzing critical improvements in the neighborhood, including housing, community amenities, human services and schools.

In concert with "place-based" efforts, NRHA will employ a mobility strategy to assist families currently residing in one of the three communities that choose to seek private housing outside of the St. Paul's area. The mobility strategy can provide residents with greater opportunities to move to low poverty areas. The mobility strategy may include:

- Mobility counseling and other supportive services to assist residents in successfully finding new housing meeting their needs and making the transition to the Section 8 program;
- Landlord outreach and education regarding the Section 8 program to expand the availability of quality affordable housing participating in the Section 8 program; and
- Support of private development of quality affordable housing throughout Norfolk that will accept housing choice vouchers.

### **Guiding Principles**

The scope of the St. Paul's project is immense. As such, it will be essential to respect and recognize the needs of each individual resident. To that end, NRHA will undertake this effort in adherence with the following guiding principles:

- Community redevelopment decisions shall be family-focused and family priorities will be paramount in service delivery and relocation decisions;
- Honoring the housing choices of families affected by the redevelopment of their communities shall be the highest priority;
- Collaborative partnerships shall be pursued to implement a human development plan that will include high quality supportive services in the areas of employment, education, public safety, housing services and health;
- Economic development benefits can mitigate costs but not outweigh family-focused decision making;
- Revitalization strategies shall strive to have positive impacts on surrounding neighborhoods; and
- Decision making will reflect continuous input, transparency and feedback from residents and all other stakeholders.

**B6. Resident Advisory Board (RAB) Comments**

- Item added as attachment to Annual Plan

**B7. Certification by State or Local Official**

- Item added as attachment to Annual Plan



## C1. Capital Improvements

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

### Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name: Norfolk Redevelopment & Housing Authority		Locality (City/County & State)				
PHA Number: VA005		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No: )				
A.	Development Number and Name	Work Statement for Year 1 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	AUTHORITY-WIDE	\$2,286,751.00	\$1,605,219.43	\$945,219.43	\$945,219.43	\$1,476,820.43
	TIDEWATER PRK (VA005000002)	\$2,368,000.00	\$1,600,000.00	\$2,000,000.00	\$1,000,000.00	\$150,000.00
	YOUNG PARK (VA006000010)	\$660,000.00	\$458,888.22	\$808,888.22	\$1,008,888.22	\$108,888.22
	CALVERT (VA006000011)	\$557,505.00	\$582,100.71	\$1,004,650.71	\$1,019,650.71	\$2,056,434.71
	DIGGS PRK (VA006000006)	\$114,000.00	\$377,249.10	\$2,899.10	\$2,899.10	\$102,899.10
	ROBERT PARTREA (VA006000018)	\$970,000.00	\$384,929.07	\$462,929.07	\$762,929.07	\$612,929.07
	HUNTERSVILLE (VA006000019)	\$545,249.00	\$581,251.33	\$322,251.33	\$632,251.33	\$1,677,416.33
	EULALIE BOBBITT (VA006000020)	\$616,000.00	\$361,634.10	\$326,634.10	\$921,634.10	\$872,234.10
	SYKES (VA006000021)	\$460,000.00	\$372,816.45	\$612,816.45	\$632,816.45	\$163,366.45
	OARLEAF PARK (VA006000012)	\$1,540,000.00	\$925,911.59	\$1,513,711.59	\$1,013,711.59	\$779,011.59

Form HUD-50075.2(4/2008)

**Civil Rights Certification**  
**(Qualified PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 02/29/2016

**Civil Rights Certification**

**Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Norfolk Redevelopment and Housing Authority

VA006

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Michael Clark

Interim Executive Director

Signature

Date



04/13/2023



## INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners  
Norfolk Redevelopment and Housing Authority:

### *Report on the Audit of the Financial Statements*

#### *Opinions*

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Norfolk Redevelopment and Housing Authority, (the "Authority"), as of and for the year ended June 30, 2022 and the related notes to the financial statements, which collectively comprise the Norfolk Redevelopment and Housing Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Norfolk Redevelopment and Housing Authority, as of June 30, 2022, and the respective changes in financial position, and, where applicable, cash flows, thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Norfolk Redevelopment and Housing Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### *Emphasis of Matter*

As discussed in Note 1x to the financial statements, the Authority adopted new accounting guidelines as detailed in GASB 87 - Leases, during the fiscal year ended June 30, 2022. Our opinions are not modified with respect to this matter.

#### *Responsibilities of the Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise of Norfolk Redevelopment and Housing Authority's basic financial statements. The accompanying combining and individual nonmajor fund financial statements and schedule of expenditures of federal awards, as required by Title 2 U.S. Code of *Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### **Other Information**

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with Government Auditing Standards, we have also issued our report dated March 28, 2023 on our consideration of Norfolk Redevelopment and Housing Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Norfolk Redevelopment and Housing Authority's internal control over financial reporting and compliance.

Toms River, New Jersey *Imp, Perry and Company LLP*  
March 28, 2023



#### **C1. Resident Advisory Board (RAB) Comments**

##### **Recommendations of the Resident Advisory Board (RAB)**

The Resident Advisory Board (RAB) review process began in January 2023 to discuss with staff the proposed changes, amendments and updates that are included in this plan. Review sessions were held virtually with individual members. The RAB was versed on all major changes to the plan. The recommendation of the RAB was unanimously in support of the approval of the FY2024 Annual and 2021-2025 Five-Year plan.

Comments from the RAB included fair and equitable inclusion of programs and policies that provide greater opportunities for self-sufficiency and economic inclusion for residents as well as minority and women-owned businesses, more resources allocated to addressing repairs and modernization in assisted units and better communication strategies with the PHA. The RAB also lobbied for more programs to meet the needs of seniors and families, especially those with children who require intensive clinical services and those who seek homeownership opportunities.

The RAB recommended approved of the FY2024 Annual and Five-Year Plan (2021-2025).

#### **C4. Challenge Elements**

No challenges stated during the public hearing related to the PHA Annual Plan.

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Dr. Larry H. Filer II, the City Manager  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Norfolk Redevelopment and Housing Authority PHA  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
Impediments (AI) to Fair Housing Choice of the

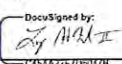
City of Norfolk  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

1. Increase availability of decent, safe and affordable housing. 2. Improve quality of low income public housing program. 3. Improve the overall quality of the Housing Choice Voucher program. 4. Increase assisted housing choices. 5. Improve community quality of life and economic vitality. 6. Promote self-sufficiency and asset development of families and individuals.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Dr. Larry H. Filer II	Title City Manager
Signature 	Date 4/3/2023   2:35 PM PDT

**Certifications of Compliance with  
PHA Plan and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning July 1, 2023, in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);



- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
  12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
  13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
  16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
  21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
  22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Norfolk Redevelopment and Housing Authority

va006

PHA Name

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2024

☐ 5-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director

Michael Clark

Signature

Name Board Chairman

Donald Musacchio

Signature

Date





9529

## Commissioners' Resolution

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**Commissioners' Meeting Date: April 13, 2023**

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**Title: Resolution Approving Norfolk Redevelopment and Housing Authority's Fiscal Year 2024 Annual Plan for Public and Assisted Housing and Authorizing Submission to the US Department of Housing and Urban Development**

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**Resolution:**

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

WHEREAS, the PHA Plan has been prepared with input from the Authority's public and assisted housing residents, has been made available for public inspection and has been the subject of a public hearing held March 16, 2023 at which public comment was invited; and;

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

NOW, THEREFORE, BE IT RESOLVED that:

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

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**Commissioners' Action:**

Moved by: Suzanne Puryear	Seconded by: Amy Chudzinski	( <input checked="" type="checkbox"/> ) Approved ( <input type="checkbox"/> ) Disapproved	Certified by: 
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