



PUBLIC HOUSING AUTHORITY PLAN 2025

FIVE-YEAR PLAN, FISCAL YEARS (FY) 2023- 2027,
ANNUAL PLAN FOR FISCAL YEAR (FY) 2025

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NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

PUBLIC HOUSING AUTHORITY PLAN

FIVE YEAR PLAN, FISCAL YEAR(S) 2023 - 2027

ANNUAL PLAN FOR FY 2025 (JULY 1, 2024 TO JUNE 30, 2025)

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 **Rolling Five-Year Plan** that is submitted on a rolling basis and updated per 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 agency plan. NRHA is the PHA responsible for the Low-Income Public Housing (LIPH) and Housing Choice Voucher(HCV) programs for residents and tenants 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 July 1, 2023 to June 30, 2027; and the draft annual plan covers the period July 1, 2024 to June 30, 2025.** Both plans include information on NRHA's Low-income Public Housing (LIPH), Housing Choice Voucher (HCV), Project-Based Voucher (PBV), Rental Assistance Demonstration (RAD), state Supported Vouchers 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 **Joni Anderson, NRHA's Administrative Analyst, by phone at (757) 314-1678**, or by email at janderson@nrha.us for further information. The plan will be submitted to HUD by **April 18, 2024**.



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 tirelessly 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

Quality Housing Opportunities for All: NRHA is committed to providing a continuum of housing options for households of all incomes seeking housing.

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.

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.

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 how 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.

Core Values:

- Accountability
- Customer Service
- Excellence
- Innovation
- Teamwork

RESIDENT ADVISORY BOARD

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

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



The Resident Advisory Board (RAB) strives to reflect and represent the residents served by the 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

NRHA is headed by a Board of seven commissioners, appointed by Norfolk City Council, who are responsible for determining policy and direction of the agency. 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.



ALPHONSO ALBERT

CHAIRMAN



SUZANNE PURYEAR

VICE CHAIRMAN



TERREON CONYERS

BOARD MEMBER



ELBERT LOUIS

BOARD MEMBER



AMY CHUDZINSKI

BOARD MEMBER



PHILLIP C. SMITH,
M.D., PH.D.

BOARD MEMBER



EARL P. FRALEY JR.

BOARD MEMBER

Executive Director

As the executive leader within NRHA, Executive Director, Nathan F. Simms Jr guides the Executive Team and plans, organizes, and executes the organization's operations strategy. He was appointed by the board in October 2023. The Executive Director and four key officers of each division meet regularly to discuss and confirm operational plans, establish organization priorities, set performance standards, coordinate projects between divisions, review progress toward organization and division goals, approve new procedures and assign project and program responsibilities.



NATHAN F. SIMMS JR.
NRHA Executive Director

DISPLAY SITES

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)
- NRHA's headquarters building at 555 E. Main Street; (1st, 15th, 16th and 17th 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. 29th 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

NRHA INFORMATION

The **Norfolk Redevelopment and Housing Authority's** (NRHA, VA006) fiscal year begins in July of each year. The plan submission type(s) within this report is the Annual Plan and Five Year Rolling Plan. NRHA **administers 1,864 LIPH units and is allocated for 5,182 vouchers via its Annual Contributions Contract (ACC). However, 4,289 vouchers are currently issued, which are as follows: 4,289 tenant-based vouchers, 52 Mainstream Vouchers, 168 Veteran Affairs Supportive Housing vouchers (VASH), 225 Near Elderly Disabled(NED) vouchers, 63 Emergency Housing Vouchers and an allocation of 70 SRAP Certificates. As of November 2023, NRHA currently has 898 project-based vouchers, and 586 RAD project-based vouchers. The mission of NRHA is to provide quality housing opportunities that foster sustainable mixed-income communities.**

Transformation of NRHA-Owned Properties

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 property development activities to achieve the transformation of its assisted housing communities and make the best usage of its allocation of project-based vouchers within the Norfolk community to serve the increased needs for affordable housing in the region. The range of strategies aimed at transforming the physical environment will include but not be limited to the

modernization of housing units; enhancements to open space and infrastructure; improvements to accessibility; demolition of selected units and the rehabilitation/construction of new units; introduction of market rate and for-sale units; acquisition and development of new units within or outside NRHA properties; complete redevelopment of its existing portfolio & additional homeownership opportunities. Strategies to transform the social environment will include: providing 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, bonds, acquisition of 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.

Norfolk Redevelopment and Housing Authority's Non-Discrimination & Accessibility Policy

It is the policy of the Norfolk Redevelopment and Housing Authority (NRHA) to provide equal housing opportunities for all qualified residents and applicants. In the selection of families for NRHA's programs, services, or activities, it is unlawful to discriminate on the grounds of race, color, gender, gender identity, religion, national origin, citizenship status, familial status, marital status, partnership status, military status, lawful occupation, sexual orientation, disability, lawful source of income, or on the grounds that a person is a victim of domestic violence, dating violence, sexual assault or stalking. Under this policy, no qualified resident, participant, or applicant will be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under NRHA's programs. This policy also prohibits retaliation.

All NRHA's properties must comply with this policy in accordance with the Fair Housing Act of 1968 (as amended by the Fair Housing Act of 1988), Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Americans with Disabilities Act (ADA) of 1990 (including the ADA Amendments Act of 2008), as well as the Commonwealth of Virginia, the Virginia Fair Housing Office, and the U. S. Department of Housing and Urban Development's (HUD) regulations governing Fair Housing and Equal Opportunity, as each may be amended. All terms, conditions, and privileges must be offered equally to all prospective residents, applicants, current housing voucher recipients, and current residents of all NRHA programs.

Qualified individuals who need communication aids, services, or other accommodations to participate in programs and activities are invited to make their needs known to the **504/ADA Coordinator, TDD: 800-545-1833.**

This can include auxiliary aids or services, materials in an alternative format, or help in completing paperwork or changes to your housing based on your disability. Contact the 504 Coordinator, Rhonda Rich at (757) 314-1679, TDD: 800-545-1833. or email rrich@nrha.us for assistance.

STATEMENT OF HOUSING NEEDS

For FY 2025, the City of Norfolk has identified several goals and outcomes to provide quality affordable housing, establish and maintain a suitable living environment, and expand economic opportunities for low-to-moderate-income persons.

NRHA in line with the City's Annual Action plan is providing the below statement of Housing Needs that provides an overview of waitlist needs in the Norfolk community:

Housing Needs of Families on the Waiting List			
Housing Choice Voucher			
	# of families	% of total families	Annual Turnover
Waiting list total	20,748	100%	5% <i>(Includes: Eligible & Ineligible applicants)</i>
Extremely low income <=30% AMI	15,517	75%	
Very low income (>30% but <=50% AMI)	3,843	19%	
Low income (>50% but <80% AMI)	1,388*	7%	
Families with children	12,653	61%	
Elderly families	42	>1%	
Families with Disabilities + Hcap	1,362	7%	
Race/ethnicity Black (Hisp & Non-Hisp)	18,234	88%	
Race/ethnicity White (Hisp & Non-Hisp)	1,903	9%	
Race/ethnicity Asian	110	>1%	
Race/ethnicity All Other	7	>1%	
Race/ethnicity Pacific	211	1%	

Housing Needs of Families on the Waiting List			
Housing Choice Voucher			
Race/ethnicity Tenant Declined	13	>1%	
Residents in NRHA Jurisdiction			
<p>Is the HCV waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Closed for families with children, Closed to ALL</p> <p>HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? JULY 12, 2022</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> However, NRHA may take applicants for the HCV waitlist for a specific population based upon preference or special program(s)</p>			

Data as of January 2024

- Includes 46 households over the AMI

Housing Needs of Families on the Waiting List			
Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	2,545	100%	

Housing Needs of Families on the Waiting List			
Public Housing			
Extremely low income <=30% AMI	2,242	88%	
Very low income (>30% but <=50% AMI)	263	10%	
Low income (>50% but <80% AMI)	40*	>1%	
Families with children	573	23%	
Elderly families	1	>1%	
Families with Disabilities + Hcap	93	>1%	
Race/ethnicity Black (Hisp & Non-Hisp)	2,148	85%	
Race/ethnicity White (Hisp & Non-Hisp)	286	11%	
Race/ethnicity Asian	9	>1%	
Race/ethnicity All Other	1	>1%	
Race/ethnicity Pacific	74	>1%	
Race/ethnicity Alaska/American Indian	26	>1%	
Race/ethnicity Tenant Declined	1	>1%	
Residents in HAPGC Jurisdiction			
Characteristics by Bedroom Size (Public Housing Only)			
0BR	4	>1%	
1BR	2016	91%	
2 BR	69	>1%	
3 BR	4	>1%	

Housing Needs of Families on the Waiting List			
Public Housing			
4 BR	107	>1%	
5 BR	12	>1%	
6+ BR	2	>1%	
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Closed for families with children, Closed to ALL</p> <p>HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)N/A</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>			

Data as of January 2024

- Includes 7 households over the AMI

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:

- The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- 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 the use of additional Capital Funds;
- Changes to the construction and rehabilitation plan for each approved RAD or HOTMA conversion; and
- 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.

Exceptions: Changes under the above definitions that are required due to HUD regulations, federal statutes, state or local laws/ordinances, or as a result of a declared national or local emergency will not be considered substantial deviation or a significant amendment/modification.

Five Year Plan Initiatives

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 two public housing communities; Young Terrace (746 units) and Calvert Square (310 units). The Tidewater Gardens community is undergoing redevelopment through a Choice Neighborhood Initiative.

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 two public housing communities. The area has a very high concentration of poverty. 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:

1. Community redevelopment decisions shall be family-focused and family priorities will be paramount in service delivery and relocation decisions;
2. Honoring the housing choices of families affected by the redevelopment of their communities shall be the highest priority;
3. 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;
4. Economic development benefits can mitigate costs but not outweigh family-focused decision making;
5. Revitalization strategies shall strive to have positive impacts on surrounding neighborhoods; and
6. 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 to the U.S. Department of Housing and Urban Development (HUD) 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 Original grant funds of \$30 million to be expended by September 25, 2025. In 2023, an additional \$10 million in CNI funding was awarded with an expenditure date of September 25, 2026.

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 the HUD CNI Grant 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 Initiatives Three Core Goals

The **CNI** program focuses on three core goals: **1)People, 2)Housing, and 3)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.
- **Housing:** Replace distressed public and assisted housing with high-quality mixed-income housing.
- **Neighborhood:** Create the conditions necessary for public and private reinvestment in distressed neighborhoods.
- .

Goal 1 (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 interrelated 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 to ensure:

- 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 is 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.

Goal 2 (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 following 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 year of 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.

Goal 3 (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 expenditure of the original \$30 million grant by September 25, 2025. The general schedule for the program is as follows:

- Relocation - 2019-2022
- Demolition - 2020-2023
- Infrastructure - 2021-2026
- Blue/Greenway - 2024-2026
- Housing construction - 2021-2026

More information on the Tidewater Gardens Choice Neighborhoods Initiative (CNI) project can be found at: 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 to 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."*

In FY 2025, NRHA will initiate work with the Young Terrace and Calvert Square communities to address issues each community faces and to begin the process of master plans for the communities. 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. 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 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, including the potential for Choice Neighborhood Initiative funding.
- 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 Housing Choice Vouchers through the Rental Assistance Demonstration Program (RAD) and the Housing Opportunity Through Modernization Act (HOTMA)

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 special targeted households,

such as persons with disabilities, elderly, homeless, or veterans. This is another selected tool for NRHA, along with RAD, that will allow NRHA to convert public housing to project-based voucher assistance to access private funding and more easily use different funding methods to renovate and modernize existing public housing units.

The following conversion activities have taken place within the past 6 years. 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. The conversions are still in process.

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 FY2025 and the Eulalie Bobbitt and Hunter Square midrises in FY2026.

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

Development 14: Robert Partrea			
Public Housing Development	PIC Development ID: VA006000018	Conversion Type: PBV	Transfer of Assistance: N/A
Total Units: 114	Pre-RAD Unit Type: Senior	Post RAD Unit Type if Different-N/A	Capital Funds allocation of Development: \$289,357
Bedroom Type	Number of Units Pre-Conversion	Number of Unites Post-Conversion	Change in Number of Units per Bedroom type and why
One Bedroom	102	102	0
Two Bedroom	12	12	0
<i>Total</i>	<i>114</i>	<i>114</i>	<i>0</i>

Development 15: Hunters Square (Huntersville)			
Public Housing Development	PIC Development ID: VA006000019	Conversion Type: PBV	Transfer of Assistance: N/A
Total Units: 91	Pre-RAD Unit Type: Senior	Post RAD Unit Type if Different-N/A	Capital Funds allocation of Development: \$229,935
Bedroom Type	Number of Units Pre-Conversion	Number of Unites Post-Conversion	Change in Number of Units per Bedroom type and why
One Bedroom	83	83	0
Two Bedroom	8	8	0
<i>Total</i>	<i>91</i>	<i>91</i>	<i>0</i>
Development 16: Eulalie Bobbitt			
Public Housing Development	PIC Development ID: VA006000020	Conversion Type: PBV	Transfer of Assistance: N/A
Total Units: 84	Pre-RAD Unit Type: Senior	Post RAD Unit Type if Different-N/A	Capital Funds allocation of Development: \$214,028
Bedroom Type	Number of Units Pre-Conversion	Number of Unites Post-Conversion	Change in Number of Units per Bedroom type and why
One Bedroom	74	74	0
Two Bedroom	10	10	0
<i>Total</i>	<i>84</i>	<i>84</i>	<i>0</i>
Development 17: Sykes			
Public Housing Development	PIC Development ID: VA006000021	Conversion Type: PBV	Transfer of Assistance: N/A
Total Units: 84	Pre-RAD Unit Type: Senior	Post RAD Unit Type if Different-N/A	Capital Funds allocation of Development: \$213,060
Bedroom Type	Number of Units Pre-Conversion	Number of Unites Post-Conversion	Change in Number of Units per Bedroom type and why
One Bedroom	77	77	0
Two Bedroom	7	7	0
<i>Total</i>	<i>84</i>	<i>84</i>	<i>0</i>

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

Highlights of Final Rule Implementing Sections 102, 103, 104 of HOTMA for NRHA

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

and participating jurisdictions. The requirements of the Final Rule are outlined below but are contingent on the following updates that are currently in process with HUD:

- NRHA recognizes that there are **significant changes** to calculations and the introduction of new action types and fields require revisions to the form 50058 & IMS/PIC cannot be altered to accommodate the new form 50058.
- As of HUD February 1, 2024, HUD is still in the process of replacing IMS/PIC with the Housing Information Portal (HIP). **See PIH Notice 2023-27**

The Housing Authority has implemented Section 103 public housing over income policies as applicable in June 14, 2023.

Effective as of March 2024, HUD's new reporting system of record (HIP) is not operational. HIP will replace the PIC submission process for any housing authority that submits information to HUD. NRHA cannot fully implement HOTMA Sections 102 and 104, until its system of record completes migration to HIP. Proposed updates to Sections 102 and 104 are proposed to be enacted by expeditiously and will be updated in NRHA's Administrative Plan and ACOP accordingly.

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.

- *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:

- Amounts received from Medicaid or other state/local programs meant to keep a family member with a disability living at home
- Veterans' aide and attendant care
- 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.

Effective Dates of HOTMA Updates for Section 102 will be in accordance with HOTMA & HIP implementation for the HCV and Public Housing program.

Section 103: Public Housing Over-Income Families

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.

Approved Revisions to the Public Housing Over-Income Families are as follows:

Over Income Policy

Section 103 of The Housing Opportunity Through Modernization Act of 2016 (HOTMA) creates new income limitations - and related procedures - for public housing families who become over-income after admission.

HUD has implemented the over-income provisions by creating two new sections in the public housing regulations:

- 24 CFR part 960.507 – Families exceeding the income limit
- 24 CFR part 960.509 – Lease requirements for non-public housing over-income families.

Once a family is first identified as over-income in a regular or interim income examination, they must do reexaminations annually to determine if they remain over income. Families paying a flat rent who may

normally have an income reexamination once every three years, would instead move to an annual schedule.

The policy allows a 24-month grace period. After the 24-month grace period, NRHA will allow over-income families to continue to live in a public housing unit paying an alternative rent and signing a non-public housing lease. These over income households are no longer public housing program participants, not required to comply with community service and self-sufficiency requirements and may no longer participate in the following programs:

- Public housing resident councils.
- Programs for low-income or public housing participants, or
- Receive assistance such as utility allowances from NRHA.

During the 24 consecutive month grace period, and in the period, a family will continue to be a public housing program participant.

The family will continue to:

- Pay their current rent choice amount of income-based or flat rent, or the prorated rent for mixed families
- Follow all program requirements including the Community Service Activities or Self-Sufficiency Work Activities requirements, and
- Maintain all rights as a public housing program participant, including requesting an interim income examination.

If it is determined in an interim or regular reexamination that a family's income has fallen below the over-income limit at any time during the 24 consecutive month grace period:

- The family's status as a public housing program participant remains unchanged, and
- NRHA can return to regular income reexamination periods for the family

In the event the family becomes over-income again, the family would be entitled to a new 24 consecutive month grace period.

Calculating Income for Over Income Households

The over-income limit is based on the family's income, and not their adjusted income.

This change must be implemented for any annual or interim income reexaminations.

NRHA must use the very low-income limit to calculate income.

Regardless of adjustments made to the very low income (VLI) amounts, consult that table for the appropriate family size and multiply by 2.4 not 2.4%.

For example, if the very low-income limit for a family of 4 is \$49,500, multiplying that by 2.4 we find that if a family of 4 earns over \$118,800.00, they will be considered over-income and the notification process must begin.

Required Notices for Over Income Households

NRHA must give over-income families adequate notice of their change in status. Three notices are required. Each one is provided after an income examination that determines the family is over-income.

- The 1st notice is at the initial determination of over-income status.
- The 2nd notice follows at the income reexamination at the conclusion of the 1st 12-months of the grace period, and

- The 3rd notice is at the conclusion of the 24-month grace period.

All notices must be provided in writing and state the actions that will be taken as required under the NRHA over-income policy in this ACOP and, the notice must include the alternative rent amount.

Initial Notice:

When NRHA determines that a family is over-income through an annual or interim exam:

- NRHA must notify the family in writing of their over-income status within 30 days of the income examination.
- The notice must state that the family has exceeded the over-income limit and that continuing to exceed this limit for a total of 24 consecutive months will result in the NRHA following this over-income policy.
- The NRHA must afford the family an opportunity for a grievance hearing if the family disputes within a reasonable time (30 days) the NRHA determination that the family has exceeded the over-income limit.

After 12 Months – Second Notice:

NRHA must conduct an income examination 12 months after the initial over income determination, unless NRHA already determined the family's income fell below the over-income limit during an interim reexamination. So, even if the over-income status was initially determined at an interim examination, a reexamination would be scheduled for 12 months later.

- If NRHA determines that the family continues to exceed the over income limit, NRHA must provide a second notice within 30 days of the examination. This second notice informs the family that they have been over income for 12 consecutive months and, if the family continues to be over income for another 12 consecutive months, NRHA will follow this policy to charge an alternative rent as a no public housing over income (NPHOI) family.
- The second notice must also include the estimated alternative rent (as in, based on current data). NRHA must afford the family an opportunity for a grievance hearing if the family disputes within a reasonable time (30 days) NRHA's determination that the family has exceeded the over income limit.

After 24 Months – Third Notice:

NRHA must conduct an income examination 24 months after the initial over income determination, unless NRHA already determined the family's income fell below the over-income limit. If NRHA determines the family has exceeded the over-income limit for 24 consecutive months, then NRHA must provide written notification of this 24month over-income determination within 30 days of the examination.

The 3rd notice must inform the family of the over-income determination. The notice must include detailed information on the alternative rent:

- In the case of alternative rent: the notice must state that in order to remain in a public housing unit, the family must pay the alternative rent, the amount of the alternative rent, and the family must be provided a new NPHOI lease which they must sign within 60 days (or at the next lease renewal, whichever comes first).
- NRHA must afford the family an opportunity for a grievance hearing if the family disputes within a reasonable time (30 days) the NRHA's determination that the family has exceeded the over-income limit.

Alternative Non-Public Housing Rent

A remaining NPHOI family must be charged monthly rent equal to the higher of:

- The applicable fair market rent, or
- The amount of the monthly subsidy provided for the unit.

The amount of the monthly subsidy provided for the unit is determined by adding the per unit assistance provided to a public housing property as calculated through the applicable formulas for the Public Housing Capital Fund and Public Housing Operating Fund. Because these amounts vary by allocation, HUD will publish the specific amounts annually. They can be found on the HUD website on the HOTMA Updates for Public Housing page.

NRHA does not have discretion when it comes to the rent for NPHOI families.

NRHA will no longer receive a subsidy for that unit and must not conduct an annual reexamination of family income of a NPHOI family.

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.

Both the HCV and Public Housing Programs will provide guidance respectively to both programs and participants and residents upon the effective date of all applicable changes.

HUD Mandated Income Exclusions, Notice89 FR 6126 **(Applicable to all NRHA programs)**

<https://www.federalregister.gov/documents/2024/01/31/2024-01873/federally-mandated-exclusions-from-income-updated-listing>

In accordance with Notice 89 FR 6126, HUD lists sources of income specifically excluded by any Federal statute from consideration as income for purposes of determining eligibility or benefits in a HUD program.

NRHA must incorporate into its HUD programs, updated HUD regulations that provide lists of sources of income specifically excluded by any Federal statute from consideration as income for purposes of determining eligibility or benefits in a HUD program.

HUD last published a notice that listed federally mandated exclusions from consideration of income on May 20, 2014. Notice 89 FR 6126 replaces the previously published version, adds new exclusions, and removes exclusions that are now codified in HUD regulations.

In summary, for NRHA (4) four new income exclusions and updates to existing exclusions will identify where amounts are excluded from consideration as assets in HUD programs.

(1) Corrects an exception to payments, including for supportive services and reimbursement of out-of-pocket expenses, for volunteers under the Domestic Volunteer Service Act of 1973, listed as exclusion

(2) Adds the amount of any refund (or advance payment with respect to a refundable credit) issued under the Internal Revenue Code is excluded from income and assets for a period of 12 months from receipt ([26 U.S.C. 6409](#)), listed as exclusion (14);

(3) Adds allowance paid to children of certain Thailand service veterans born with spina bifida ([38 U.S.C. 1822](#)), listed as exclusion (17);

(4) Corrects the exclusion of income applicable to programs under the Native American Housing Assistance and Self-Determination Act (NAHASDA) ([25 U.S.C. 4101 et seq.](#)) to more accurately capture the language of [25 U.S.C. 4103\(9\)](#), listed as exclusion (23);

(5) Corrects that any assistance, benefit, or amounts earned by or provided to the individual development account are excluded from income, as provided by the Assets for Independence Act, as amended ([42 U.S.C. 604\(h\)\(4\)](#)), listed as exclusion (25);

(6) Corrects that the first \$2,000 of per capita payments are also excluded from assets unless the per capita payments exceed the amount of the original Tribal Trust Settlement proceeds and are made from a Tribe's private bank account in which the Tribe has deposited the settlement proceeds ([25 U.S.C. 117b\(a\)](#), [25 U.S.C. 1407](#)), listed as exclusion (26);

(7) Adds the value of, distributions from, and certain contributions to Achieving Better Life Experience (ABLE) accounts established under the ABLE Act of 2014 ([Pub. L. 113-295](#)), listed as exclusion (28); and

(8) Adds assistance received by a household from payments made under the Emergency Rental Assistance Program pursuant to the Consolidated Appropriations Act, 2021 ([Pub. L. 116-260](#)), and the American Rescue Plan Act of 2021 ([Pub. L. 117-2](#)), listed as exclusion (29).

The exclusions listed below apply to income only, except where HUD states that the exclusion also applies to assets. Actual income earned from an excluded asset may be included in income if it is not deposited into an account that is disregarded and excluded under one of the below authorities. If an amount is in an excluded account, like an Independent Development Account or an ABL account, then the statute or the regulations associated with that income/asset exclusion will dictate what portion of the income earned off the amount, if any, is to be included in the family's income. Please note that exclusions (13) and (23) have provisions that apply only to specific HUD programs):

(1) The value of the allotment provided to an eligible household under the Food Stamp Act of 1977 (7 U.S.C. 2017(b)). This exclusion also applies to assets;

(2) Payments, including for supportive services and reimbursement of out-of-pocket expenses, for volunteers under the Domestic Volunteer Service Act of 1973 (42 U.S.C. 5044(f)(1), 42 U.S.C. 5058), are excluded from income except that the exclusion shall not apply in the case of such payments when the Chief Executive Officer of the Corporation for National and Community Service appointed under 42 U.S.C. 12651c determines that the value of all such payments, adjusted to reflect the number of hours such volunteers are serving, is equivalent to or greater than the minimum wage then in effect under the Fair Labor Standards Act of 1938 (29 U.S.C. 201

et seq.) or the minimum wage, under the laws of the State where such volunteers are serving, whichever is the greater (42 U.S.C. 5044(f)(1)). This exclusion also applies to assets;

(3) Certain payments received under the Alaska Native Claims Settlement Act (43 U.S.C. 1626(c)). This exclusion also applies to assets;

(4) Income derived from certain submarginal land of the United States that is held in trust for certain Indian tribes (25 U.S.C. 5506). This exclusion also applies to assets;

(5) Payments or allowances made under the Department of Health and Human Services' Low-Income Home Energy Assistance Program (42 U.S.C. 8624(f)(1)). This exclusion also applies to assets;

(6) Income derived from the disposition of funds to the Grand River Band of Ottawa Indians (Pub. L. 94-540, section 6). This exclusion also applies to assets;

(7) The first \$2000 of per capita shares received from judgment funds awarded by the National Indian Gaming Commission or the U.S. Claims Court, the interests of individual Indians in trust or restricted lands, and the first \$2000 per year of income received by individual Indians from funds derived from interests held in such trust or restricted lands. This exclusion does not include proceeds of gaming operations regulated by the Commission (25 U.S.C. 1407-1408). This exclusion also applies to assets;

(8) Amounts of student financial assistance funded under title IV of the Higher Education Act of 1965 (20 U.S.C. 1070), including awards under Federal work-study programs or under the Bureau of Indian Affairs student assistance programs (20 U.S.C. 1087uu). For section 8 programs only (42 U.S.C. 1437f), any financial assistance in excess of amounts received by an individual for tuition and any other required fees and charges under the Higher Education Act of 1965 (20 U.S.C. 1001

et seq.), from private sources, or an institution of higher education (as defined under the Higher Education Act of 1965 (20 U.S.C. 1002)), shall not be

considered income to that individual if the individual is over the age of 23 with dependent children (Pub. L. 109-115, section 327) (as amended)

(9) Payments received from programs funded under Title V of the Older Americans Act of 1965 (42 U.S.C. 3056g);

(10) Payments received on or after January 1, 1989, from the Agent Orange Settlement Fund (Pub. L. 101-201) or any other fund established pursuant to the settlement in

In Re Agent Orange Product Liability Litigation,

M.D.L. No. 381 (E.D.N.Y.). This exclusion also applies to assets;

(11) Payments received under the Maine Indian Claims Settlement Act of 1980 (Pub. L. 96-420 section 9(c)). This exclusion also applies to assets;

(12) The value of any child care provided or arranged (or any amount received as payment for such care or reimbursement for costs incurred for such care) under the Child Care and Development Block Grant Act of 1990 (42 U.S.C. 9858q);

(13) Earned income tax credit (EITC) refund payments [1]

received on or after January 1, 1991, for programs administered under the United States Housing Act of 1937, title V of the Housing Act of 1949, section 101 of the Housing and Urban Development Act of 1965, and sections 221(d)(3), 235, and 236 of the National Housing Act (26 U.S.C. 32(l)). This exclusion also applies to assets;

(14) The amount of any refund (or advance payment with respect to a refundable credit) issued under the Internal Revenue Code is excluded from income and assets for a period of 12 months from receipt (26 U.S.C. 6409);

(15) Payments by the Indian Claims Commission to the Confederated Tribes and Bands of the Yakima Indian Nation or the Apache Tribe of the Mescalero Reservation (Pub. L. 95-433 section 2). This exclusion also applies to assets;

(16) Allowances, earnings and payments to AmeriCorps participants under the National and Community Service Act of 1990 (42 U.S.C. 12637(d));

(17) Any allowance paid to children of Vietnam veterans born with spina bifida (38 U.S.C. 1802-05), children of women Vietnam veterans born with certain birth defects (38 U.S.C. 1811-16), and children of certain Korean and Thailand service veterans born with spina bifida (38 U.S.C. 1821-22) is excluded from income and assets (38 U.S.C. 1833(c)).

(18) Any amount of crime victim compensation that provides medical or other assistance (or payment or reimbursement of the cost of such assistance) under the Victims of Crime Act of 1984 received through a crime victim assistance program, unless the total amount of assistance that the applicant receives from all such programs is sufficient to fully compensate the applicant for losses suffered as a result of the crime (34 U.S.C. 20102(c)). This exclusion also applies to assets;

(19) Allowances, earnings, and payments to individuals participating in programs under the Workforce Investment Act of 1998 reauthorized as the Workforce Innovation and Opportunity Act of 2014 (29 U.S.C. 3241(a)(2));

(20) Any amount received under the Richard B. Russell School Lunch Act (42 U.S.C. 1760(e)) and the Child Nutrition Act of 1966 (42 U.S.C. 1780(b)), including reduced-price lunches and food under the Special Supplemental Food Program for Women, Infants, and Children (WIC). This exclusion also applies to assets;

(21) Payments, funds, or distributions authorized, established, or directed by the Seneca Nation Settlement Act of 1990 (Pub. L. 101-503 section 8(b)). This exclusion also applies to assets;

(22) Payments from any deferred U.S. Department of Veterans Affairs disability benefits that are received in a lump sum amount or in prospective monthly amounts (42 U.S.C. 1437a(b)(4));

(23) Any amounts (i) not actually received by the family, (ii) that would be eligible for exclusion under 42 U.S.C. 1382b(a)(7), and (iii) received for service-connected disability under 38 U.S.C. chapter 11 or dependency and indemnity compensation under 38 U.S.C. chapter 13 (25 U.S.C. 4103(9)(C)) as provided by an amendment by the Indian Veterans Housing Opportunity Act of 2010 (Pub. L. 111-269 section 2) to the definition of income applicable to programs under the Native American Housing Assistance and Self-Determination Act (NAHASDA) (25 U.S.C. 4101

et seq.);

(24) A lump sum or a periodic payment received by an individual Indian pursuant to the Class Action Settlement Agreement in the case entitled

Elouise Cobell et al.

v.

Ken Salazar et al.,

816 F.Supp.2d 10 (Oct. 5, 2011 D.D.C.), for a period of one year from the time of receipt of that payment as provided in the Claims Resolution Act of 2010 (Pub. L. 111-291 section 101(f)(2)). This exclusion also applies to assets;

(25) Any amounts in an "individual development account" are excluded from assets and any assistance, benefit, or amounts earned by or provided to the individual development account are excluded from income, as provided by the Assets for Independence Act, as amended (42 U.S.C. 604(h)(4));

(26) Per capita payments made from the proceeds of Indian Tribal Trust Settlements listed in IRS Notice 2013-1 and 2013-55 must be excluded from annual income unless the per capita payments exceed the amount of the original Tribal Trust Settlement proceeds and are made from a Tribe's private bank account in which the Tribe has deposited the settlement proceeds. Such amounts received in excess of the Tribal Trust Settlement are included in the gross income of the members of the Tribe receiving the per capita payments as described in IRS Notice 2013-1. The first \$2,000 of per capita payments are also excluded from assets unless the per capita payments exceed the amount of the original Tribal Trust Settlement proceeds and are made from a Tribe's private bank account in which the Tribe has deposited the settlement proceeds (25 U.S.C. 117b(a), 25 U.S.C. 1407);

(27) Federal assistance for a major disaster or emergency received by individuals and families under the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Pub. L. 93-288, as amended) and comparable disaster assistance provided by States, local governments, and disaster assistance organizations (42 U.S.C. 5155(d)). This exclusion also applies to assets;

(28) Any amount in an Achieving Better Life Experience (ABLE) account, distributions from and certain contributions to an ABLE account established under the ABLE Act of 2014 (Pub. L. 113-295.), as described in Notice PIH 2019-09/H 2019-06 or subsequent or superseding notice is excluded from income and assets; and

(29) Assistance received by a household under the Emergency Rental Assistance Program pursuant to the Consolidated Appropriations Act, 2021 (Pub. L. 116-260, section 501(j)), and the American Rescue Plan Act of 2021

(Pub. L. 117-2, section 3201). This exclusion also applies to assets.

Demolition and Disposition Activity

Young and Calvert Square Demo / Disposition

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 the former Tidewater Gardens community that is currently undergoing redevelopment through a Choice Neighborhoods Initiative. 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 is within a 100-year flood area and 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 broad goal for the area is a transform the communities into new mixed income housing 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 community-informed master planning, many years of implementation, including the participation of citizens, public regulatory agencies and private investors.

In FY2025, NRHA will begin the master planning effort for Young Terrace and Calvert Square to build upon the CNI effort at Tidewater gardens site. It is anticipated, the master planning work will lead to future phased demolition and disposition request to HUD within the next five years.

The following tables summarize plan actions and provide demolition/disposition activity descriptions:

Demolition/Disposition Activity Description	
1.a Development name:	Young
1.b Development (project) number:	VA006-10
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:	To be submitted
4. Date application approved, submitted, or application approved:	To be determined (TBD)
5. Number of units affected:	Demolition and disposition of approximately 746 units
6. Coverage of action:	Complete
7. Timeline for activity:	TBD
a. Actual or projected start date of activity:	TBD
b. Projected end date of activity:	TBD

Calvert Square

NRHA will has initiated planning process for Calvert Square and Young Terrace in FY2025. Timelines will be established through the planning process.

Demolition/Disposition Activity Description	
1.a Development name:	Calvert Square
1.b Development (project) number:	VA006000011
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:	To be submitted
4. Date application approved, submitted, or application approved:	TBD
5. Number of units affected:	Demolition and disposition of approximately 310 units
6. Coverage of action:	Complete
7. Timeline for activity:	TBD
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 FY2025. 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	
1.a Development name:	Grandy Village
1.b Development (project) number:	VA006-08
2. Activity type:	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:	Additional Partial Disposition Application to be submitted FY2025

4. Date application approved, submitted, or application approved:	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:	FY2025
b. Projected end date of activity:	TBD

Diggs and Oakleaf (Digs Town Phase II)

NRHA converted 222 units at Diggs Town (Phase I) to Project Based Voucher assistance through a RAD conversion/LIHTC renovation.

However, NRHA has not been successful in the renovation of the remaining 103 units (Diggs Phase II). The Diggs Phase II project proved financially infeasible. Oakleaf Forest is NRHA's oldest community. NRHA continues to undertake capital projects in Diggs and Oakleaf to address aging systems and needs. As NRHA continues to pursue repositioning and redevelopment the units at Oakleaf and Diggstown will require a review and consideration. To that end, NRHA will pursue master planning effort for the

repositioning/ redevelopment of the Oakleaf and Diggs Town public housing units. Master Planning work will utilize the same goals established for the St. Paul's planning efforts. It is anticipated, the master planning work will lead to future phased demolition and disposition request to HUD.

Demolition/Disposition Activity Description	
1.a Development name:	Diggs Town Phase II
1.b Development (project) number:	VA006000006
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:	To be submitted FY 2025
4. Date application approved, submitted, or application approved:	TBD
5. Number of units affected:	Demolition of 103 units
6. Coverage of action:	Complete
7. Timeline for activity:	TBD
a. Actual or projected start date of activity:	TBD
b. Projected end date of activity:	TBD

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

NRHA is in the process of 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	
1.a Development name:	Marshall Manor (MM) II
1.b 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 FY2025
5. Number of units affected:	56 Units
6. Coverage of action:	Complete
7. Timeline for activity:	
a. Actual or projected start date of activity:	Fall 2024
b. Projected end date of activity:	Fall 2027

Demolition/Disposition Activity Description	
1.a Development name:	Marshall Manor (MM) III
1.b 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 FY 2025
5. Number of units affected:	46 Units
6. Coverage of action:	Complete
7. Timeline for activity:	
a. Actual or projected start date of activity:	Fall 2024
b. Projected end date of activity:	Fall 2027

Demolition/Disposition Activity Description	
1.a Development name:	Marshall Manor (MM) IV
1.b 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:	FY2025
5. Number of units affected:	38 Units
6. Coverage of action:	Complete
7. Timeline for activity:	
a. Actual or projected start date of activity:	Fall 2024
b. Projected end date of activity:	Fall 2027

Demolition/Disposition Activity Description	
1.a Development name:	Bowling Green (BG) II
1.b 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:	Submitted awaiting HUD action
4. Date application approved, submitted, or application approved:	May 2022
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:	FY2026

Demolition/Disposition Activity Description	
1.a Development name:	Bowling Green (BG) III
1.b 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:	Submitted awaiting HUD action
4. Date application approved, submitted, or application approved:	May 2022
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:	FY 2026

Demolition/Disposition Activity Description	
1.a Development name:	Bowling Green (BG) IV
1.b 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:	FY2025
5. Number of units affected:	50 Units
6. Coverage of action:	Complete
7. Timeline for activity:	
a. Actual or projected start date of activity:	Fall 2024
b. Projected end date of activity:	Fall 2027

Moton Circle

NRHA plans to amend and revise the disposition approval for Moton Circle to facilitate development of for salehomes 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.

Demolition/Disposition Activity Description	
1.a Development name:	Moton Circle
1.b 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. Disposition application to be submitted.
4. Date application approved, submitted, or application approved:	FY2025
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:	February 2024
b. Projected end date of activity:	FY2027

Section 18 Disposition and/or Rental Assistance Demonstration

Concurrent 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 public 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 FY2024, NRHA will pursue the conversion for Robert Partrea Midrise and Sykes Midrise. In FY 2026, NRHA will seek the conversion of Eulalie Bobbitt Midrise and Hunter Square Midrise.

Disposition Activity

Disposition of approximately 10.33 acres

Disposition Activity	
1.a Development name:	Roberta Partrea Midrise
1.b Development (project) number:	VA006000018
2. Activity type:	Disposition
3. Application status:	to be submitted
4. Date application approved, submitted, or application approved:	FY2025
5. Number of units affected:	114
6. Coverage of action:	Complete

7. Timeline for activity:	
a. Actual or projected start date of activity:	FY2024
b. Projected end date of activity:	FY2027

Disposition Activity	
1.a Development name:	Hunter Square
1.b Development (project) number:	VA006000019
2. Activity type:	Disposition
3. Application status:	to be submitted
4. Date application approved, submitted, or application approved:	FY2026
5. Number of units affected:	91
6. Coverage of action:	Complete
7. Timeline for activity:	
a. Actual or projected start date of activity:	FY2025
b. Projected end date of activity:	FY2028

Disposition Activity	
1.a Development name:	Eulalie Bobbitt Midrise
1.b Development (project) number:	VA006000020
2. Activity type:	Disposition
3. Application status:	to be submitted
4. Date application approved, submitted, or application approved:	FY2026
5. Number of units affected:	84
6. Coverage of action:	Complete
7. Timeline for activity:	
a. Actual or projected start date of activity:	FY2025
b. Projected end date of activity:	FY2028

Disposition Activity	
1.a Development name:	Sykes Midrise
1.b Development (project) number:	VA006000021
2. Activity type:	Disposition
3. Application status:	to be submitted
4. Date application approved, submitted, or application approved:	FY2025
5. Number of units affected:	84
6. Coverage of action:	Complete
7. Timeline for activity:	
a. Actual or projected start date of activity:	FY2024
b. Projected end date of activity:	FY2027

Disposition Activity	
1.a Development name:	Broad Creek V
1.b Development (project) number:	VA006000085
2. Activity type:	Disposition for RAD Conversion
Disposition -	
3. Application status:	to be submitted
4. Date application approved, submitted, or application approved:	FY2027
5. Number of units affected:	50 (38 units- RAD conversion, 12 units- Section 18 Disposition)
6. Coverage of action:	Complete
7. Timeline for activity:	
a. Actual or projected start date of activity:	FY2027
b. Projected end date of activity:	FY2028

DEPARTMENT/DIVISION PRIORITIES

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
- Complete a site review and redevelopment plan for Oakleaf property.

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 in 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

- Review of conversion of the system of record
- 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 (JULY 1, 2023 TO JUNE 30, 2027)

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, 2023 to June 30, 2027.

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.

DECONCENTRATION OF POVERTY POLICY

Per the Consolidated Plan NORFOLK 41 OMB Control No: 2506-0117 (exp. 09/30/2021).

NRHA will support the city objectives over the next five years and will continue to employ strategies and housing policies that will focus on the de-concentration of poverty. This will include a holistic approach to community and neighborhood revitalization that employs the elimination of substandard housing, increase use of quality affordable housing, and increase the footprint of communities comprised of mixed incomes for long-term preservation and sustainability.

Annually, NRHA administers the Family Sufficiency Program. This program operated by NRHA combines case management, workforce development, credit repair, and homebuyer counseling with

the provision of down payment and closing cost assistance from the establishment of personal escrow accounts that result from the reservation of increased rent payments resulting from resident income growth. Participants in the Family Self Sufficiency work towards setting and obtaining future life and career goals by accomplishing specific activities and objectives.

ANNUAL GOALS (JULY 1, 2024 THROUGH JUNE 30, 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, specific to the one-year period of July 1, 2024 to June 30, 2025.

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.

2025 NORFOLK REDEVELOPMENT & HOUSING AUTHORITY

PROPOSED BUDGET

Norfolk Redevelopment & Housing Authority

Summary of FY2025 Revenue & Expenditures Proposed Budget

Project/Program	Revenue	Expenditures	Balance	Shortfall
Housing Choice Voucher (HCV) Program	\$ 50,600,221	50,718,709	(118,488)	(118,488)
HCV Single Room Occupancy Program	397,620	400,950	(3,330)	(3,330)
HCV Mainstream Program	229,386	229,386	(0)	(0)
State Rental Assistance Program	425,871	426,869	(998)	(998)
RAD & PBV Housing - North Wellington	237,660	266,286	(28,626)	(28,626)
RAD & PBV Housing - Franklin Arms	1,093,115	1,265,229	(172,114)	(172,114)
RAD & PBV Housing - Grandy Village V	169,736	245,707	(75,971)	(75,971)
RAD & PBV Housing - Grandy Village Revit V	2,887,558	3,168,899	(281,341)	(281,341)
Business Activity - Privately Managed Housing	15,400,071	10,672,202	4,727,869	-
Business Activity - City View Tower	1,667,315	2,077,197	(409,882)	(409,882)
LIPH - Low Income Public Housing	22,296,410	22,340,460	(44,050)	(44,050)
Residential Options, Inc. Housing	142,243	180,669	(38,426)	(38,426)
HOME Investment Partnerships Program	1,368,182	1,217,341	150,841	-
Capital Fund Program	10,336,315	10,336,315	0	-
HomeNet	210,000	359,891	950	-
CNI Implementation Grant	354,610	287,272	67,338	-
General Fund Program Direct Activities	651,908	619,998	31,910	-
HRV	990,991	990,991	0	-
Programs, Projects & Activities Total:	\$ 109,459,212	105,804,370	3,805,684	(1,173,226)
COCC - Administrative Operations	\$ 4,699,629	8,043,763	(3,344,133)	(3,344,133)
COCC - Development & Other Operations	1,000,000	1,430,904	(430,904)	(430,904)
COCC - Specialized Maintenance Operations	24,205	331,904	(307,699)	(307,699)
COCC - Development "entity"	200,000	769,545	(569,545)	(569,545)
COCC - Virginia Housing Capital Grant	350,000	350,000	0	0
COCC Total:	\$ 6,273,834	10,926,116	(4,652,281)	(4,652,281)
Grand Total:	\$ 115,733,047	116,730,486	(846,598)	\$ (5,825,508)
Privately Managed Housing Earnings:			\$ 4,727,869	

COCC and CVT Shortfall	\$ (4,531,045)
Reserves Needed Currently Administratively	\$ (196,824)
Seed needed for Development Activity	\$ 569,545
Reserves needed for "seed"	\$ 372,721
HCVP Reserves Needed	\$ 122,816
LIPH Reserves Needed	\$ 44,050
Cuts needed to RAD sites	\$ 558,052
Costs Attributable to 555 East Main	\$ 1,121,154

PROPOSED CHANGES TO THE ADMINISTRATIVE PLAN FOR THE HOUSING CHOICE VOUCHER PROGRAM AND THE PROJECT-BASED VOUCHER PROGRAM FOR FY2025:

Chapter	Page with Change	Current Wording (if applicable)	New Wording or Additional language	Reason for Change
1	20	"Ensure Equal Opportunity in Housing for all Americans PHA"	"Ensure an equal housing opportunity for all".	The Agency does not only house "Americans (Fair Housing)".
1	27 (Section J-II)	"policies and procedures regarding domestic violence, dating violence, and stalking"	"policies and procedures regarding domestic violence, dating violence, sexual assault, and/or stalking"	Sexual Assault is a covered protection under "VAWA".
2	50 (Section J)	"Admission to the program may not be based on: Where a family lives prior to admission to the program".	Remove; "Where a family lives prior to admission to the program".	"Resident of Norfolk" is a Waiting List Preference (page 62), so where someone lives is a basis for admission.
3	58 (Section G)	"Verifications may not be more than 60 days old at the time of issuance of the Voucher".	"Verifications must be dated within 60 days of the Issuance of Voucher date and will be updated 30-60 days prior to "Move-In".	Assure that Staff is utilizing "Current" information, due to the fact that the documentation is not being processed timely.
4	65	Second paragraph.	Remove.	Duplicated. It is already stated on page 63
6	87	In determining the value of a savings account, the NRHA will use the current balance. For tax credit properties, an average of the most recent six (6) months balance will be used.	Delete: For tax credit properties, an average of the most recent six (6) months balance will be used.	Only the current statement will be used.
6	97	n/a	Add:	HUD requirement

			<p>Adds the amount of any refund (or advance payment with respect to a refundable credit) issued under the Internal Revenue Code is excluded from income and assets for a period of 12 months from receipt (26 U.S.C. 6409), listed as exclusion (14);</p> <p>(3) Adds allowance paid to children of certain Thailand service veterans born with spina bifida (38 U.S.C. 1822), listed as exclusion (17);</p> <p>(1) The value of the allotment provided to an eligible household under the Food Stamp Act of 1977 (7 U.S.C. 2017(b)). This exclusion also applies to assets;</p> <p>(2) Payments, including for supportive services and reimbursement of out-of-pocket expenses, for volunteers under the Domestic Volunteer Service Act of 1973 (42 U.S.C. 5044(f)(1), 42 U.S.C. 5058), are excluded from income except that the exclusion shall not apply in the case of such payments when the Chief Executive Officer of the Corporation for National and Community Service appointed under 42 U.S.C. 12651c determines that the value of all such payments, adjusted to reflect the number of hours such volunteers are serving, is equivalent to or greater than the minimum wage then in effect under the Fair Labor Standards Act of 1938 (29 U.S.C. 201 et seq.) or the minimum wage, under the laws of the State where such volunteers are serving, whichever is the greater (42 U.S.C. 5044(f)(1)). This</p>	
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			<p>exclusion also applies to assets;</p> <p>(3) Certain payments received under the Alaska Native Claims Settlement Act (43 U.S.C. 1626(c)). This exclusion also applies to assets;</p> <p>(4) Income derived from certain submarginal land of the United States that is held in trust for certain Indian tribes (25 U.S.C. 5506). This exclusion also applies to assets;</p> <p>(5) Payments or allowances made under the Department of Health and Human Services' Low-Income Home Energy Assistance Program (42 U.S.C. 8624(f)(1)). This exclusion also applies to assets;</p> <p>(6) Income derived from the disposition of funds to the Grand River Band of Ottawa Indians (Pub. L. 94-540, section 6). This exclusion also applies to assets;</p> <p>(7) The first \$2000 of per capita shares received from judgment funds awarded by the National Indian Gaming Commission or the U.S. Claims Court, the interests of individual Indians in trust or restricted lands, and the first \$2000 per year of income received by individual Indians from funds derived from interests held in such trust or restricted lands. This exclusion does not include proceeds of gaming operations regulated by the Commission (25 U.S.C. 1407-1408). This exclusion also applies to assets;</p> <p>(8) Amounts of student financial assistance funded</p>	
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			<p>under title IV of the Higher Education Act of 1965 (20 U.S.C. 1070), including awards under Federal work-study programs or under the Bureau of Indian Affairs student assistance programs (20 U.S.C. 1087uu). For section 8 programs only (42 U.S.C. 1437f), any financial assistance in excess of amounts received by an individual for tuition and any other required fees and charges under the Higher Education Act of 1965 (20 U.S.C. 1001 et seq.), from private sources, or an institution of higher education (as defined under the Higher Education Act of 1965 (20 U.S.C. 1002)), shall not be considered income to that individual if the individual is over the age of 23 with dependent children (Pub. L. 109-115, section 327) (as amended)</p> <p>(9) Payments received from programs funded under Title V of the Older Americans Act of 1965 (42 U.S.C. 3056g);</p> <p>(10) Payments received on or after January 1, 1989, from the Agent Orange Settlement Fund (Pub. L. 101-201) or any other fund established pursuant to the settlement in <i>In Re Agent Orange Product Liability Litigation</i>, M.D.L. No. 381 (E.D.N.Y.). This exclusion also applies to assets;</p> <p>(11) Payments received under the Maine Indian Claims Settlement Act of 1980 (Pub. L. 96-420 section 9(c)). This exclusion also applies to assets;</p> <p>(12) The value of any child care provided or arranged (or any amount received as payment for such care or</p>	
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			<p>reimbursement for costs incurred for such care) under the Child Care and Development Block Grant Act of 1990 (42 U.S.C. 9858g);</p> <p>(13) Earned income tax credit (EITC) refund payments⁽¹⁾ received on or after January 1, 1991, for programs administered under the United States Housing Act of 1937, title V of the Housing Act of 1949, section 101 of the Housing and Urban Development Act of 1965, and sections 221(d)(3), 235, and 236 of the National Housing Act (26 U.S.C. 32(l)). This exclusion also applies to assets;</p> <p>(14) The amount of any refund (or advance payment with respect to a refundable credit) issued under the Internal Revenue Code is excluded from income and assets for a period of 12 months from receipt (26 U.S.C. 6409);</p> <p>(15) Payments by the Indian Claims Commission to the Confederated Tribes and Bands of the Yakima Indian Nation or the Apache Tribe of the Mescalero Reservation (Pub. L. 95-433 section 2). This exclusion also applies to assets;</p> <p>(16) Allowances, earnings and payments to AmeriCorps participants under the National and Community Service Act of 1990 (42 U.S.C. 12637(d));</p> <p>(17) Any allowance paid to children of Vietnam veterans born with spina bifida (38 U.S.C. 1802-05), children of women Vietnam veterans born with certain birth defects (38 U.S.C. 1811-16),</p>	
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			<p>and children of certain Korean and Thailand service veterans born with spina bifida (38 U.S.C. 1821-22) is excluded from income and assets (38 U.S.C. 1833(c)).</p> <p>(18) Any amount of crime victim compensation that provides medical or other assistance (or payment or reimbursement of the cost of such assistance) under the Victims of Crime Act of 1984 received through a crime victim assistance program, unless the total amount of assistance that the applicant receives from all such programs is sufficient to fully compensate the applicant for losses suffered as a result of the crime (34 U.S.C. 20102(c)). This exclusion also applies to assets;</p> <p>(19) Allowances, earnings, and payments to individuals participating in programs under the Workforce Investment Act of 1998 reauthorized as the Workforce Innovation and Opportunity Act of 2014 (29 U.S.C. 3241(a)(2));</p> <p>(20) Any amount received under the Richard B. Russell School Lunch Act (42 U.S.C. 1760(e)) and the Child Nutrition Act of 1966 (42 U.S.C. 1780(b)), including reduced-price lunches and food under the Special Supplemental Food Program for Women, Infants, and Children (WIC). This exclusion also applies to assets;</p> <p>(21) Payments, funds, or distributions authorized, established, or directed by the Seneca Nation Settlement Act of 1990 (Pub. L. 101-503 section 8(b)).</p>	
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			<p>This exclusion also applies to assets;</p> <p>(22) Payments from any deferred U.S. Department of Veterans Affairs disability benefits that are received in a lump sum amount or in prospective monthly amounts (42 U.S.C. 1437a(b)(4));</p> <p>(23) Any amounts (i) not actually received by the family, (ii) that would be eligible for exclusion under 42 U.S.C. 1382b(a)(7), and (iii) received for service-connected disability under 38 U.S.C. chapter 11 or dependency and indemnity compensation under 38 U.S.C. chapter 13 (25 U.S.C. 4103(9)(C)) as provided by an amendment by the Indian Veterans Housing Opportunity Act of 2010 (Pub. L. 111-269 section 2) to the definition of income applicable to programs under the Native American Housing Assistance and Self-Determination Act (NAHASDA) (25 U.S.C. 4101 et seq.);</p> <p>(24) A lump sum or a periodic payment received by an individual Indian pursuant to the Class Action Settlement Agreement in the case entitled <i>Elouise Cobell et al. v. Ken Salazar et al.</i>, 816 F.Supp.2d 10 (Oct. 5, 2011 D.D.C.), for a period of one year from the time of receipt of that payment as provided in the Claims Resolution Act of 2010 (Pub. L. 111-291 section 101(f)(2)). This exclusion also applies to assets;</p> <p>(25) Any amounts in an "individual development account" are excluded from assets and any assistance, benefit, or amounts earned</p>	
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			<p>by or provided to the individual development account are excluded from income, as provided by the Assets for Independence Act, as amended (42 U.S.C. 604(h)(4));</p> <p>(26) Per capita payments made from the proceeds of Indian Tribal Trust Settlements listed in IRS Notice 2013-1 and 2013-55 must be excluded from annual income unless the per capita payments exceed the amount of the original Tribal Trust Settlement proceeds and are made from a Tribe's private bank account in which the Tribe has deposited the settlement proceeds. Such amounts received in excess of the Tribal Trust Settlement are included in the gross income of the members of the Tribe receiving the per capita payments as described in IRS Notice 2013-1. The first \$2,000 of per capita payments are also excluded from assets unless the per capita payments exceed the amount of the original Tribal Trust Settlement proceeds and are made from a Tribe's private bank account in which the Tribe has deposited the settlement proceeds (25 U.S.C. 117b(a), 25 U.S.C. 1407);</p> <p>(27) Federal assistance for a major disaster or emergency received by individuals and families under the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Pub. L. 93-288, as amended) and comparable disaster assistance provided by States, local governments, and disaster assistance organizations (42 U.S.C. 5155(d)). This</p>	
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			<p>exclusion also applies to assets;</p> <p>(28) Any amount in an Achieving Better Life Experience (ABLE) account, distributions from and certain contributions to an ABLE account established under the ABLE Act of 2014 (Pub. L. 113-295), as described in Notice PIH 2019-09/H 2019-06 or subsequent or superseding notice is excluded from income and assets; and</p> <p>(29) Assistance received by a household under the Emergency Rental Assistance Program pursuant to the Consolidated Appropriations Act, 2021 (Pub. L. 116-260, section 501(j)), and the American Rescue Plan Act of 2021 (Pub. L. 117-2, section 3201). This exclusion also applies to assets.</p>	
6	84	Replace	<p>6-II.A. OVERVIEW</p> <p>Annual income includes all actual anticipated income from assets (unless otherwise excluded by the regulations) even if the asset itself is excluded from net family assets [Notice PIH 2023-27].</p> <p>The regulation at 24 CFR 5.603(b)(3) provides a list of items that are excluded from the calculation of net family assets. Note, unlike previous version of the regulations, the current regulations do not list types of assets that are included in annual income. Instead, HUD relies on the definition of items excluded from assets to provide the scope of what is included. Exhibit 6-2 provides the regulatory</p>	HUD changes

			<p>definition of <i>net family assets</i>.</p> <p>Optional policies for family self-certification of assets are found in Chapter 7. Policies related to the asset limitation may be found in Chapter 3.</p> <p>Income from assets is always anticipated, irrespective of the income examination type.</p> <p><u>PHA Policy</u></p> <p>The PHA generally will use current circumstances to determine both the value of an asset and the anticipated income from the asset. The PHA will use other than current circumstances to anticipate income when (1) an imminent change in circumstances is expected, (2) it is not feasible to anticipate a level of income over 12 months, or (3) the PHA believes that past income is the best indicator of anticipated income. For example, if a family member owns real property that typically receives rental income, but the property is currently vacant, the PHA can take into consideration past rental income along with the prospects of obtaining a new tenant.</p> <p>Any time current circumstances are not used to determine asset</p>	
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			<p>income, a clear rationale for the decision will be documented in the file. In such cases the family may present information and documentation to the PHA to show why the asset income determination does not represent the family's anticipated asset income.</p> <p>6-II.B. ASSETS DISPOSED OF FOR LESS THAN FAIR MARKET VALUE [24 CFR 5.603(b)(2)]</p> <p>PHAs must include the value of any business or family assets disposed of by an applicant or participant for less than fair market value (including a disposition in trust, but not in a foreclosure or bankruptcy sale) during the two years preceding the date of application or reexamination, as applicable, in excess of the consideration received for the asset.</p> <p>An asset moved to a retirement account held by a member of the family is not considered to be an asset disposed of for less than fair market value. [Notice PIH 2023-27].</p> <p><i>Minimum Threshold</i></p> <p>The <i>HCV Guidebook</i> permits the PHA to set a threshold below which assets disposed of for less than fair market value will not be counted [HCV GB, p. 5-27].</p> <p><u>PHA Policy</u></p> <p>The PHA will not include the value of assets disposed of for less than fair market value unless the cumulative fair market value of all</p>	
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			<p>assets disposed of during the past two years exceeds the gross amount received for the assets by more than \$1,000.</p> <p><i>Separation or Divorce</i></p> <p>The regulation also specifies that assets are not considered disposed of for less than fair market value if they are disposed of as part of a separation or divorce settlement and the applicant or tenant receives important consideration not measurable in dollar terms.</p> <p><u>PHA Policy</u></p> <p>All assets disposed of as part of a separation or divorce settlement will be considered assets for which important consideration not measurable in monetary terms has been received. In order to qualify for this exemption, a family member must be subject to a formal separation or divorce settlement agreement established through arbitration, mediation, or court order.</p> <p><i>Foreclosure or Bankruptcy</i></p> <p>Assets are not considered disposed of for less than fair market value when the disposition is the result of a foreclosure or bankruptcy sale. Negative equity in real property or other investments does not prohibit the owner from selling the property or other investments, so negative equity alone would not justify excluding the</p>	
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			<p>property or other investments from family assets.</p> <p>Asset Owned by a Business Entity</p> <p>If a business entity (e.g., limited liability company or limited partnership) owns the asset, then the family's asset is their ownership stake in the business, not some portion of the business's assets. However, if the family holds the assets in their own name (e.g., they own one third of a restaurant) rather than in the name of a business entity, then the percentage value of the asset owned by the family is what is counted toward net family assets (e.g., one-third of the value of the restaurant) [Notice PIH 2023-27].</p> <p>Family Declaration</p> <p><u>PHA Policy</u></p> <p>Families must sign a declaration form at initial certification and each annual recertification identifying all assets that have been disposed of for less than fair market value or declaring that no assets have been disposed of for less than fair market value. The PHA may verify the value of the assets disposed of if other information available to the PHA does not appear to agree with the information reported by the family.</p> <p>6-II.C. ASSET INCLUSIONS AND EXCLUSIONS</p>	
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			<p><i>Checking and Savings Accounts [Notice PIH 2023-27]</i></p> <p>HUD considers bank accounts as non-necessary items of personal property. Whether or not necessary personal property is counted toward net family assets depends on the combined value of all of the family's assets.</p> <ul style="list-style-type: none"> • When the combined value of net family assets is greater than \$50,000, as adjusted by inflation, checking and/or savings accounts would be counted toward net family assets. • When the combined value of all non-necessary personal property does not exceed \$50,000, as adjusted by inflation, all non-necessary personal property is excluded from net family assets. In this case, the value of the family's checking and/or savings accounts would not be considered when calculating net family assets. <p>However, actual income from checking and savings accounts is always included in a family's annual income, regardless of the total value of net family assets or whether the asset itself is included or excluded from net family assets, unless that income is specifically excluded.</p>	
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			<p>ABLE Accounts [24 CFR 5.609(b)(10); Notice PIH 2019-09]</p> <p>An Achieving a Better Life Experience (ABLE) account is a type of tax-advantaged savings account that an eligible individual can use to pay for qualified disability expenses. Section 103 of the ABLE Act mandates that an individual's ABLE account (specifically, its account balance, contributions to the account, and distributions from the account) is excluded when determining the designated beneficiary's eligibility and continued occupancy under certain federal means-tested programs. The PHA must exclude the entire value of the individual's ABLE account from the household's assets. Distributions from the ABLE account are also not considered income. However, all wage income received, regardless of which account the money is paid to, is included as income.</p> <p>Investment Accounts Such as Stocks, Bonds, Saving Certificates, and Money Market Funds [24 CFR 5.603(b)(1)]</p> <p>HUD considers financial investments such as stocks and bonds non-necessary items of personal property. Whether on-necessary personal property is counted toward net family assets depends on the combined value of all of the family's assets.</p> <ul style="list-style-type: none"> • When the combined value of net family assets is greater than \$50,000, as adjusted by inflation, financial 	
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			<p>investments such as stocks and bonds are considered part of net family assets. In this case, the value of the family's checking and/or savings accounts would be counted toward net family assets.</p> <ul style="list-style-type: none"> • When the combined value of all non-necessary personal property does not exceed \$50,000, as adjusted by inflation, all non-necessary personal property is excluded from net family assets. In this case, the value of the family's financial investments such as stocks and bonds would not be considered when calculating net family assets. <p>However, actual income from financial accounts is always included in a family's annual income, regardless of the total value of net family assets or whether the asset itself is included or excluded from net family assets, unless that income is specifically excluded. When a stock issues dividend in some years but not others (e.g., due to market performance), the dividend is counted as the actual return when it is issued, but when no dividend is issued, the actual return is \$0. When the stock never issues dividends, the actual return is \$0.</p> <p><u>PHA Policy</u></p> <p>The PHA will include interest or dividends earned</p>	
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			<p>by investment accounts as actual income from assets even when the earnings are reinvested.</p> <p>The cash value of such an asset is determined by deducting from the market value any broker fees, penalties for early withdrawal, or other costs of converting the asset to cash.</p> <p>In determining the market value of an investment account, the PHA will use the value of the account on the most recent investment report.</p> <p>Necessary and Non-Necessary Personal Property [24 CFR 5.603(b)(3)(i)]</p> <p>All assets are categorized as either <i>real property</i> (e.g., land, a home) or <i>personal property</i>.</p> <p><i>Personal property</i> includes tangible items, like boats, as well as intangible items, like bank accounts.</p> <p>The value of necessary items of personal property is excluded from the calculation of net family assets. Necessary items of person property include a car used for commuting or medical devices.</p> <p>HUD defines <i>necessary personal property</i> are items essential to the family for the maintenance, use, and occupancy of the premises as a home; or they are necessary for employment, education, or health and wellness. Necessary personal property includes</p>	
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			<p>more than merely items that are indispensable to the bare existence of the family. It may include personal effects (such as items that are ordinarily worn or utilized by the individual), items that are convenient or useful to a reasonable existence, and items that support and facilitate daily life within the family's home. Necessary personal property also includes items that assist a household member with a disability, including any items related to disability-related needs, or that may be required for a reasonable accommodation for a person with a disability. Necessary personal property does not include bank accounts, other financial investments, or luxury items. Items of personal property that do not qualify as necessary personal property are classified as non-necessary personal property.</p> <p>The combined value of all non-necessary items of personal property is only included in annual income when the combined total value exceeds \$50,000 (adjusted annually by HUD). When the combined value of all non-necessary personal property does not exceed \$50,000, as adjusted by inflation, all non-necessary personal property is excluded from net family assets.</p> <p>While not an exhaustive list, the following table from Notice PIH 2023-27 provides examples of necessary and non-necessary personal property.</p>	
7	141	The NRHA staff member who views the original document must	Remove	This is not necessary per HUD's policy for review of verifications

		make a photocopy, annotate the copy with the name of the person who provided the document and the date the original was viewed, and sign the copy		
8	173	"Information about the protections afforded by the Violence Against Women Act of 2005 (VAWA)	"Information pertaining to the protections afforded by: <u>The Violence Against Women Act Reauthorization Act of 2022</u> ".	The guidance has been updated.
10	183	Under acceptability criteria	Units with a wood burning fireplace that is not being used by the tenant must be properly boarded/sealed. Units that have a wood burning fireplace that are being used, must provide documentation of an annual fireplace inspection by a licensed professional.	Wood burning fireplaces should be inspected annually, to ensure safety.
10	184		Missing carbon monoxide detector. Results in 24hr emergency fail.	CO2 detector is required by HUD in all units
10	186		All pest control treatments must be provided by licensed professional.	In order to properly treat a unit with infestation, chemicals must be used. Which must be administered by a licensed professional.
10	178		If the inspector finds more than ten items during an initial inspection the unit may be deemed Unit not ready.	This change will help to ensure the landlords have a clear understanding of the HQS standards.
10	183	Under acceptability criteria	Units with a wood burning fireplace that is not being used by the tenant must be properly boarded/sealed. Units that have a wood burning fireplace that are being used, must provide documentation of an annual fireplace inspection by a licensed professional.	Wood burning fireplaces should be inspected annually, to ensure safety.
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10	183	Under acceptability criteria	Units with a wood burning fireplace that is not being used by the tenant must be properly boarded/sealed. Units that have a wood burning fireplace that are being used, must provide documentation of an annual fireplace inspection by a licensed professional. Note: This document provides an overview of HQS. For more detailed information see the following documents:	Wood burning fireplaces should be inspected annually, to ensure safety.
10	End of Chapter	NA	<ul style="list-style-type: none"> • 24 CFR 982.401, Housing Quality Standards (HQS) • Housing Choice Voucher Guidebook, Chapter 10. • HUD Housing Inspection Manual for Section 8 Housing • HUD Inspection Form, form HUD-52580 (3/01) and Inspection Checklist, form HUD-52580-A (9/00) <p>Sanitary Facilities</p> <p>The dwelling unit must include sanitary facilities within the unit. □The sanitary facilities must be usable in privacy and must be in proper operating condition and adequate for personal cleanliness and disposal of human waste.</p> <p>Food Preparation and Refuse Disposal</p> <p>The dwelling unit must have space and equipment suitable for the family to store, prepare, and serve food in a sanitary manner.</p> <p>Space and Security</p>	New Exhibit

The dwelling unit must provide adequate space and security for the family. This includes having at least one bedroom or living/sleeping room for each two persons.

Thermal Environment

The unit must have a safe system for heating the dwelling unit. Air conditioning is not required but if provided must be in proper operating condition. The dwelling unit must not contain unvented room heaters that burn gas, oil, or kerosene. Portable electric room heaters or kitchen stoves with built-in heating units are not acceptable as a primary source of heat for units located in climatic areas where permanent heat systems are required.

Illumination and Electricity

Each room must have adequate natural or artificial illumination to permit normal indoor activities and to support the health and safety of occupants. The dwelling unit must have sufficient electrical sources so occupants can use essential electrical appliances. Minimum standards are set for different types of rooms. Once the minimum standards are met, the number, type and location of electrical sources are a matter of tenant preference.

Structure and Materials

The dwelling unit must be structurally sound. Handrails are required when four or more steps (risers) are present, and protective railings are required when porches, balconies, and stoops are thirty inches or more off the ground. The elevator servicing the unit

must be working [if there is one]. Manufactured homes must have proper tie-down devices capable of surviving wind loads common to the area.

Interior Air Quality

The dwelling unit must be free of air pollutant levels that threaten the occupants' health. There must be adequate air circulation in the dwelling unit. Bathroom areas must have one openable window or other adequate ventilation. Any sleeping room must have at least one window. If a window was designed to be opened, it must be in proper working order.

Water Supply

The dwelling unit must be served by an approved public or private water supply that is sanitary and free from contamination. Plumbing fixtures and pipes must be free of leaks and threats to health and safety.

Lead-Based Paint

Lead-based paint requirements apply to dwelling units built prior to 1978 that are occupied or can be occupied by families with children under six years of age, excluding zero bedroom dwellings. Owners must:

- Disclose known lead-based paint hazards to prospective tenants before the lease is signed,
- provide all prospective families with "Protect Your Family from Lead in Your Home",
- Stabilize deteriorated painted surfaces and conduct hazard reduction activities

			<p>within 30 days when identified by the PHA</p> <ul style="list-style-type: none"> • Notify tenants each time such an activity is performed • Conduct all work in accordance with HUD safe practices • As part of ongoing maintenance ask each family to report deteriorated paint • Maintain covered housing without deteriorated paint if there is child under six in the family <p>For units occupied by elevated blood lead level (lead poisoned) children under six years of age, an environmental investigation must be conducted (paid for by the PHA). If lead hazards are identified during the environmental investigation, the owner must complete hazard reduction activities within 30 days.</p> <p>See HCV GB p. 10-15 for a detailed description of these requirements. For additional information on lead-based paint requirements see 24 CFR 35, Subparts A, B, M, and R.</p> <p>Access</p> <p>Use and maintenance of the unit must be possible without unauthorized use of other private properties. The building must provide an alternate means of exit in case of fire.</p> <p>Site and Neighborhood</p> <p>The site and neighborhood must be reasonably free from disturbing noises and reverberations, excessive trash or vermin, or other dangers to the health, safety, and general welfare of the occupants.</p>	
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			<p>Sanitary Condition</p> <p>The dwelling unit and its equipment must be in sanitary condition and free of vermin and rodent infestation. The unit must have adequate barriers to prevent infestation.</p> <p>Smoke Detectors</p> <p>Smoke detectors must be installed in accordance with and meet the requirements of the National Fire Protection Association Standard (NFPA) 74 (or its successor standards). If the dwelling unit is occupied by any person with a hearing impairment, smoke detectors must have an appropriate alarm system as specified in NFPA 74 (or successor standards).</p> <p>Hazards and Heath/Safety</p> <p>The unit, interior and exterior common areas accessible to the family, the site, and the surrounding neighborhood must be free of hazards to the family's health and safety.</p>	
15	253 (Section N)	"This will include a National Criminal History Check. Local/State Checks will be conducted where needed".	"This will include a National Criminal History Check, as well as a National Sex Offender Search".	A National Search is more advance than the "Local/State Checks", so there is no need to list them.
15	257	"if applicant has been convicted of two or more murders in a separate incident they are permanently ineligible for housing assistance".	Remove.	The "Department of Housing and Urban Development" only allows two permanent exclusions from Housing and they are: Life-Time Sex Offenders and anyone convicted of producing methamphetamine in federally assisted housing.
15	264	"In such cases the NRHA will document the waiver in the individual's file".	"In such cases, NRHA will document the waiver in a file separate and apart from the individual's file".	Any documentation pertaining to an individual's "Violence Against Women Act" case, cannot be filed within the "Regular" file. It has to be kept and remain "Confidential".

18	340	Therefore, the NRHA will establish a choice mobility cap. The NRHA will not provide more than three-quarters of its turnover vouchers in a single year to residents of covered projects.	Therefore, the NRHA will establish a choice mobility cap. The NRHA will not provide more than two-quarters of its turnover vouchers in a single year to residents of covered projects.	To maintain control over the number of persons using the Choice Mobility option.
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PROPOSED CHANGES TO THE ADMISSION & OCCUPANCY PLAN FOR FY2025

Chapter	Page with Change	Current Wording (if applicable)	New Wording OF Additional language	Reason for Change
1	1-9 (Section K.)	"policies and procedures regarding domestic violence, dating violence, and stalking".	"policies and procedures regarding domestic violence, dating violence, sexual assault, and/or stalking (to the first and second paragraphs)".	Sexual Assault is a covered protection under "VA WA".
2	2-2	Family composition - Definition of a Family 2(a)	Additional language, Applicant must provide verification from foster CPS worker that the child(ren) are temporarily (6 Months to 1 Year) away from home	Applicants need to provide proof that the absence of the children is temporary and not permanent.
2	2-12	Applicants currently Banned from Public Housing and/or NRHA properties will be disapproved.	Banned applicants shall be re-evaluated every year from the date of disapproval and it shall be based on	Household bedroom size is contingent Provides the applicant(s) a chance for the bans to be reconsidered based on current

2	2-14	Applicants that owe a balance to any assisted housing program or landlord will be required to pay all money due within 30 days from the date of notice; however NRHA will maintain the applications for a period of (six) 6 months if the applicant has a repayment agreement in process and making monthly payments. Applicants attempting to make restitution will remain active until payments in full is made.	their criminal history within that timeframe REMOVE -NRHA will maintain the application for a period of six (6) months if the applicant has a repayment agreement in progress and making monthly payments.	events from the last 5 years. Provides additional clarity to applicant that there is no approval guarantee that a unit is available to the applicant at the end of 6 months. Clarified current policy that states, "an applicant will not be admitted the have a balance with a previous landlord or with NRHA.
4	4-5	Choice Mobility	Applicants that are referred to Choice Mobility may not have a balance with the current community in which they reside and they also must have one (1) year of satisfactory rental history.	Choice Mobility should follow the same policies in terms of owing money as other non-referable programs.
4	4-10		Purge must be completed every two (2) years.	Ease of process. Bi-annually support PH business processes.
4	4-10		NRHA will purge the waiting list at least bi-annually by removing the names of those families who are no longer interested, no longer qualify for housing or does not respond to purge letters via mail or telephone. NRHA will advise families of their responsibility and requirements	
4	4-12 (Section M)	"on grounds of race, color, sex, religion, national origin"	"on the grounds of race, color, sex, religion, national origin, marital status, disability, familial status, sexual orientation, gender identity, source of income"	All twelve(12) protected "Classes" listed.

11	11-1 Over Income Policy	The entire Section for HOTMA was added in addition to notices required for PH resident's initial and second notification letters. Previous information from 2019 was removed. 11; Section 11-1, updated "Non-Public Housing" Lease Agreement would have to be executed within sixty(60) days of the effective date of the Certification. Also, "Non-Public Housing" Tenants cannot participate in any of the Public Housing Programs for example, FSS, RAB, Resident Council, etc.).		Includes HOTMA requirements for Over income families' and NRHA selection of 103 HOTMA over income rules application as well as lease agreement timelines
8-A	Transfer policy (Emergency Transfer)	Language added for Executive Director emergency transfer between PH to HCV program.	Allows Public Housing to offer transfer to HCV program in the event of extenuating circumstances Approval for transfer rests with the Executive Director and is on a case-by-case basis	
Chapter 6 (K) – page 6-10	Child support	Correction of number of days for exclusion of child support. Corrected from 6 to 60 days.	NRHA will not include child support income if no payments have been received within the most recent sixty (60) days.	Corrected time period for exclusion of income.
HOTMA Add on- Mandatory Asset Limitation for New Admissions	Asset Limitation for New Admissions	Asset Limitation for New Admissions (24 CFR § 5.618) Reference: Notice PIH 2023-27 / Attachment A	NRHA will deny admission of an applicant family for the following: 1. New Admission has a Net family asset(s) that exceed \$100,000 (adjusted annually for inflation); and/or 2. The family has a present ownership interest in, a legal right to reside in, and the	Added Mandatory HOTMA provision

				<p>effective legal authority to sell (based on state of Virginia law or the locality in which the property is located), real property that is suitable for occupancy</p> <p>by the family as a residence.</p>	
HOTMA Revision	Assets	Discretionary Add on policy	<p>Asset Limitation at Annual and Interim Reexaminations</p> <p>(24 CFR § 5.618)</p>	<p>NRHA has the following policy options at annual and interim reexaminations for asset limitation at Annual and Interim examination:</p> <p>NRHA will fully enforce the asset limitation exactly as written in the statute(i.e., the real property requirement and the</p> <p>\$100,000 net family assets requirement). NRHA will delay the initiation of termination proceedings for up to 6 months from the effective date of the reexamination.</p>	Added Discretionary HOTMA provision
HOTMA Certification of Net Family Assets	Self	Discretionary Add on policy	<p>Self-Certification of Net Family Assets Equal to or Less Than \$50,000 (adjusted annually for inflation) (24</p> <p>CFR §§ 5.603;</p> <p>5.609; 5.618;</p> <p>882.515(a);</p> <p>882.808(i)(1);</p> <p>960.259(c)(2);</p> <p>982.516(a)(3))</p>	<p>NRHA will verify all assets at admission but will accept the self-certification for assets under</p> <p>\$50,000.00 at annual recertification.</p>	Added Discretionary HOTMA provision

HOTMA Hardship Exemption Medical expenses	Discretionary Add on policy		NRHA defines a hardship for medical expenses as Health/Medical Care Expenses & Reasonable Attendant Care & Auxiliary Apparatus Expenses that 5% of total income constitute a hardship for the purposes of the general relief hardship exemption for health and medical care expenses and reasonable attendant care & auxiliary apparatus expenses. NRHA will allow one 90-day extension for this family hardship. NRHA will obtain third-party verification of the hardship will document in the file the reason that third-party verification was not available. NRHA will complete a written third-party verification prior to the end of the 90-day hardship period	
HOTMA Hardship Exemption child care expenses		Added additional time period and clarification for hardship period	NRHA will allow one (1) 90-day extension for family hardship for child care expenses. NRHA will obtain third-party verification of the hardship and if 3 rd party verification is not received, will document in the file the reason that third-party verification was not available. NRHA will complete a written	Hardship Exemption child care expenses

<p>HARDSHIP EXEMPTIONS FOR HEALTH/MEDICAL CARE EXPENSES & REASONABLE ATTENDANT CARE & AUXILIARY APPARATUS EXPENSES - GENERAL RELIEF</p>		<p>General Relief, defined in § 5.611(c)(2), is for families that can demonstrate that the family's health and medical care expenses or reasonable attendant care and/or auxiliary apparatus expenses increased, or the family's financial hardship is a result of a change in circumstances that would not otherwise trigger an interim reexamination.</p>	<p>third-party verification prior to the end of the 90-day hardship period.</p> <p>All families who received a deduction for unreimbursed health and medical care and/or reasonable attendant care or auxiliary apparatus expenses based on their most recent income examination prior to January 1, 2024, will begin receiving the 24-month phased-in relief at their next annual or interim reexamination, whichever occurs first after the PHA implements HOTMA (this date will be publicly announced when available). • Families who receive this phased-in relief will have eligible expenses deducted as follows: ♦ 1st twelve months- in excess of 5% of annual income. ♦ 2nd twelve months - in excess of 7.5% of annual income. ♦ After 24 months - in excess of 10% threshold will phase in and remain in effect unless the family qualifies for general hardship relief. • Once a family chooses to obtain General Relief, a family may no longer receive the phased-in relief</p>	
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De Minimis Errors in Income Determinations	De Minimis Errors in Income Determinations (24 CFR §§ 5.609(c)(4); 960.257(f); 982.516(f); 882.515(f); 882.808(i)(5))	NRHA will process over charged rent upon notification of the error and the rent will be credited to the resident immediately upon finding the error. Undercharged rent due to a NRHA error will have no consequence on the resident, but undercharged rent due to non-compliance from the resident shall be charged retroactively to the date as evidenced by the verification information.	Under new HOTMA guidance NRHA must include in their ACOP how they will repay or credit a family the amount that the family was overcharged retroactive to the effective date of the action the error was made, regardless of the dollar amount associated with the error.
Interim Reexaminations	Interim Reexaminations - Increases in Adjusted Income (24 CFR §§	NRHA must conduct an interim reexamination of family income when provided notice that the family's annual adjusted income has changed by an amount that would result in an estimated increase of ten percent or more in annual adjusted income. NRHA will not conduct an interim reexamination if a family reports an increase in income within three months of the family's next annual reexamination effective date.	NRHA will decline an interim to adjust the family income if the amount will be less than 10% or will not complete an interim re-examination within 3 months of the annual re-exam.
Interim Reexaminations	Interim Reexaminations Reporting Changes & Effective Date	NRHA will perform an interim reexamination when the family reports a change in adjusted income that will result	No change; Added language that NRHA is consistent with HOTMA requirements and

			in an increase of 10% or more in annual adjusted income.	for timely reporting of interim reporting.
			requirements within 10 days for timely reporting.	
Authorization of Privacy Action Notice (HUD Form 9886)		Revocation of Consent Form (Form HUD-9886)2 (24 CFR §§ 5.230(c)(5)(iii) and 24 CFR 5.232(c))	<p>NRHA requires that each family member above the age of 18 sign a HUD 9886 form to authorize the release of certain information to the PHA on admission. The executed consent form (Form HUD-9886) will remain effective until the family is denied assistance, the assistance is terminated, or if the family provides written notification to the PHA to revoke consent. Families have the right to revoke consent by notice to NRHA , however, revoking consent will result in termination or denial of assistance.</p> <p>The 9886 form will be utilized at admission to be signed by all adult household members, when kids in the household turn 18 and when new adults are added to the household composition. NRHA will not process an interim or annual reexaminations of income, including when a family's</p>	Provides clarity and requirements for refusal or revocation of consent form 9886. NRHA will not complete an examination if consent is not authorized and NRHA may deny or terminate assistance.

			<p>income decreases and the family requests an interim reexamination to decrease tenant rent, without the family's executed consent form(s).</p> <p>NRHA will notify the local HUD office when an applicant or participant family member revokes their consent.</p>	
Safe Harbor Rule	Add accepted verification methods by NRHA	to Determination of Family Income Using Other Means Tested Public Assistance, i.e., "Safe Harbor" (24 CFR §§ 5.609(c)(3) and 891.105)	<p>NRHA may determine the family's income prior to the application of any deductions based on income calculation information from other means-tested forms of federal public assistance programs or agencies, listed below, made within the previous 12-month period. The NRHA will use third-party verification, which must include the family size and composition and state the family's annual income. The verification must be dated within the time frame specified for the type of verification, including within the previous 12-month period for purposes of the specified means-tested forms of federal public assistance. The family</p>	<p>Adds the safe harbor policy of when NRHA will accept Safe Harbor income determinations (e.g., at reexamination only or at admission and reexamination), NRHA has included which agencies will accept income determinations.</p>

			members listed in the third-party verification must match the family composition in the assisted unit. The annual income need not be broken down by family members nor income type. Given that annual income includes income earned from assets, when using Safe Harbor to verify a family's income, NRHA will not inquire as to a family's net family assets, nor the income earned from those assets except with respect to whether the family owns assets which exceed the asset limitation in 24 CFR § 5.618. If multiple determinations are available that meet all of the minimum verification criteria, NRHA will use the most recent determination (if completed more than 3 months apart). If determinations were completed within 3 months, NRHA will use them in the following order: 1. 2. 3. 4. 5. 6. 7. The Low-Income Housing Tax Credit program (26 U.S.C. 42). The Supplemental Nutrition Assistance Program (42 U.S.C. 2011 et seq.). The Special Supplemental Nutrition for Women,	
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			Infants, and Children (42 U.S.C. 1786). The Temporary Assistance for Needy Families block grant (42 U.S.C. 601, et seq.). Medicaid (42 U.S.C. 1396 et seq.). Supplemental Security Income (42 U.S.C. 1381 et seq.). The Earned Income Tax Credit (26 U.S.C. 32). If NRHA cannot obtain the required third-party verification, or if the family disputes the determination, the NRHA will calculate the family's annual income using the methods established in 5.609(c)(1) and (2) or in the applicable program regulations.	
Enterprise Income Verification (EIV)	Remove the interim EIV exam requirement from the ACOP.	Enterprise Income Verification (EIV) Usage (24 CFR § 5.233)	NRHA will use HUD's verification hierarchy when verifying each household's income, assets, deductions, and expenses. ABC HOUSING AGENCY will access the EIV system and obtain an Income Report for each household during annual recertifications. NRHA will use HUD's verification hierarchy when verifying each household's income, assets, deductions, and expenses. NRHA will access the EIV system and obtain an Income Report for each household	Removed requirement to use EIV for Interim re-examinations

			during annual recertifications.	
Zero Income Reviews		Update to Zero Income Policy	NRHA will no longer conduct zero income review for zero income families. Instead, NRHA will monitor zero income families in EIV to identify increases in income.	PHAs must not assign monetary values to non-monetary in-kind donations received to calculate annual income. PHAs may only perform interim reexaminations due to increases in annual adjusted income that comply with 24 CFR §§ 5.657(c)(3); 960.257(b)(3); 982.516(c)(3); and 882.515(b)(3).
Verification of Social Security Numbers	24 CFR 5.216(g)(1)	Update to verification of SSN	NRHA requires that each family member (excepting non-eligible family members in mixed families) provide their Social Security number (SSN) and proof that the SSN belongs to that person. If a member of the family is unable to provide a Social Security card or other evidence of their SSN, NRHA will accept a document stating the person's name and a declaration from the person stating 1) why they cannot obtain their Social Security card and 2) what their SSN is. If NRHA has accepted any declarations as evidence of a SSN, NRHA will review the Failed SSA Identity Report monthly to quickly identify any	NRHA must attempt to gather third-party verification of SSN prior to admission, however, this mandatory change option of accepting a tenant declaration and a third-party document with the applicant's name printed on it to satisfy the requirement

participants whose identity is not verified.
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NRHA Additional changes to the ACOP forthcoming with HOTMA Updates:

1. Elderly/Disabled Allowance amount of \$525.00 will be effective and will be applicable to any Interim/Annual that was processed as of, or after the date that this updated in NRHA's system of record and 50058.
2. NRHA will update the Dependent Allowance (based on inflation), effective as of January 1, 2025.
3. NRHA's Earned Income Disallowance (EID)" will terminate effective as of December 31, 2025. "New" Families will not be "Added" after December 31, 2023, unless they are "Jobs Plus EID" participants, and the EID will continue (based on Program guidelines).
4. Foster Children/Adults are no longer "Coded" as Family Members but are now Household Members. They do not qualify as a "Dependent (even if "Disabled")", their income is "Excluded", and are ineligible for any deductions, other than childcare (to allow a Family Member to work, or further their education)
5. "Family Self-Sufficiency (FSS)" Program, enrollment certifications will no longer be processed unless there was an increase/decrease in income of 10% or more effective.
6. "National Standards for the Physical Inspection of Real Estate (NSPIRE) NRHA will be updated to reflect previous verbiage from "Uniform Physical Condition Standards (UPCS)"
7. "Cost of Living Adjustment (COLA)" has to be factored into income for all Interims/Annals with an effective date of: January 1, of each year.
8. Student Financial Assistance, in access of tuition/required fees will be "Included" for the: Head of Household, Spouse, Co-Head (under the age of twenty-three(23), without a Dependent).

2024-25 FLAT RENT SCHEDULE

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 December 1, 2023, 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 2024 Small Area Fair Market Rent:

Communities: Calvert Square, Hunter Square Midrise - Zip Code 23504

Bedroom Size	Flat Rent
One Bedroom	\$840.00
Two Bedroom	\$976.00
THREE BEDROOM	\$1,360.00
Four Bedroom	\$1,656.00
Five Bedroom	\$2,310.00

Communities: Diggs Town and Sykes Midrise - Zip Code 23523

Bedroom Size	Flat Rent
One Bedroom	\$832.00
Two Bedroom	\$968.00
THREE BEDROOM	\$1,352.00
Four Bedroom	\$1,640.00

Communities: Young Terrace - Zip Code 23510

Bedroom Size	Flat Rent
One Bedroom	\$1,224.00

Two Bedroom	\$1,424.00
THREE BEDROOM	\$1,984.00
Four Bedroom	\$2,416.00

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

Bedroom Size	Gross Flat Rent	Utility Allowance	Net Flat Rent
One Bedroom	\$832.00	\$38.00	\$794.00
Two Bedroom	\$968.00	\$62.00	\$906.00
THREE BEDROOM	\$1,352.00	\$71.00	\$1,281.00
Four Bedroom	\$1,640.00	\$80.00	\$1,560.00
Five Bedroom	\$2,253.00	\$90.00	\$2,163.00
Six Bedroom	\$2,548.00	\$98.00	\$2,450.00
Seven Bedroom	\$2,844.00	\$106.00	\$2,738.00

MIDRISES: BOBBITT - ZIP CODE 23502

Bedroom Size	Flat Rent
One Bedroom	\$984.00
Two Bedroom	\$1,144.00

MIDRISES: PARTREA - ZIP CODE 23505

Bedroom Size	Flat Rent
One Bedroom	\$976.00
Two Bedroom	\$1,128.00

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**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

Project Based Voucher (PBV) Contract Rent Schedule

NRHA managed Project Based Voucher Communities- Current Contract Rents

Diggs Phase I (RAD)

Effective 1/1/2024

Bedroom Size	Contract Rent
One Bedroom	\$789.00
Two Bedroom	\$943.00
Three Bedroom	\$1,311.00
Four Bedroom	\$1,632.00

Grandy Village (revitalized and duplex units) (RAD)

Effective 1/1/2024

Bedroom Size	Contract Rent
One Bedroom	\$619.00
Two Bedroom	\$782.00
Three Bedroom	\$961.00
Four Bedroom	\$1,294.00

Grandy Village Phase V (RAD)

Effective 1/1/2024

Bedroom Size	Contract Rent
Two Bedroom	\$831.00
Three Bedroom	\$961.00

Grandy Village Phase VI

Effective 1/1/2024

Bedroom Size	Contract Rent
1 BR, 1 BA	\$1,142.00
2 BR, 1.5 BA	\$1,363.00
3 BR, 2 BA TH	\$1,815.00
3 BR, 2 BA Garden	\$1,767.00
3 BR, 2.5 BA TH	\$1,839.00
4 BR, 3 BA	\$2,253.00

***Cottage Bridge**

Effective 2/1/2024

Bedroom Size	Contract Rent
One Bedroom	\$1,333.00
Two Bedroom	\$1,567.00

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

****Franklin Arms (RAD)****Effective 2/1/2024**

Bedroom Size	Contract Rent	Utility Allowance	Gross Rent
One Bedroom	\$946.00	\$79.00	\$1,025.00
Two Bedroom	\$1,105.00	\$104.00	\$1,209.00

**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

2024 no change in Utility Allowance Amounts for Franklin

*****North Wellington (RAD)****Effective 2/1/2024**

Bedroom Size	Contract Rent	Utility Allowance	Gross Rent
Three Bedrooms - Rowhouse/Townhouse	\$779.00	\$385.00	\$1,164.00
Three Bedrooms - Single Family	\$779.00	\$401.00	\$1,180.00
Four Bedrooms Single Family	\$978.00	\$475.00	\$1,453.00

** 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.

CAPITAL FUND PROGRAM--FIVE YEAR ACTION PLAN (ROLLING)
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (EFFECTIVE FEB 2024)

Capital Fund Program - Five-Year Action Plan

Status: Approved Approval Date: 02/22/2024 Approved By: DAVENPORT, ROBERT

Part I: Summary						
PHA Name : Norfolk Redevelopment & Housing Authority		Locality (City/County & State)				
PHA Number: VA006		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	AUTHORITY-WIDE	\$1,536,885.40	\$2,945,219.43	\$945,219.43	\$1,476,820.43	\$1,476,825.00
	YOUNG PARK (VA006000010)	\$458,888.22	\$1,108,888.22	\$1,008,888.22	\$142,221.22	
	CALVERT (VA006000011)	\$1,029,284.20	\$1,404,650.71	\$1,019,650.71	\$2,089,767.71	\$94,460.00
	ROBERT PARTREA (VA006000018)	\$1,482,679.07	\$462,929.07	\$762,929.07	\$646,262.07	\$1,012,500.00
	SYKES (VA006000021)	\$448,941.45	\$612,816.45	\$632,816.45	\$196,701.45	\$63,050.00
	OAKLEAF PARK (VA006000012)	\$3,725,911.13	\$2,513,711.59	\$1,013,711.59	\$812,344.59	\$2,012,500.00
	TIDEWATER PRK (VA006000002)	\$50,000.00		\$1,000,000.00	\$150,000.00	
	YOUNG PARK (VA006009999)	\$580,000.00				\$1,012,500.00
	DIGGS PRK (VA006000006)	\$377,249.10	\$302,899.10	\$2,899.10	\$136,232.10	\$3,000.00
	HUNTERSVILLE (VA006000019)	\$512,376.33	\$322,251.33	\$632,251.33	\$1,577,416.33	\$1,577,665.00

Capital Fund Program - Five-Year Action Plan

Status: Approved Approval Date: 02/22/2024 Approved By: DAVENPORT, ROBERT

Part I: Summary						
PHA Name : Norfolk Redevelopment & Housing Authority		Locality (City/County & State)				
PHA Number: VA006		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	EULALIE BOBBITT (VA006000020)	\$416,639.10	\$326,634.10	\$981,634.10	\$772,234.10	\$747,500.00

VIOLENCE AGAINST WOMEN ACT (VAWA)

OVERVIEW

VAWA

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”).^[1] (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.^[2] 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).
1. *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.

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.

Filing a Fair Housing Complaint: If you think your Fair Housing rights have been violated, you have several options for filing a complaint. Two agencies enforce the Fair Housing Act for Virginians, the Virginia Fair Housing Office and the U.S. Department of Housing and Urban Development (HUD). You can file a complaint with either office or both.

Virginia Fair Housing Office (804) 367-8530 or (888) 551-3247
<http://www.dpor.virginia.gov/FairHousing/> There is information on their webpage about your rights, the investigative process, and a link to file a Fair Housing complaint.

U.S. Department of Housing and Urban Development

You can file a complaint with HUD in several different ways:

- Online: <https://portalapps.hud.gov/FHEO903/Form903/Form903Start.action>
- Email or postal mail: download the form, fill it out and mail it to the regional office listed in the form: https://www.hud.gov/sites/documents/DOC_12150.PDF (the form is available in several languages)

which can be found at this address
https://www.hud.gov/program_offices/fair_housing_equal_opp/complaint_filing_languages_other_english)

- Phone: you can speak to an intake specialist at 1-800-669-9777 or 1-800-877-8339 (TTY)

FY 2024 - ANNUAL PLAN ACCOMPLISHMENTS (JULY 1, 2023 TO JUNE 30, 2024)

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:

- j. Promoted standards that support energy efficiency and sustainability for all NRHA new construction projects, such as LEED, Energy Star and Earth Craft.
- k. 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.
- l. 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:

- Development assistance provided pursuant to section 5 of the United States Housing Act of 1937 (the 1937 Act);
- Operations and management assistance provided pursuant to section 9(e) of the 1937 Act;
- Development, modernization, and management assistance provided pursuant to section 9(d) of the 1937 Act; and
- 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.

- Low income is defined as 80% or below the median income of that area.
- 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:
 - II. The worker's income for the previous or annualized calendar year is below the income limit established by HUD.
 - III. The worker is employed by a Section 3 business concern.
 - IV. 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 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?

3. 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.
4. 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.
5. 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 or by email request to 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:

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

- 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.
- 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. You may also certify your company as a Section 3 business entity in the HUD Section 3 portal at 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.

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:

- The business must be legally formed. The business must verify that it was formed in accordance with state law.
- The business must be Section 3 certified as a resident owned business.
- 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.
- 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

- *Records of compliance.* Each recipient shall maintain adequate records demonstrating compliance with this part, consistent with other recordkeeping requirements in 24 CFR part 200.
- *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.
- *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 became 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.

- **Sanctions:** Funds will be withheld until compliance is achieved either through employment, training or RTF contribution.
- **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.
- **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.

APPENDIXES

Attachment Form(s)
HUD-50075-ST: NRHA Annual PHA Plan

- (a)HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating

- to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA
- Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
- (g) Challenged Elements: (If Applicable)
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)
- (j) 2022/23 NRHA Audit

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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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. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: <u>Norfolk Redevelopment Housing Authority</u> PHA Code: <u>VA006</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY):<u>07/2024</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2023-2027</u> PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input checked="" type="checkbox"/> Revised 5-Year Plan Submission (Rolling Plan)</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) : Not Applicable</p> <table><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th></tr><tr><td>Lead PHA: VA006</td><td>N/A</td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>	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: VA006	N/A																						
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		PH	HCV																														
Lead PHA: VA006	N/A																																
B.	Plan Elements. Required for <u>all</u> PHAs completing this form.																																
B.1	<p>Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <p>Response: Provide quality housing opportunities that foster sustainable mixed-income communities.</p>																																

B.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p>Response:</p> <p>GOALS</p> <ol style="list-style-type: none"> 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.
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>Response: Please see the NRHA’s Five Year and Annual Plan narrative and progress on objectives and goals.</p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>Response: Please see the NRHA’s Five Year and Annual Plan narrative on VAWA goals, activities, objectives, policies, or programs and protections on Page 57.</p>
C. Other Document and/or Certification Requirements.	
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Response: NRHA has the following statement of criteria for determining a significant amendment or modification within its 5-Year Plan:</p> <p>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:</p> <ol style="list-style-type: none"> 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 the 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. <p><i>Substantial deviation is defined as:</i></p> <p>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.</p> <p>Exceptions: Changes under the above definitions that are required due to HUD regulations, federal statutes, state or local laws/ordinances, or as a result of a declared national or local emergency will not be considered substantial deviation or significant amendment/modification.</p>

C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>Response: Included in Attachment(s)</p>
C.3	<p>Certification by State or Local Officials.</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> <p>Response: Included in Attachment(s)</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:
<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>NRHA examines its own programs or proposed programs and 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 City of Norfolk and the Commonwealth to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the NRHA's involvement; and maintain records reflecting these analyses and actions.</p> <p>Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, NRHA submits a civil rights certification with its Annual PHA Plan.</p>

does not lend itself to confidentiality.

Annual PHA Plan <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: 03/31/2024
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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, including changes to these policies, 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. The 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 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, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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: Norfolk Redevelopment Housing Authority PHA Code: VA006 PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2024 PHA Inventory (Based on Annual Contributions Contract (ACC) units at the time of FY beginning, above) Number of Public Housing (PH) Units 2093 Number of Housing Choice Vouchers (HCVs) 5,182 Total Combined Units/Vouchers : 7,275 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission				
	Availability of Information. PHAs must have the elements listed below 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.				
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below): Not Applicable				
	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:VA006	N/A	Not Applicable	N/A	

B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Asset Management.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Response:</p> <ol style="list-style-type: none"> Statement of Housing Needs and Strategy for Addressing Housing Needs - Provided Waitlist Housing Needs and Data for the Public Housing and HCV Waitlist(s). See pages 10-12 Finance Resources: 2024 Proposed Budget Operations and Management: HCV and Public Housing policy changes Asset Management: Updated Over-income policy for public housing previously approved. Capital Fund 5 Year Plan and Annual plan included Substantial Deviation: Added language for HUD-approved changes as an exception to substantial deviation to incorporate changes quickly due to HIP and HOTMA changes in 2024-2025 <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>Response: Please see NRHA Annual Plan, Section Deconcentration of Poverty Policy (page 41).</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <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> <p>Response: For all sections above where new activities were completed our updated with timelines, See NRHA Five Year and Annual Plan.</p>

B.3	<p>Progress Report.</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>Response: Included in NRHA Annual plan narrative in Mission & Goals within the Annual Plan. Refer to Page 5 and Section, Department/Division Priorities on page 35.</p>
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>Response: Five Year Action Plan for Capital Fund Improvements (CFP) on February 22, 2024.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) Au</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) 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>
C.2	<p>Certification by State or Local Officials.</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> <p>Response: Included in Attachment(s)</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Response: Included in Attachment(s)</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.: No challenges but public comments were provided</p>

C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: Not Applicable</p>	
D.	Affirmatively Furthering Fair Housing (AFFH).	
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1"> <tr> <td> <p>Fair Housing Goal:</p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>NRHA examines its own programs or proposed programs and 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 City of Norfolk and the Commonwealth to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the NRHA's involvement; and maintain records reflecting these analyses and actions.</p> <p>Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, NRHA submits a civil rights certification with its Annual PHA Plan.</p> </td> </tr> </table>	<p>Fair Housing Goal:</p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>NRHA examines its own programs or proposed programs and 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 City of Norfolk and the Commonwealth to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the NRHA's involvement; and maintain records reflecting these analyses and actions.</p> <p>Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, NRHA submits a civil rights certification with its Annual PHA Plan.</p>
<p>Fair Housing Goal:</p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>NRHA examines its own programs or proposed programs and 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 City of Norfolk and the Commonwealth to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the NRHA's involvement; and maintain records reflecting these analyses and actions.</p> <p>Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, NRHA submits a civil rights certification with its Annual PHA Plan.</p>		



NRHA 2024-2025 Annual Plan / Five-Year Rolling Plan Public Comments

I. Public Hearing - March 14, 2024 (March 2024 NRHA Board Meeting)

The Public Hearing for Norfolk Housing Redevelopment Authority (NRHA) was held on March 14, 2024. There was no attendance recorded. The Board Chair proceeded to the next agenda item.

Outcome: No attendees, no comments

II. Public Comment: Received via email Wednesday, April 17, 2024

Outcome: One (1) Public Comment was received.

Vantoria Clay

Housing Advocacy Coordinator
Independence Center, Inc.
757-351-1595 Direct
757-461-5375 Fax

Hello,

For the review period of the NRHA Agency Plan and FY 2025 Annual Plan draft, please find attached our comments we would like to submit. I wasn't sure who I should send the comments to. I appreciate your assistance with forwarding the attached letter to the appropriate staff person. Thanks so much.

April 17, 2024

*Norfolk Redevelopment and Housing Authority (NRHA)
Board of Commissioners:*

As you may know, Independence Center, Inc. (ECI) is a cross-disability advocacy organization serving individuals and families in South Hampton Roads, to include the City of Norfolk.

We appreciate the opportunity to review and provide public comment on NRHA's Five-year Plan and Annual Plan draft for FY2025:

We appreciate that NRHA's plan includes strategies to expand affordable housing opportunities, such as

to apply for additional housing choice vouchers as well as special purpose vouchers targeting families with disabilities. As you may know, per HUD's 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) data, of those living under the poverty level (extremely low-income), at least 19 percent have a disability. We are currently working with 16 Norfolk participants (elderly and non-elderly) segregated in nursing facilities unable to move back to the community because they are in need of assisted housing. As we understand that NRHA has a local preference for individuals with disabilities who are institutionalized and want to transition, we request that NRHA consider targeting a specific number of vouchers to those who meet this preference. While being on a wait list, people with disabilities continue to be segregated for many months or years.

While creating mixed-income communities through redevelopment even with the loss of existing inventory benefits the community by deconcentrating poverty, does NRHA have plans to create additional assisted units beyond replacement in order to reduce the wait list, particularly for families and elderly with disabilities who are extremely low income (ELI)? How many new assisted above the number of existing inventory will be created?

As NRHA has plans to redevelop Young Terrace and Calvert Square to create mixed-income communities, how many assisted, accessible units will be constructed? We not only hope there will not be a loss of any accessible units, we recommend that NRHA constructs at least 10 percent of the new units to be designed for people with mobility disabilities. This would address the need of those on the wait list as well as supported by Census data. According to 2022 American Community Survey (ACS), of those in Norfolk living under the poverty level, it is estimated that 19 percent have a mobility and self-care difficulties and 5 percent have a sensory disability. Based on this data, we would like to recommend an increase in assisted, accessible units in all redevelopment and new projects. Because of their ELI status and high rate of rent burdened households, it is very likely that a significant number of these households have a housing need. Per CHAS statistics, of those living with income under 30% of Area

Page 2
April 17, 2024

Median Income (AMI), 10,035 have a housing need and at least 18,370 ELI households are living with a 30 percent to at least 50 percent cost burden.

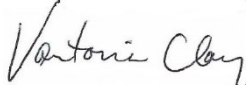
We appreciate that NRHA will conduct outreach to increase Section 8 voucher participation among landlords in low-poverty communities. We recommend that outreach efforts also focus on increasing options for accessible units for NRHA's referral listing. Concerning marketing to landlords, we ask that NRHA increase awareness of the Virginia Fair Housing Law amendment to protect Virginians against discrimination on the basis of source of funds or income, which includes Housing Choice Vouchers, so that landlords will assess their income qualifications based on the rental applicant's portion of rent, not on the total rent.

We realize that NRHA plans to consider selling land for construction of for sale and rental homes. We would like to recommend to encourage partnering developers to construct homes that include universal design, such as 5-foot turning diameter in kitchens and bathrooms and curbless showers, to promote aging in place and to benefit new home owners and renters with disabilities.

As there have been staffing changes in the past year or so with NRHA, we hope to continue to be made aware of updates and public announcements of the Agency and Annual Plans as well as participating in consultation with housing program staff concerning housing needs of the disability community during the development of the Agency Plans.

We appreciate your attention to our comments and NRHA's commitment to meeting the affordable, accessible housing needs of people with disabilities. If you have any questions concerning our comments, please contact me at 757-351-1595 or at vclay@endependence.org.

Sincerely,



Vantoria Clay
Housing Advocacy Coordinator

Outcome:

NRHA acknowledged the email and public comments on April 17, 2024, by the Respondent, Vantoria Clay. The email was forwarded to the appropriate department internally for a response.

III. Recommendations of the Resident Advisory Board (RAB) - Held March 13, 2024

The Resident Advisory Board (RAB) review process began in February 2024 with a comprehensive meeting on March 13, 2024, in the evening to discuss with all Resident Advisory Board members the proposed changes, amendments, and updates that are included in NRHA's Five Year Rolling and Annual plan. The RAB meeting was held in person with all members. The RAB was versed in all major changes to the plan. The recommendation of the RAB was unanimously in support of the approval of the NRHA's Fiscal Year 2024-2025 Annual Plan and 2023-2027 Five-Year Rolling 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. The RAB lobbied for more oversight to meet the needs of the existing properties and wanted clarity as to the selection criteria for Choice Neighborhood Initiative(CNI) units and what were the specific qualifications. Lastly, the RAB asked that maintenance and modernization continue to be the focus throughout all eligible communities and for all conversion activities.

The RAB had no objections to the approval of the Fiscal Year 2024-2025 Annual Plan and 2023-2027 Five-Year Rolling Plan.

Please see attached Agenda



Meeting Agenda

FY 2025 Resident Advisory Board (RAB) meeting

Date: March 13, 2024

Time: 6:00pm to 8:00pm

Location: 555 E. Main Street, Norfolk, VA 23510, Occupancy Training

Room

- Welcome/Call to Order Gloria O’Neal (Moderator)
- Introductions
- Presentations* *Please limit 20 minutes per presentation*
 - Steve Morales – Chief Community Development Officer
 - Pamela Jones-Watford – Housing Choice Voucher Director
 - Clayton Odom – Capital Fund
 - Yvette Thompson – Low Income Public Housing (LIPH)
- Comments Gloria O’Neal
- Closing Remarks
- Adjourn



Meeting Agenda

FY 2025 Public Hearing Agenda

Date: March 14, 2024

Time: 11:00 am to 1:00 pm

Location: Norfolk Redevelopment Housing Authority, Board Room

- Welcome/Call to Order Gloria O’Neal (Moderator)
- Introductions
- Presentations* *Please limit to 20 minutes per presentation*
 - Steve Morales – Chief Community Development Officer
 - Clayton Odom – Capital Fund
 - Pamela Jones-Watford – Housing Choice Voucher Director
 - Yvette Thompson – Low Income Public Housing (LIPH)
- Public Comments Gloria O’Neal
- Closing Remarks
- Adjourn

THE CITY OF NORFOLK

DOCUMENT TRANSMITTAL FORM

Use for All City Documents Which Require the City Manager's Staff Approval

For CM Office use only:

DTS #

11/11


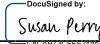

5/6/2024 | 5:03 PM EDT

*** PLEASE INDICATE IF THERE IS A LEGITIMATE DUE DATE BY WHICH THE CITY MANAGER MUST RESPOND ***

Due Date: _____ Return Completed Document To: Jacquelyne Wiggins

DEPARTMENT	Housing and Community Development
A. TO BE COMPLETED FOR CONTRACTS, AGREEMENTS, RFPs, AND GRANTS:	
TITLE	Certification of Consistency with Consolidated Plan
PARTY (Company and principal's names with which the City is entering into the agreement.)	Norfolk Redevelopment and Housing Authority
EFFECTIVE DATES (Start & end dates)	FY 2025
TOTAL DOLLAR VALUE	N/A
FUNDING SOURCE (Operating or capital budget; budget year; grant or other source. Show account information)	N/A (NOT FLOWING THROUGH CITY)
TYPE (New or extension)	New
SUMMARY OF SCOPE OF SERVICE/ PROGRAM	NRHA is currently in the process of finalizing its Annual Plan for submission to HUD. As part of this process, NRHA is required to have the Certification by State or Local Official of PHA Consistency with Consolidated Plan form (see attached HUD Form 50077-SL) completed and signed by Patrick Roberts, City Manager. The draft plan was available for a 45-day public review and a comment period from March 4 to April 17, 2024. A public hearing occurred March 14, 2024 in conjunction with a Resident Advisory board meeting on March 13, 2024.
CALL OUTS (Indicate any unique circumstances regarding provisions such as procurement protest pending, emergency purchase or other time sensitivity, so forth, along with any other pertinent information)	Please return to Jacquelyne Wiggins for further processing jacquelyne.wiggins@norfolk.gov

B. TO BE COMPLETED FOR HUMAN RESOURCES DOCUMENTS:

TYPE OF DOCUMENT:	
BRIEF DESCRIPTION:	
<p>Certificate of Satisfaction: <i>I (We) hereby certify that all reasonable due diligence has been performed to sufficiently develop the contents and implications of the attached document in a manner to protect and account to the public. Further, all City policies and procedures have been adhered to and therefore, I (we) recommend the City Manager execute this document.</i></p>	
<u>Jacquelyne C. Wiggins</u> Document Owner	<u>April 30, 2024</u> Date
	 Department Signature
 Deputy City Manager	<u>5/6/2024 1:58 PM PDT</u> Date
Review by DCM	Review by CM
Approve <input type="checkbox"/> Disapprove <input type="checkbox"/>	Approve <input type="checkbox"/> Disapprove <input type="checkbox"/>
<u>5/7/2024 6:51 AM PDT</u> Date	<u>5/9/2024 10:55 AM PDT</u> Date

**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 3/31/2024

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

I, Patrick Roberts, the City Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years **FY2023-2027** and/or Annual PHA Plan for
fiscal year 2025 of the Norfolk Redevelopment Housing Authority is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Norfolk, VA

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

NRHA's Plan is consistent with the city's Consolidated Plan. The City of Norfolk's Consolidated
Plan includes the goal to "Increase Affordable Housing Opportunities." Likewise, the first goal of
NRHA's Annual Plan is to "increase the availability of decent, safe, and affordable housing."
NRHA's fifth goal is to "ensure equal opportunity in housing for all Americans." This goal aligns
with the City's Analysis of Impediments to Fair Housing.

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:

Patrick Roberts

Title:

City Manager

Signature:

DocuSigned by:

E68E1B3EDF0042D...

Date: 5/9/2024 | 10:55 AM PDT

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S.
Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information
are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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 ___ 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 FY 2025, 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 identity, 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 Housing Authority

VA 006

PHA Name

PHA Number/HA Code



Annual PHA Plan for Fiscal Year 2025



5-Year PHA Plan for Fiscal Years 2023 - 2027

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 **Nathan F. Simms Jr.**

Name Board Chairman **Alphonso Albert, Chairman**

Signature

4/18/2024

Date

Signature

4/18/2024

Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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 3/31/2024

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 Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the **FY 2024-2025 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 fiscal year beginning **FY 2024-2025** in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing 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 (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. 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.

Norfolk Redevelopment Housing Authority

PHA Name

VA 006

PHA Number/HA Code

I hereby certify that all the statement above, 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: **Nathan F. Simms Jr.**

Name of Board Chairperson: **Alphonso Albert, Board Chair**

Signature



Date

April 18, 2024

Signature



Date

4/18/2024

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 *et seq.*, and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

Norfolk Redevelopment Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program & HCV Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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 Nathan F. Simms Jr.

Title Executive Director

Signature



Date (mm/dd/yyyy)

April 18, 2024



9566

Commissioners' Resolution

Commissioners' Meeting Date: April 18, 2024

Title: Resolution Approving Norfolk Redevelopment and Housing Authority's Fiscal Year 2025 Annual Plan for Public and Assisted Housing and Authorizing Submission to the U.S. Department of Housing and Urban Development (HUD)

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 14, 2024, 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.**

Commissioners' Action:

Moved by:
Dr. Philip Smith

Seconded by:
Mr. Earl Fraley

(✓) Approved
() Disapproved

Certified by:

A handwritten signature in blue ink, likely of the Chairperson, is written over the "Certified by:" label.



9567

Commissioners' Resolution

Commissioners' Meeting Date: April 18, 2024

Title: Resolution Accepting the 2024 Capital Fund Program and Approving the 2024 Capital Fund Annual Statement and Five-Year Action Plan

Resolution:

WHEREAS, Norfolk Redevelopment and Housing Authority (the "Authority") and the United States of America, Secretary of Housing and Urban Development ("HUD") entered into a Consolidated Annual Contributions Contract ("ACC") Number P-5540 dated August 30, 1996 as amended by the 2024 Capital Fund Program ("CFP") Amendment; and

WHEREAS, HUD has agreed to provide CFP assistance to the Authority in the amount of \$10,000,000.00 for the purpose of assisting in carrying out development, capital, and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families; and

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

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

1. The 2024 CFP Grant in the amount of \$10,000,00.00 is accepted.
2. The 2024 Capital Fund Annual Statement and Five-Year Action Plan (the "Plan") are hereby approved to provide CFP assistance for the Authority's public housing.
3. By approving the Plan, the Authority is agreeing that capital and management activities will be carried out in accordance with the United States Housing Act of 1937, 24 CFR Part 905 (the Capital Fund Final Rule) as well as other applicable HUD requirements and the Amendment itself.
4. This Resolution shall be in effect from and after the date of its adoption.

The undersigned hereby certifies that this is a true and correct copy of a resolution duly adopted at a meeting of the Board of Commissioners of the Norfolk Redevelopment and Housing Authority held on April 18, 2024.

Dated: 4/22/24

Secretary, Norfolk Redevelopment and Housing Authority

Commissioners' Action:

Moved by: Mr. Elbert Louis	Seconded by: Mr. Terrion Conyers	(✓) Approved () Disapproved	Certified by:
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Norfolk Redevelopment Housing Authority

Annual & Five Year Plan Presentation FY 2024 – 2025 2023–2027



www.nrha.us



*Executive Director, Nathan F. Simms Jr.
Board Chair, Alphonso Albert Jr*

Annual Plan & Five Year Rolling Board Meeting Presentation

Date: April 14, 2024

Time- 9:00 am to 10:00 am

Meeting Location: 555 E. Main Street, Norfolk,
VA 23510, Board Room & Virtual via Goto
Webinar



Annual Plan / 5 Year Rolling Plan Process

Duration (days)	Start Date	End Date	Description
	1/1/2024		01 - Kick-off Meeting with Staff and Preparation of the Draft Annual Year Plan
			02- Progress Meetings with staff/policy analyst
			04- Present Draft Agency Plan to Development Team
			05- Present draft to Executive Director to include staff input
			06- Issue Notice of Public Hearing and Resident Advisory Board (RAB) Meeting and Post Draft Agency Plan on Website
45 days	3/4/2024	4/17/2024	07 - 45 Day Public Comment Period
	3/13/2024	3/13/2024	08- Draft Plan presentations to RAB
	3/14/2024	3/14/2024	09- Agency Plan Public Hearing / Public Comments (No Public Hearing Attendees)
	1/1/2024	4/17/2024	10-Review Public Comments / RAB Comments and Finalize draft Agency Plan
	4/18/2024	4/18/2024	11- Send final draft Agency Plan to Board of Commissioners
		4/18/2024	12- Approval of Agency Plan by Board of Commissioners (Proposed)
		April 2024	13- Submit Agency Plan to HUD

NRHA Operational & Policy Updates

- Proposed FY 2025 Financial Use & Resources
- Housing Needs Assessment Included for both HCV and Public Housing Program Waitlists
- HUD Mandated income exclusions will be added to the income exclusions. Released on 1/31/2024 referenced for both HCV and Public Housing Program
- NSPIRE V and NSPIRE- Updated inspection standards for Public Housing and HCV program* Addressed NSPIRE regarding public housing in the Annual plan

HOTMA Updates

Section 102 – **Income Reviews, Deduction Standards, Hardship Relief, Streamlined Verification**

- For the Public Housing and HCV program, NRHA will complete all mandatory updates for HOTMA & HIP
- NRHA's changes will need updates to its system of record(Emphasys) is updated/ HUD updates
 - All new HOTMA updates memorialized in this year's annual plan will go through an amendment process in FY 2025.

Section 103 – **Over income Policy for Public Housing Residents**

- NRHA's Over Income Policy was effective June 2023.
- The policy was added to ACOP and the Annual plan for FY 2024-2025.

Section 104 - **Asset Limits**

- For the Public Housing and HCV program, NRHA will complete all mandatory updates for HOTMA & HIP
- All new HOTMA updates memorialized in this year's annual plan will go through an amendment process in FY 2025.

Public Comments

Summarized

Public Hearing - March 14, 2024

- **No attendance/ No Comments**

Public Comments 45 Day Period

1 Comment - Vantoria Clay, Housing Advocacy Coordinator Endependence Center, Inc.

- *RHA has a local preference for individuals with disabilities who are institutionalized and want to transition, request that NRHA consider targeting a specific number of vouchers to those who meet this preference*
- *Asked for an increase of additional units lost during the housing conversion process*
- *Young Terrace and Calvert Square - request that NRHA constructs at least 10 percent of the new units to be designed for people with mobility disabilities*
- *Increased landlord marketing in low-poverty communities & marketing for accessible units*

Resident Advisory Board (RAB) Comments

- The Resident Advisory Board (RAB) review process began in February 2024 with a comprehensive meeting held on March 13, 2024, to discuss with all Resident Advisory Board members the proposed changes, amendments, and updates that are included in NRHA's Five Year Rolling and Annual plan.
- The recommendation of the RAB was unanimously in support of the approval of the NRHA's Fiscal Year 2024-2025 Annual Plan and 2023-2027 Five-Year Rolling 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.
- The RAB lobbied for more oversight to meet the needs of the existing properties and wanted clarity as to the selection criteria for Choice Neighborhood Initiative(CNI) units and what were the specific qualifications to receive a CNI unit.
- RAB asked that maintenance and modernization continue to be the focus throughout all eligible communities and for all conversion activities.

NRHA Key Initiatives

I. St. Paul's Transformation

Tidewater Gardens (Demolition/Redevelopment) thru HUD Choice Neighborhood (CNI) Implementation Grant

II. Section 18 RAD disposition/PBV Conversion

III. Section 18 disposition /PBV Conversion

Mid-Rises (Partrea, Hunters Square, Sykes and Bobbitt)-RAD Conversion/Renovation
Broad Creek

IV. Section 18 Demolition/Disposition Redevelopment

Diggs Town II

V. Section 18 Disposition

Grandy Village and Moton Circle

NRHA Owned Communities/Capital Fund Program

- The Capital Fund provides funds, annually, to Public Housing Agencies (PHAs) for the development, financing, and modernization of public housing developments and for management improvements.
- Capital Funds Activities Can Be Used to Fund:
 - Building Renovations
 - Building Equipment - HVAC, Electrical and Plumbing Equipment
 - Demolition
 - Site Acquisition
 - Site Improvements
 - Management Improvements
 - Safety and Security
 - Windows and Roof Replacements
- Note: Project(s) must be included in the PHA 5-Year Plan, a Recent Physical Needs Assessment or Revision is required to adjust the 5-Year Plan Project Listing.
 - **FY 2024 - 10 Million Capital Fund Program Budget**
 - **Youngs Terrace**
 - **Calvert Square**
 - **Hunters Square Mid-Rise**
 - **Partrea Mid-Rise**
 - **Bobbitt Mid-Rise**
 - **Sykes Mid-Rise**
 - **Oakleaf Forest**
 - **Diggs Town**
 - **Authority Wide Projects**

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 02/22/2024

Approved By: DAVENPORT, ROBERT

Part I: Summary						
PHA Name : Norfolk Redevelopment & Housing Authority		Locality (City/County & State)				
PHA Number: VA006		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	AUTHORITY-WIDE	\$1,536,885.40	\$2,945,219.43	\$945,219.43	\$1,476,820.43	\$1,476,825.00
	YOUNG PARK (VA006000010)	\$458,888.22	\$1,108,888.22	\$1,008,888.22	\$142,221.22	
	CALVERT (VA006000011)	\$1,029,284.20	\$1,404,650.71	\$1,019,650.71	\$2,089,767.71	\$94,460.00
	ROBERT PARTREA (VA006000018)	\$1,482,679.07	\$462,929.07	\$762,929.07	\$646,262.07	\$1,012,500.00
	SYKES (VA006000021)	\$448,941.45	\$612,816.45	\$632,816.45	\$196,701.45	\$63,050.00
	OAKLEAF PARK (VA006000012)	\$3,725,911.13	\$2,513,711.59	\$1,013,711.59	\$812,344.59	\$2,012,500.00
	TIDEWATER PRK (VA006000002)	\$50,000.00		\$1,000,000.00	\$150,000.00	
	YOUNG PARK (VA006009999)	\$580,000.00				\$1,012,500.00
	DIGGS PRK (VA006000006)	\$377,249.10	\$302,899.10	\$2,899.10	\$136,232.10	\$3,000.00
	HUNTERSVILLE (VA006000019)	\$512,376.33	\$322,251.33	\$632,251.33	\$1,577,416.33	\$1,577,665.00

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 02/22/2024

Approved By: DAVENPORT, ROBERT

Part I: Summary						
PHA Name : Norfolk Redevelopment & Housing Authority		Locality (City/County & State)				
PHA Number: VA006		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	EULALIE BOBBITT (VA006000020)	\$416,639.10	\$326,634.10	\$981,634.10	\$772,234.10	\$747,500.00

NRHA Non-Capital Funded Communities

RAD/PBV/Private Rentals

1. Franklin Arms (100 Units)
2. Grandy Village (361 Units)
3. North Wellington (25 Units)
4. Diggs I (222 Units)
5. Cottage Bridge (47 Units)
6. Guy Avenue/ROI (31 Units)

Private Management Firm - NRHA Owns

7. Merrimac Landing (492 units)
8. Oakmont North (408 units)
9. Mission College (260 units)
10. Park Terrace (81 units)

Questions/ Comments?

