

**RESOLUTION APPROVING NORFOLK REDEVELOPMENT AND
HOUSING AUTHORITY'S FISCAL YEAR 2026 ANNUAL PLAN FOR
PUBLIC AND ASSISTED HOUSING AND AUTHORIZING
SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT (HUD)**

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 the housing choice voucher, 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 13, 2025, at which public comment was invited and received; 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.



NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

ANNUAL PLAN FOR FISCAL YEAR (FY) 2026

555 E. Main Street, PO Box 968, Norfolk, VA 23501
Phone: (757) 623-1111 | Fax: (757) 314-1306, Web: www.nrha.us |



Virginia Relay 711 | 800-552-7917 V/TTY



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FINAL

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

PUBLIC HOUSING AUTHORITY PLAN

FIVE YEAR PLAN, FISCAL YEAR(S) 2025 – 2029 (ROLLING) ANNUAL PLAN FOR FY 2026 (JULY 1, 2025, TO JUNE 30, 2026)

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 in line with NRHA's fiscal year.**

This document represents the **Norfolk Redevelopment and Housing Authority's** (NRHA's) final agency plan. NRHA is 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 rolling plan provided here covers the period July 1, 2025 to June 30, 2029; and the draft annual plan for fiscal year 2026 covers the period July 1, 2025 to June 30, 2026.** Both plans include information on NRHA's Low-income Public Housing (LIPH), Housing Choice Voucher (HCV), Project-Based Voucher (PBV), Rental Assistance Demonstration (RAD)/choice mobility, state-supported Vouchers, 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 choice neighborhood demonstration, demolition/disposition, policy changes, and HUD requirements and mandates.

ANNUAL PLAN NOTICE PERIOD: The PHA Plan is made available to the public during a 45-day review-and-comment period, January 21, 2025 thru March 6, 2025. The Public Hearing was held March 13, 2025 at 9:00am prior to NRHA March Board of Commissioners meeting. 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 **Leha Byrd, NRHA's Director of Communications & Governmental Organizations, by phone at (757) 314-1624, or by email at lbyrd@nrha.us**

for further information. The plan will be submitted to HUD by **April 15, 2025.**



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 income 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



NRHA 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
- Young Terrace,
- Skyes Midrise,
- Hunter Square Midrise
- Oakleaf Forest
- 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 the Housing Choice Voucher program (HCV; formerly Section 8) including representatives from diverse races and ethnicities, special populations (i.e., disabled, senior), and special programs, etc.

The major roles and responsibilities of the RAB are to assist in review of the NRHA policies & procedures, capital funds and redevelopment 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 on an ongoing basis.

NRHA BOARD OF COMMISSIONERS

NRHA is headed by a Board of nine commissioners, appointed by Norfolk City Council, who are responsible for determining policy and the 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 completed the selection of an Executive Director who is responsible for all NRHA's day-to day activities and operations.



ALPHONSO ALBERT

CHAIRMAN



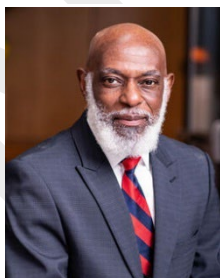
TERREON CONYERS

VICE CHAIRMAN



ELSIE MAYO

BOARD MEMBER



ELBERT LOUIS

BOARD MEMBER



AMY CHUDZINSKI

BOARD MEMBER



ADAM
CASAGRANDE
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 Frank 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 assigns organizational project and program responsibilities.

Currently, NRHA is being led by the Executive Director in a digital transformation of the PHA's system and is streamlining internal, compliance and programmatic policies to better serve NRHA tenants, residents, employees, as well as partners and community agencies.



NATHAN F. SIMMS JR.
NRHA Executive Director

Norfolk Redevelopment and Housing Authority is focused on creating equitable opportunities to expand access for the constituents of Norfolk.

PUBLIC 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
- 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
- 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

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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 2,093 LIPH units and is allocated for 5,289 vouchers via its Annual Contributions Contract (ACC). Currently, 4,283 vouchers are issued: 4,289 tenant-based vouchers, 56 Single Room Occupancy (SRO) vouchers, 52 Mainstream Vouchers, 168 Veteran Affairs Supportive Housing (VASH) vouchers, 225 Near Elderly Disabled (NED) vouchers, 63 Emergency Housing Vouchers, and 70 SRAP Certificates. As of January 1, 2025, NRHA currently has 266 project-based vouchers, and 611 RAD project-based vouchers. The mission of NRHA is to provide quality housing opportunities that foster sustainable mixed-income communities.**

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, local and state fair housing laws, and the U. S. Department of Housing and Urban Development's (HUD) regulations governing Fair Housing and Equal Opportunity, as each may be amended from time to time. 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 2026, 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 very low-to-moderate-income persons.

NRHA in line with the City of Norfolk's Annual Consolidated plan is providing the below data that provides context to the 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 (FY 2025 DATA SET)			
	# 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%	
Race/ethnicity Tenant Declined	13	>1%	
Residents in NRHA Jurisdiction			

Housing Needs of Families on the Waiting List

Housing Choice Voucher (FY 2025 DATA SET)

Is the HCV waiting list closed (select one)? ☐ No ☒ Yes

Closed for families with children, Closed to all households

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? JULY 12, 2022

Does the PHA expect to reopen the list in the PHA Plan year? No ☐ Yes ☒

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No ☒ Yes ☐ However, NRHA may take applicants for the HCV waitlist for a specific population based upon preference or special program(s)

HCV Occupancy by Over-Income Families: 45 households

Housing Needs of Families on the Waiting List

Low Income Public Housing (LIPH) (FY 2026 DATA SET)

	# of families	% of total families	Annual Turnover
Waiting list total	27,644	100%	
Extremely low income <=30% AMI	25,090	91%	
Very low income (>30% but <=50% AMI	2,080	.08	
Low income (>50% but <80% AMI	474	.02%	
Families with children	8,867	.32%	
Elderly families	59	.002%	
Families with Disabilities + Handicap	9,588	.35%	
Race/ethnicity Black (Hispanic & Non-Hispanic)	22,523	.81%	
Race/ethnicity White (Hispanic & Non-Hispanic)	4,018	.15%	
Race/ethnicity Asian	87	.003%	
Race/ethnicity All Other	221	.008%	

Housing Needs of Families on the Waiting List			
Low Income Public Housing (LIPH) (FY 2026 DATA SET)			
Race/ethnicity Pacific	444	.012%	
Race/ethnicity Tenant Declined	351	.012%	
Residents in NRHA Jurisdiction			
Is the LIPH waiting list closed (select one)? No, and there are no current plans to close the list. Closed for families with children, Closed to households How long has it been closed (# of months) 20 months Does the PHA expect to reopen the list in the PHA Plan year? Not Applicable Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes (Choice mobility) LIIPH Occupancy by Over-Income Families: 28 households			

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.

NRHA'S 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.

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Five Year Plan Initiatives

St. Paul's Area

NRHA and the City of Norfolk are partnering to not only transform and increase the redevelopment opportunities 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 St. Paul area includes two NRHA 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.

NRHA will undertake its redevelopment 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, 2026. In 2023, an additional \$10 million in CNI funding was awarded with an expenditure date of September 25, 2026. In 2024, another allocation of \$2.5 million was awarded with an expenditure date of September 25, 2027.

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.

- **1) People:** Improve outcomes of households living in the target housing related to employment and income, health, and children's education.
- **2) Housing:** Replace distressed public and assisted housing with high-quality mixed-income housing.
- **3) 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.

Rights of 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 of the property 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.
- Residents shall have no outstanding debts to NRHA and any other PHA. *(NRHA will work families to enter into repayment agreements if necessary)*
- Residents 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.

- The Right of return 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 Choice Neighborhood Initiative (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.

CNI Timeline

HUD requires the expenditure of the original \$30 million grant by September 25, 2026. The general schedule for the program is as follows:

- Relocation - 2019-2022
- Demolition - 2020-2023
- Infrastructure - 2021-2026

- Blue/Greenway - 2025-2027
- Housing construction - 2021-2027

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 1954-1957, 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.

In FY 2026, NRHA will pursue redevelopment of these two communities based on a master plan to be developed with the community in 2025. NRHA has 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- 2026, NRHA will initiate a master plan for 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

In FY 2026, NRHA will seek phased demolition approval for Young Terrace pending the above is completed. NRHA will assess the feasibility of a phased master plan for the demolition and disposition activities at Young Terrace.

DRAFT

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 allows owners of three HUD legacy programs (Rent Supplement, Rental Assistance Payment, and Section 8 Moderate Rehabilitation) to secure long-term contracts for financing 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 must follow PIH 2024-40 (HA). HUD Notice PIH 2024-40 (HA), 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%	30%	70%
60%-90%	60%	40%
>90%	90%	10%

This action will provide stronger rental revenues for converted projects that will support immediate significant renovation and 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 six (6) years.

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.

In 2025 and 2026 NRHA will convert Sykes and Partrea through the RAD Section 18 blend program to Project based Section 8 along with pursuing low-income housing tax credits for renovation of each building. NRHA will also continue to evaluate programs for the ability to convert four midrises: Eulalie Bobbitt Midrise, Hunter Square 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: 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: \$425,182
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: 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: \$337,851
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: 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: \$314,506
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: Sykes			
Public Housing Development	PIC Development ID: <u>VA006000021</u>	Conversion Type: <u>PBV</u>	Transfer of Assistance: <u>N/A</u>
Total Units: 84	Pre-RAD Unit Type: Senior	Post RAD Unit Type if Different-N/A	Capital Funds allocation of Development: \$313,068
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: Bowling Green Phase II			
Public Housing Development	PIC Development ID: <u>VA006000026</u>	Conversion Type: <u>PBV</u>	Transfer of Assistance: <u>N/A</u>
Total Units: 29	Pre-RAD Unit Type: Family	Post RAD Unit Type if Different-N/A	Capital Funds allocation of Development: \$63,788
Bedroom Type	Number of Units Pre-Conversion	Number of Unites Post-Conversion	Change in Number of Units per Bedroom type and why
One Bedroom	5	5	0
Two Bedroom	12	12	0
Three Bedroom	7	7	0
Four Bedroom	5	5	0
<i>Total</i>	<i>29</i>	<i>29</i>	<i>0</i>

Development: Marshall Manor Phase II			
Public Housing Development	PIC Development ID: <u>VA006000027</u>	Conversion Type: <u>PBV</u>	Transfer of Assistance: <u>N/A</u>
Total Units: 56	Pre-RAD Unit Type: Family	Post RAD Unit Type if Different-N/A	Capital Funds allocation of Development: \$124,150
Bedroom Type	Number of Units Pre-Conversion	Number of Unites Post-Conversion	Change in Number of Units per Bedroom type and why
One Bedroom	8	8	0
Two Bedroom	20	20	0
Three Bedroom	22	22	0
Four Bedroom	6	6	0
<i>Total</i>	<i>56</i>	<i>56</i>	<i>0</i>

Development: Bowling Green Phase III			
Public Housing Development	PIC Development ID: <u>VA006000028</u>	Conversion Type: <u>PBV</u>	Transfer of Assistance: <u>N/A</u>
Total Units: 35	Pre-RAD Unit Type: Family	Post RAD Unit Type if Different-N/A	Capital Funds allocation of Development: \$77,109
Bedroom Type	Number of Units Pre-Conversion	Number of Unites Post-Conversion	Change in Number of Units per Bedroom type and why
One Bedroom	5	5	0

Two Bedroom	13	13	0
Three Bedroom	15	15	0
<i>Total</i>	35	35	0

Development: Marshall Manor Phase III			
Public Housing Development	PIC Development ID: <u>VA006000029</u>	Conversion Type: <u>PBV</u>	Transfer of Assistance: <u>N/A</u>
Total Units: 46	Pre-RAD Unit Type: Family	Post RAD Unit Type if Different-N/A	Capital Funds allocation of Development: \$99,138
Bedroom Type	Number of Units Pre-Conversion	Number of Unites Post-Conversion	Change in Number of Units per Bedroom type and why
One Bedroom	8	8	0
Two Bedroom	21	21	0
Three Bedroom	14	14	0
Four Bedroom	3	3	0
<i>Total</i>	46	46	0

Development: Bowling Green Phase IV			
Public Housing Development	PIC Development ID: <u>VA006000030</u>	Conversion Type: <u>PBV</u>	Transfer of Assistance: <u>N/A</u>
Total Units: 50	Pre-RAD Unit Type: Family	Post RAD Unit Type if Different-N/A	Capital Funds allocation of Development: \$106,947
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	21	21	0
<i>Total</i>	50	50	0

Development: Marshall Manor Phase IV			
Public Housing Development	PIC Development ID: <u>VA006000031</u>	Conversion Type: <u>PBV</u>	Transfer of Assistance: <u>N/A</u>
Total Units: 38	Pre-RAD Unit Type: Family	Post RAD Unit Type if Different-N/A	Capital Funds allocation of Development: \$83,081
Bedroom Type	Number of Units Pre-Conversion	Number of Unites Post-Conversion	Change in Number of Units per Bedroom type and why
One Bedroom	0	0	0
Two Bedroom	24	24	0
Three Bedroom	14	14	0
<i>Total</i>	38	38	0

Development 18: Broad Creek Phase V			
Public Housing Development	PIC Development ID: <u>VA006000085</u>	Conversion Type: <u>PBV</u>	Transfer of Assistance: <u>N/A</u>
Total Units: 50	Pre-RAD Unit Type: Family	Post RAD Unit Type if Different-N/A	Capital Funds allocation of Development: \$112,760

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>

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
Total	50	50	0

NRHA Demolition and Disposition Activity

Young and Calvert Square Demo / Disposition

NRHA, in partnership with the City of Norfolk, aims to redevelop the St. Paul's area, including Young Terrace, Calvert Square, and Tidewater Gardens under the Choice Neighborhoods Initiative. These communities face challenges such as outdated infrastructure and chronic flooding. Much of Calvert Square lies in a flood zone, while Young Terrace, built in the 1950s, needs redevelopment. The plan is to transform these areas into mixed-income housing with new homes, retail, and open spaces, supported by major infrastructure improvements—one of Norfolk's largest building efforts. This complex and costly undertaking will require extensive community input, regulatory agency participation, and private investment.

In FY2026, NRHA will start master planning for Young Terrace and Calvert Square to build on the CNI work at Tidewater Gardens. Master planning will likely lead to phased demolition and disposition requests to HUD. NRHA plans to submit a section 18 demolition and disposition application in FY2026 following community consultation. The tables below summarize planned actions and describe demolition/disposition activities:

Demolition/Disposition Activity Description	
1.a Development name:	Young Terrace
1.b Development (project) number:	VA006000011
2. Activity type:	Phased Demolition and Disposition
Partial demolition may be submitted to address flooding issues	
3. Application status:	To be submitted FY 2026
4. Date application approved, submitted, or application approved:	FY2026
5. Number of units affected:	746
6. Coverage of action:	Complete
7. Timeline for activity:	2026-2032
a. Actual or projected start date of activity:	FY2026
b. Projected end date of activity:	2032

Calvert Square

NRHA has initiated the planning process for Calvert Square in FY2025. Timelines are established through the planning process.

Demolition/Disposition Activity Description	
1.a Development name:	Calvert Square
1.b Development (project) number:	VA006000011
2. Activity type:	Phased Demolition and Disposition
Partial demolition may be submitted to address flooding issues A Phased demolition plan may be submitted	
3. Application status:	TBD
4. Date application approved, submitted, or application approved:	TBD
5. Number of units affected:	TBD
6. Coverage of action:	TBD
7. Timeline for activity:	TBD
a. Actual or projected start date of activity:	FY 2026
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, allowing for the 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 the 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 plans to submit a disposition application for parcel A (4.47 acres) of Project VA006-08 in FY2026. A master plan will be developed with the community to guide the disposition and future usage of the property. The disposition of parcel A will leave 14.217 acres of open spaces and wetlands that remain in Project VA006-08.

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 FY2026.	
3. Application status:	Additional Partial Disposition Application to be submitted FY2026
4. Date application approved, submitted, or application approved:	application approved: January 14, 2014, Disposition Application approved May 2, 2016
5. Number of units affected:	There are no remaining public housing units. Parcel A is 4.47 acres.

6. Coverage of action:	Partial
7. Timeline for activity:	
a. Actual or projected start date of activity:	FY 2026
b. Projected end date of activity:	FY 2027

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 and will require low-income housing tax credits and private debt. 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 and or RAD /Section18 blend in accordance with PIH 2024-40 (HA). *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.**

In 2020-2021, NRHA will begin conversion of the Broad Creek developments Marshall Manor and Bowling Green (MM II, III & IV & BG II, III & IV to project-based Section 8 through Section 18 Disposition process to facilitate a successful re-capitalization of each project through the low-income housing tax credits financing program. A financial analysis performed by TCB has determined RAD conversion/LIHTC renovation will require significant capital funds to accomplish and will require low income housing tax credits and private debt. 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 and or RAD /Section18 blend in accordance with PIH 2024-40 (HA). *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.**

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:	2025
b. Projected end date of activity:	2028

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:	2025
b. Projected end date of activity:	2028

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:	2025
b. Projected end date of activity:	2028

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:	2025
b. Projected end date of activity:	2028

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:	2025
b. Projected end date of activity:	2028

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:	2025
b. Projected end date of activity:	2028

Moton Circle

The NRHA intends to amend and revise the disposition approval for Moton Circle to enable the development of homes for sale on the site. The demolition of the Moton Circle public housing units has been completed, and fifty (50) replacement units have been developed nearby within the Broad Creek development. The NRHA will seek a revised disposition approval for Moton Circle to sell the land at fair market value for market rate development.

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 2025
b. Projected end date of activity:	FY2027

Diggs and Oakleaf (Diggs Town Phase III)

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 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 that the master planning work will lead to future phased demolition and disposition request to HUD.

Disposition Activity Description	
1.a Development name:	Diggs Town Phase II
1.b Development (project) number:	VA0006000006
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:	TBD
4. Date application approved, submitted, or application approved:	TBD
5. Number of units affected:	103
6. Coverage of action:	Complete
7. Timeline for activity:	
a. Actual or projected start date of activity:	TBD
b. Projected end date of activity:	TBD
Disposition Activity Description	
1.a Development name:	Oakleaf Forest

1.b Development (project) number:	VA0006000012
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:	TBD
4. Date application approved, submitted, or application approved:	TBD
5. Number of units affected:	257
6. Coverage of action:	Complete
7. Timeline for activity:	
a. Actual or projected start date of activity:	TBD
b. Projected end date of activity:	TBD

Former Roberts School Site

On September 2, 2016, NRHA received HUD approval (DDA0000112) to trade land from Roberts Village Public Housing with the City for the Roberts School Site and Robert Bowling School site. The traded site was planned for market rate housing, including single-family homes, townhomes, and condominiums, with no replacement housing requirements. The approved method is a negotiated sale at fair market value. In FY2026, NRHA will submit a Section 18 disposition request for the Roberts school site to proceed with residential development at fair market value.

Disposition Activity Description	
1.a Development name:	Former Roberts Park Elementary Site
1.b Development (project) number:	(PIC Number)
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:	To be submitted
4. Date application approved, submitted, or application approved:	FY2026
5. Number of units affected:	Disposition of approximately 7.2 acres
6. Coverage of action:	Complete
7. Timeline for activity:	
a. Actual or projected start date of activity:	FY 2026
b. Projected end date of activity:	FY 2026

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 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 must follow PIH 2024-40 (HA). HUD Notice PIH 2024-40 (HA), 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%	30%	70%
60%-90%	60%	40%
>90%	90%	10%

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 FY 2024, NRHA will pursue a RAD/Section 18 Blend to convert Robert Partrea Midrise and Sykes Midrise, which will involve the disposition of 90% of the units at each site to receive TPVs under the Section 18 program. In FY 2026, NRHA will seek the conversion of Eulalie Bobbitt Midrise and Hunter Square Midrise.

- The NRHA was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the NRHA will be converting to Project Based Vouchers under the guidelines of H 2019-09/PIH 2019-23, REV-4 and any successor Notices. Upon conversion to Project Based Vouchers the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of H 2019-09/PIH 2019-23, REV-4; and H-2016-17/PIH-2016- 17. These resident rights, participation, waiting list and grievance procedures are appended to this as **Attachment M**. Additionally, the NRHA certifies that it is currently compliant with all fair housing and civil rights requirements.
- Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that NRHA may also borrow funds to address their capital needs. Capital Funds in the amount of \$2,300,000 towards the conversion.
- NRHA will administer the PBV HAP contracts. NRHA will be amending its administrative plan outlining RAD PBV policies to prepare for this specific project-based voucher

application following RAD conversion. The chapter outlining RAD PBV policies will be added as an attachment to this annual plan. (Insert chapter on PBV policies into this Attachment to your PHA Plan)

- See **Attachment M**: PIH 2019-23, REV-4 Section 1.6.C & Section 1.6.D for provisions relating to PBV administration; and see **Attachment L** PIH-2016-17 for civil rights and relocation requirements.

RAD/Section 18 Blend 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- The current bedroom distribution of units (102 1 bedroom and 12 2 bedroom) and the type of units (General Occupancy)
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
c. Proposed Bedroom Distribution:	The proposed bedroom distribution of units (102 1 bedroom and 12 2 bedroom) and the type of units (Elderly, Near-Elderly, Disabled)
d. Additional Information:	The estimated amount of the current Capital Fund grant that is associated with the proposed projects & the impact on the PHA's current Five-Year PHA plan and Five-Year Capital Fund Action Plan.

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- The current bedroom distribution of units (77 1 bedroom and 7 2 bedroom) and the type of units (General Occupancy)
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
c. Proposed Bedroom Distribution:	The proposed bedroom distribution of units (77 1 bedroom and 7 2 bedroom) and the type of units (Elderly, Near-Elderly, Disabled)
e. Additional Information:	The estimated amount of the current Capital Fund grant that is associated with the proposed projects & the impact on the PHA's current Five-Year PHA plan and Five-Year Capital Fund Action Plan.

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:	2025
b. Projected end date of activity:	2028

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:	2025
b. Projected end date of activity:	2028

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:	2025
b. Projected end date of activity:	2028

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:	2025
b. Projected end date of activity:	2028

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:	2025
b. Projected end date of activity:	2028

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:	2025
b. Projected end date of activity:	2028

Disposition Activity	
1.a Development name:	Broad Creek V
1.b Development (project) number:	VA0060000085
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 -UPDATED HUD POLICIES

HOTMA Implementations for Sections 102 and 104 for NRHA public housing and HCV program(s)

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 under Notice H 2024-09, published on September 20, 2024, extended the compliance date for HOTMA Sections 102 and 104 from January 1, 2025, to July 1, 2025.

On December 17, 2024, HUD provided and updated notice called "Housing Opportunity Through Modernization Act (HOTMA) Sections 102 and 104: Updated Guidance to Public Housing Agencies (PHAs) on Compliance."

PIH Notice 2024-38, details the income and asset provisions with which NRHA must comply by July 1, 2025.

NRHA acknowledges that HUD will issue further guidance on compliance deadlines for any outstanding HOTMA provisions once its system conversion technology is completed and PHA data migration timeline have been set from PIC to HIP. As of the date of this Annual Plan, only the provisions discussed in the notice will be enforced applicable to the enforcement date required by HUD

HUD enforcement timelines of the following HOTMA provisions:

HUD Enforcement Before July 1, 2025

- Ending Earned Income Disregard (EID) was due on January 1, 2024. NRHA must ensure it has ceased enrollment into EID as of December 31, 2023.
- Use of Form HUD-9886-A - No later than February 1, 2025. The updated Form HUD-9886-A will be the only approved version of the authorization for release of information form following the expiration of HUD-9886 on January 31, 2025

HUD Enforcement No Later than July 1, 2025

- All transactions with an effective date on or after July 1, 2025, must adhere to the following provisions. As the reexamination process typically begins 90-120 days prior to the effective date, NRHA is required to comply with these provisions by March 3, 2025.
- Income Exclusions: NRHA must utilize the list of 28 income exclusions noted in 24 CFR 5.609(b) for all income examinations effective on or after July 1, 2025.
- Definitions: As part of the updates in 24 CFR 5.100, 5.403, 5.603 – PHAs must use seven updated definitions identified in the HOTMA notice for all transactions effective on or after July 1, 2025. The updated definitions change how household members, certain workers, and household medical expenses are defined and treated.
- De Minimis Errors: See PIH Notice 2023-27 for guidance on de minimis errors, which includes guidance on when PHAs must take correction action to credit or repay a family.

Section 103: Public Housing Over-Income Families

Public Housing Income Limitation: In 2023, Section 103 of The Housing Opportunity Through Modernization Act of 2016 (HOTMA) imposed continued program participation limits for families exceeding the statutory income limitation in the Public Housing program, also known as the “over-income” provision.

NRHA implemented its over income policy in 2023 and NRHA placed the policy formally within its ACOP in 2024. Currently, HOTMA income limitations and related procedures for public housing families who become over-income after admission. Procedures and grace periods under 24 CFR part 960.507 – Families exceeding the income limit and applicable to 24 CFR part 960.509, Lease requirements for non-public housing over-income families. Currently, there are 28 households within LIPH that are over-income

Cross-Cutting Updated Upcoming for LIPH and the HCV Program

In FY 2026, NRHA affordable housing program operating procedures to update its internal procedures and compliance procedures on the verification method to review assets through deposits and transactions made through mobile/web applications (apps) such as Zelle, PayPal, Venmo, and Cash App.

NRHA Feasibility Review: MTW Regional Authority as a Partner Agency

In FY 2026, as applicable to HUD Notice 2023-10, NRHA will explore the ability to apply for regionalization under the Moving to Work (MTW) Demonstration with a partner MTW public housing authority. In FY 2026, NRHA would also review any information regarding expansion of the current MTW program. NRHA is reviewing all requirements under public housing agencies (PHAs) selected to participate in the MTW Demonstration – that is, the original 39 MTW Agencies, as well as 100 Expansion MTW Agencies. Two regionalization options are under review: Option 1 (“Transfer or Consolidation of Programs”) and Option 2 (“Management Agreement”). The NRHA will need to complete board and HUD approval as well as complete a significant amendment to the annual plan to outline changes to policies and programmatic rules if successful within its application for regionalization as a partner MTW agency. Notification also mandates a review by the Resident Advisory Board, public display requirements and public hearing with a description of the proposed changes.

EXECUTIVE OFFICE

To streamline processes and use resources efficiently, the NRHA identified key departmental and programmatic priorities. These goals will be addressed over the next one to five years.

- 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
- Establish and implement an agency-wide Compliance Department to enhance accountability and review of agency policies, programs, and procedures.

HOUSING CHOICE VOUCHER (HCV) PROGRAM:

- Norfolk Redevelopment and Housing Authority (NRHA) is updating its ACOP and Administrative Plan to add a policy allowing for opening and closing of public housing and S8 HCV waitlists for certain preferences only. If this policy is implemented, the NRHA will clearly state in any public notices announcing the waitlist openings that only those eligible for the preference can apply. Preferences for PBV and RAD PBV waitlists may be added to the Administrative Plan to allow for those households impacted by RAD or other rehabilitation and modernization projects undertaken by a project owner that require displacement or temporary relocation to receive preference point priority. A chapter outlining RAD PBV policies will be added to the NRHA Administrative Plan. The waitlist for units at Sykes Apartments & Partrea Apartments will transition from a public housing waitlist to a Section 8 Project Based Voucher waitlist after the RAD conversion closing is complete. At that time, current applicants will be automatically moved from the public housing waitlist to the new PBV waitlist.
- *NRHA as a Mandatory Small Area Fair Market SAFMR PHAs will use the SAFMR for NRHA's HCV program, including special housing types (e.g. congregate housing, shared housing, homeownership) with the exception of manufactured home space rental. NRHA will not apply the SAMFR to the PBV program. NRHA may in fiscal year 2026 request exceptions to HUD for the payments standards for both the HCV and PBV payment standards.*
- Within FY 2026, the NRHA plans to explore the feasibility of an HCV leasing counseling program for the HCV program and plans to define in FY 2026, applicable participants that may utilize the program, program policies, in addition to partners that may participate in this proposed program.
- Complete successful migration from HQS to NSPIRE-V on or before October 1, 2025.
- Achieve High Performer status
- Enhance the voucher issuances and move in process across all vouchers, special programs, PBV and state voucher allocations.
- Increase landlord participation/engagement in areas of opportunity
- 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 the number of project-based vouchers (PBV) units to be developed in partnership with development
- Market the HCV program on NRHA's website and social media and provide program updates.

PROPERTY MANAGEMENT (PMD):

- In 2023, Section 103 HOTMA imposed continued program participation limits for families exceeding the statutory income limitation in the Public Housing program, also known as the “over-income” provision. NRHA implemented its over income policy in 2023 and NRHA placed the policy formally within its ACOP in 2024. Currently, HOTMA income limitations and related procedures for public housing families who become over-income after admission. Procedures and grace periods under 24 CFR part 960.507 – Families exceeding the income limit and applicable to 24 CFR part 960.509, Lease requirements for non-public housing over-income families. Currently, there are 28 households within LIPH that are over-income.
- Update lease policies and remove late payments made within the last 12 months as an exclusion to eligibility for incoming applicants to the LIPH program
- Revise internal compliance and incorporate internal audit of LIPH, HCV and PBV files.
- Number of units offline; due to Casualty(s); Number of units offline: due to Modernization (2)
- Improved curb appeal in all communities
- Improve residents care and upkeep of assisted units
- Improve NSPIRE scores in all communities with a goal of all receiving high performance status
- Review property maintenance and management for PHA owned communities

COMMUNICATIONS AND GOVERNMENT RELATIONS:

- Manage and execute external website design overhaul
- Update of NRHA's St. Paul's Area Transformation Webpage
- Continue and enhance 508 compliance in website design
- Implement media training for NRHA directors and executives
- Increase staff capacity and departmental needs within Communications & Governmental Relations team
- Create and engage NRHA in annual and/or bi annual executive leadership collateral
- Create goal of strengthening intergovernmental relationships statewide

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
- Complete the redevelopment of Tidewater Gardens Fall of 2027
- Dispose, RAD convert to Project-Based Vouchers (PBV) and renovate Partrea, Sykes, in FY2025-2027, Bobbitt and Hunter Square mid-rises in FY2026-28
- Develop the former Moton Circle site to include affordable homeownership options beginning in FY2025
- Redevelop Grandy Village Site A beginning in FY2027
- Dispose and renovate Marshal Manor and Bowling Green II, III, IV to Project Based Vouchers. Application submitted to HUD May 2022.
- Demolish and rebuild 6 unit building at Oakleaf in FY2026

FACILITIES MANAGEMENT

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

HUMAN RESOURCES

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

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

- Complete by July 2025 successful implementation of the system of record and parallel improvements for paperless documents.
- Provide Cloud technology and software that will aid in establishing efficient telework support and sharing of agency documents within a secure manner
- 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, 2025 TO JUNE 30, 2029)

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, 2025, to June 30, 2029.

GOAL 1: INCREASE THE AVAILABILITY OF DECENT, SAFE AND AFFORDABLE HOUSING.

OBJECTIVES:

- 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.
 - Apply for additional rental and special purpose vouchers as made available by the U.S. Department of Housing and Urban Development (HUD).
 - Leverage private or other public funds to develop mixed-income communities.
 - Seek partnerships with entities to further the goal of creating additional affordable housing opportunities by providing project-based vouchers to developers.
 - Acquire or build 250 new housing units.
 - Work closely with other entities to create incentives to expand the supply of affordable housing.
 - 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.
 - Comply with HUD VAWA regulations and requirements; continuing to work with local, state and federal agency to enforce federal policy as mandated.
 - 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. This will also include alignments to the City of Norfolk's [FY 2022 - FY 2026 Consolidated Plan](#).

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, 2025 THROUGH JUNE 30, 2026)

Below are the goals and objectives proposed by NRHA to serve the needs of City of Norfolk's low-income, very low-income, and extremely low-income families, specific to the one-year period of July 1, 2025, to June 30, 2026

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.

DRAFT

2026 NORFOLK REDEVELOPMENT & HOUSING AUTHORITY FINANCIAL USE & RESOURCES

As of March 2025, NRHA is currently in the process of completing a revision to its current FY 2025 budget and is still in the budget review process for its fiscal year 2026. Upon approval of the FY 2026 budget, the following budget information will be updated and amended into the Annual Plan as an addendum.

Listed are the financial resources that are <i>anticipated</i> to be available to the Norfolk Redevelopment & Housing Authority for the support of Federal public housing and tenant-based Housing Choice Voucher assistance programs administered by the Authority during the (FY 2026) Plan Year.		
Financial Resources - Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Federal Grants		
Public Housing Capital Fund	\$ 10,727,026	Property Management
Public Housing Operating Fund	\$ 12,814,178	Property Management
Annual Contributions for Housing Choice Voucher Tenant-Based Assistance	\$ 66,879,399	HAP and UAP
HOME Funds	\$ 1,966,553	HUD, CHDO
HomeNet, VH Grant, CNI, General Fund	\$ 12,822,510	Community Development
Prior Year Federal Grants (unobligated funds only)	\$ 11,076,116	CF 2022, 2023, 2024 rollover to FY26
Public Housing Dwelling Rental Income	\$ 6,326,649	Tenant rent and other revenue
Other income (list below)		
	\$ 12,751,871	City View Tower, Ballentine, AELP, Moton Circle, Bruce's Park, EVMS, Other program
Non-federal sources (list below)	\$ 2,130,570	HRV, ROSS, FEE, United Way
Total FY 2026 Financial Resources	\$ 137,494,872	Authority-Wide Operations

PROPOSED CHANGES TO THE ADMINISTRATIVE PLAN FOR THE HOUSING CHOICE VOUCHER (HCV) PROGRAM AND THE PROJECT-BASED VOUCHER (PBV) PROGRAM FOR FY2026:

To view the proposed changes to the HCV Administrative plan or Public Housing ACOP, please click on the document icon to view the proposed changes.

PROPOSED CHANGES TO THE ADMINISTRATIVE PLAN FOR FY 2026



2025 Proposed
Administrative Plan (

ADMINISTRATIVE PLAN CHANGES (TABLE FORMAT)

PROPOSED CHANGES TO THE ADMISSION & OCCUPANCY PLAN FOR FY 2026



FY 2026 ACOP Final
Draft.docx

EDITS MADE TO CURRENT ACOP

FY 2026 FLAT RENT SCHEDULE (PENDING)

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 have been phased effective as of December 1, 2023, coinciding with annual recertifications.** Please note that if the calculations cause the flat rents to exceed 35% of existing flat rent, the amount will be phased in to ensure that public housing residents do not experience a rent increase of more than 35 percent annually.

NRHA is currently in the process of updating its FY 2026 Flat Rent schedule. Upon review and approval, the flat rents will be updated into the NRHA annual plan and the appropriate notification provided to NRHA residents.

Currently, the flat rents are as follows:

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

COMMUNITY: BOBBITT MIDRISE- ZIP CODE 23502

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

COMMUNITY: PARTREA MIDRISES - ZIP CODE 23505

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

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

PROJECT BASED VOUCHER (PBV) CONTRACT RENT SCHEDULE

NRHA MANAGED PROJECT BASED VOUCHER COMMUNITIES- CURRENT CONTRACT RENTS

NRHA is currently in the process of updating its FY 2026 PBV contract rent schedule. Upon review and approval, the PBV contract rents will be updated into the NRHA annual plan and notification provided to the HCV tenants.

Project Based Voucher (PBV) Contract Rent Schedule

NRHA managed Project Based Voucher Communities- Current Contract Rents

DIGGS PHASE I (RAD) - EFFECTIVE 1/1/2025

Bedroom Size	Contract Rent
One Bedroom	\$830.00
Two Bedroom	\$992.00
THREE BEDROOM	\$1,379.00
Four Bedroom	\$1,717.00

GRANDY VILLAGE (REVITALIZED AND DUPLEX UNITS) (RAD) - EFFECTIVE 1/1/2025

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 1/1/2025

Bedroom Size	Contract Rent
Two Bedroom	\$874.00
THREE BEDROOM	\$954.00

GRANDY VILLAGE PHASE VI - EFFECTIVE 1/1/2025

Bedroom Size	Contract Rent
1 BR, 1 BA	\$1,201.00
2 BR, 1.5 BA	\$1,434.00
3 BR, 2 BA TH	\$1,909.00
3 BR, 2 BA Garden	\$1,859.00
3 BR, 2.5 BA TH	\$1,935.00
4 BR, 3 BA	\$2,370.00

***COTTAGE BRIDGE - EFFECTIVE 1/1/2025**

Bedroom Size	Contract Rent
One Bedroom	\$1,402.00
TWO BEDROOM	\$1,648.00

*CONTRACT RENTS FOR COTTAGE BRIDGE IS 110% OF PAYMENT STANDARD

****FRANKLIN ARMS (RAD) - EFFECTIVE 2/1/2025**

Bedroom Size	Contract Rent	Utility Allowance	Gross Rent
One Bedroom	\$995.00	\$72.00	\$1,067.00
Two Bedroom	\$1,162.00	\$95.00	\$1,257.00

**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

2025 Utility Allowance updated.

*****NORTH WELLINGTON (RAD) - EFFECTIVE 2 /1/2025**

Bedroom Size	Contract Rent	Utility Allowance	Gross Rent
Three Bedrooms - Rowhouse/Townhouse	\$820.00	\$389.00	\$1,209.00
Three Bedrooms - Single Family	\$820.00	\$403.00	\$1,223.00
Four Bedrooms Single Family	\$1029.00	\$477.00	\$1,506.00

** 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. 2025 Utility allowance amounts for North Wellington updated.

CAPITAL FUND PROGRAM

FIVE YEAR CAPITAL FUND ACTION PLAN

ACTION PLAN U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(APPROVED JAN 2025)

The NRHA oversees the Capital Fund program for its public housing. This fund provides five-year capital fund grants based on a formula, which NRHA uses for development, financing, modernization, and management improvements of its properties.

See Attachments K & L:

- Attachment K: HUD-50075.1 FORM, CAPITAL FUND PROGRAM ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT (PHAS RECEIVING CFP GRANTS ONLY)
- Attachment L: HUD-50075.2 FORM, *CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN* (PHAS RECEIVING CFP GRANTS ONLY)



5YR Plan 2023 -2027
Approved Revision

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VIOLENCE AGAINST WOMEN ACT (VAWA)

NRHA VAWA OVERVIEW

The Violence Against Women Act (VAWA, [34 U.S.C. § 12471 et seq.](#)) provides housing protections for survivors of domestic violence, dating violence, sexual assault, and/or stalking (collectively referred to on this page as “VAWA violence/abuse”).^[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 on March 15, 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.

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).

9. *NRHA will utilize updated VAWA forms that have recently been added to the HUD Forms website.*

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_languages

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

FY 2025 - ANNUAL PLAN ACCOMPLISHMENTS

(JULY 1, 2024 TO JUNE 30, 2025)

UPDATE ON 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.

UPDATE ON 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.

UPDATE ON GOAL 3: IMPROVE THE OVERALL QUALITY OF THE HOUSING CHOICE VOUCHER PROGRAM.

OBJECTIVES:

- a. Maintained key performance metrics at or above NRHA's 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.

UPDATE ON 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.

UPDATE ON 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 additional services to NRHA residents and tenants.
- 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.

UPDATE ON 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.

UPDATE ON 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 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.

UPDATE ON 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.

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 require that all PHA's make an effort to ensure that economic opportunities, most importantly employment, generated by public housing financial assistance OR housing and community development financial assistance in excess of \$200K, shall be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing or residents of the community in which the applicable assistance is spent..

SECTION 3 PLAN PURPOSE

NRHA has developed and implemented strategies that promote economic awareness and inclusion for low and very-low income residents and business owners by providing meaningful training, employment, and contracting opportunities. NRHA's Section 3 Plan emphasizes measurable outcomes, including increased employment rates, sustainable business development, and overall income growth among participants. 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 Business Concerns

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

A Section 3 project includes 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.

If the project or activity meets either of the applicable HUD funding source thresholds, then Section 3 is prompted, and the entire project is subject to Section 3 regulations.

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.

NRHA implements the Section 3 Plan through the award of contracts to Section 3 Business Concerns and businesses that offer employment and training to Section 3 Workers as well as subcontract opportunities to Section 3 Business Concerns, to the greatest extent 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 Offices of Compliance & Performance Management, Design and Construction Management, and Client Services (Workforce Development, Youth Services, Family Self-sufficiency), all work collaboratively with the Community Case Managers and business partners to promote sustained employment through job readiness and other capacity building services. The level of Section 3 success

is directly aligned with the ability to identify skilled and unskilled Section 3 Workers and certifiable businesses. The Client Services team and community Case Managers identify Section 3 Workers. The local Section 3 certified contractors' database, referrals, tracking and reporting are maintained by the Office of Compliance & Performance Management.

Procurement Policy

This Section 3 policy is supported by the NRHA Procurement Policy, which includes language and compliance 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.

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.
- Extremely low income is defined as 30% 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 worker who is:

1. A worker employed by a Section 3 business concern; or
2. A worker who currently fits or when hired fits 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 provides 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 Compliance & Performance Management, 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 poverty, 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 local business community, Section 3 Workers, workforce teams and community organizations is paramount to the success of the WFD program.

The Director of Federal Programs initiates outreach for Section 3 employment opportunities. Workforce Development, Family Self-sufficiency, Community Case Managers, Resident Organizations, The Employment Commission, and other workforce program teams identify Targeted 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 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 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.

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

Low income persons may verify their Section 3 Worker status by completing the Section 3 Worker Self Certification form. The form may be obtained by email request to bwhite@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 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 Bonfire eProcurement Portal and the Virginia eProcurement Portal, (eVA) website.
- Place ads in the Virginia Pilot (local newspaper) and other print media associations.
- Email opportunities directly to Section 3 Business Concerns 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 FULFILLS SECTION 3 COMPLIANCE

The contractor may provide job opportunities for both skilled and unskilled 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 exist, 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.

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 Director of Federal Programs facilitates Section 3 business self-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 email request at **bwhite@nrha.us**.

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.

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 can perform successfully under the terms and conditions of the proposed contract.
- The business shall submit a certification on the number of contracts awarded and the 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 and 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 Director of Federal Programs 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 made sufficient efforts, NRHA will work to help the contractor become compliant. All required paperwork must be submitted with projected economic opportunities included. Continued failure or refusal by the contractor may result in further action. The Director of Federal Programs 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.

ECONOMIC INCLUSION ACTIVITIES

SWAM – SMALL, WOMAN OWNED AND MINORITY-OWNED BUSINESS

NRHA encourages the inclusion of minority and woman-owned business (MWBE), participation in procurement. These businesses must be SWaM (Small, Woman-owned and Minority-owned business), certified.

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.

APPENDIXES

Attachment Form(s) B through J identifies each required appendix to the annual plan

- A. ANNUAL REPORT PLAN. NRHA HAS INCLUDED ABOVE WITHIN ITS ANNUAL PLAN REPORT A NARRATIVE DESCRIBING THE ANALYSIS OF RECOMMENDATIONS AND THE DECISIONS MADE ON THESE RECOMMENDATIONS FOR FY 2026 ANNUAL PLAN YEAR AS WELL AS ITS ROLLING 5 YEAR PLAN.
- B. HUD – 50075-ST: ANNUAL PHA PLAN
- C. HUD – 50075 -5Y: 5 YEAR ANNUAL PLAN (REVISED)
- D. HUD-50077- SL: PHA CERTIFICATIONS OF COMPLIANCE WITH THE PHA PLANS AND RELATED REGULATIONS (WHICH INCLUDES ALL CERTIFICATIONS RELATING TO CIVIL RIGHTS)
- E. HUD 50077- CR: CIVIL RIGHTS CERTIFICATION
- F. HUD-50071 FORM: CERTIFICATION OF PAYMENTS TO INFLUENCE FEDERAL TRANSACTIONS (PHAS RECEIVING CFP GRANTS ONLY)
- G. RESIDENT ADVISORY BOARD (RAB) COMMENTS. COMMENTS RECEIVED FROM THE RAB MUST BE SUBMITTED BY THE PHA AS AN ATTACHMENT TO THE PHA.



VA006 FY2026
Resident Advisory Board

- H. PUBLIC HEARING TRANSCRIPT: MARCH 13, 2025 PUBLIC HEARING MEETING. NO CHALLENGED ELEMENTS APPLICABLE. PUBLIC COMMENTS VIA TRANSCRIPT IS PROVIDED.



Public Hearing -
March 13 2025 Trans

- I. HUD-50075.2 FORM: CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN (PHAS RECEIVING CFP GRANTS ONLY)



5yr Plan 2023 -2027
approved revision.p

- J. FISCAL YEAR 2022/23 NRHA AUDIT

- K. [Attachment- RAD Notice 1.6C and 1.6D](#)



Attachment- RAD
Notice 1.6C and 1.6D

- L. [Attachment- PIH 2016-17 \(Civil Rights Notice\)](#)



Attachment- PIH
2016-17 (Civil Rights)

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

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: ☒ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2025 PHA Inventory (Based on Annual Contributions Contract (ACC) units at the time of FY beginning, above) Number of Public Housing (PH) Units <u>2,093</u> Number of Housing Choice Vouchers (HCVs) <u>5,289</u> Total Combined Units/Vouchers : <u>7,382</u> PHA Plan Submission Type: ☒ Annual Submission ☐ 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. ☐ 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
		Lead PHA:VA006	N/A	Not Applicable	N/A	N/A

B.	Plan Elements					
B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA? Y N ☒ ☐ Statement of Housing Needs and Strategy for Addressing Housing Needs ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☒ ☐ Financial Resources. ☒ ☐ Rent Determination. ☒ ☐ Operation and Management. ☐ ☒ Grievance Procedures. ☐ ☒ Homeownership Programs. ☐ ☒ Community Service and Self-Sufficiency Programs. ☐ ☒ Safety and Crime Prevention. ☐ ☒ Pet Policy. ☒ ☐ Asset Management. ☐ ☒ Substantial Deviation. ☐ ☒ Significant Amendment/Modification (b) If the PHA answered yes for any element, describe the revisions for each revised element(s): Response: 1. Statement of Housing Needs and Strategy for Addressing Housing Needs: PHA Plan overview has current data information on the Waitlist Housing Needs for NRHA housing programs, including but not limited to Public Housing site based waitlist and the Housing Choice Voucher Program Waitlist(s). 2. Finance Resources: NRHA Financial Use and Resources (<i>2025 Amendment Budget and 2026 Proposed budget pending</i>) 3. Rent Determination – HOTMA appendix outlines all changes impending for both housing programs 4. Operations and Management: NRHA is submitting for the Housing Choice Voucher program (HCV) and Public Housing program policies changes related to the Administrative Plan and ACOP. These changes include administrative and programmatic efficiency updates and the incorporation of HOTMA changes via an appendix for each Program. For FY 2026, some HOTMA updates will be required July 1, 2025, and some are effective upon notification from HUD. Additionally, the NRHA plans to explore the feasibility of a Mobility counseling program for the HCV program and plans to define in FY 2026, applicable participants that may utilize the program, program policies, in addition to partners that may participate in the program. <i>NRHA as a Mandatory Small Area Fair Market SAFMR PHAs will use the SAFMR for NRHA's HCV program, including special housing types (e.g. congregate housing, shared housing, homeownership) with the exception of manufactured home space rental. NRHA will not apply the SAMFR to the PBV program. NRHA may in fiscal year 2026 request exceptions to HUD for the payments standards for both the HCV and PBV units.</i> 5. Asset Management: 2026 Capital Fund 5 Year Plan and Capital Fund Annual plan updates. 6. Significant Deviation: In FY 2026, as applicable to HUD Notice 2023-10, NRHA will explore the ability to apply for regionalization under the Moving to Work (MTW) Demonstration with a partner MTW public housing authority. NRHA is reviewing all requirements under public housing agencies (PHAs) selected to participate in the MTW Demonstration – that is, the original 39 MTW Agencies, as well as 100 Expansion MTW Agencies. Two regionalization options are described and under review: Option 1 (“Transfer or Consolidation of Programs”) and Option 2 (“Management Agreement”). The NRHA will have to complete board and HUD approval as well as a significant amendment to outline changes to policies and programmatic rules if successful within its application for regionalization as a partner MTW agency. (c) The PHA must submit its Deconcentration Policy for Field Office review. Response: Please see NRHA Annual Plan, Section Deconcentration of Poverty Policy. NRHA has not completed updates to the Deconcentration of Poverty Policy in FY 2026.					

B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N ☒ ☐ Hope VI or Choice Neighborhoods. ☒ ☐ Mixed Finance Modernization or Development. ☒ ☐ Demolition and/or Disposition. ☐ ☒ Designated Housing for Elderly and/or Disabled Families. ☐ ☒ Conversion of Public Housing to Tenant-Based Assistance. ☒ ☐ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. ☒ ☐ Occupancy by Over-Income Families. ☐ ☒ Occupancy by Police Officers. ☐ ☒ Non-Smoking Policies. ☒ ☐ Project-Based Vouchers. ☒ ☐ Units with Approved Vacancies for Modernization. ☒ ☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (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. B.2(b) Response: For all sections above where current or proposed demolition activities will take place within NRHA, please see updated milestones and timelines within NRHA Five Year and Annual Plan report narrative. Other Capital Grant Programs NRHA received a Choice Neighborhood Initiative Supplemental grant for \$2.5 Million in fiscal year 2025-2026.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. Response: Included in NRHA Annual plan narrative is the progress of the Mission & Goals within the Annual Plan. For Fiscal Year 2026, NRHA will begin work on new strategic plan goals with a target to update its organizational goals for FY 2026-2027.
B.4	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. Response: NRHA's Five Year Action Plan for Capital Fund Improvements (CFP) is approved effective as of January 2025. Attachment: Five Year Action Plan For Capital Fund Improvement NRHA Board resolution approving the Five Year and Annual Fund Improvements (CFP) will be submitted separately.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N ☒ ☐ (b) Attachment 2022/2023 – Fiscal Year Audit (Refer to page 74 of audit). Independent audit did not find in FY 2023 any material or significant deficiencies in the major federal programs. Fiscal Year 2024 audit is still in process as of January 2025. Audit Findings Federal Award Findings and Questioned Costs: None Reference Number: Federal Program Criteria Finding No. 2023-001 Eligibility Section 8 Housing Choice Voucher Program, CFDA No. 14.871 Program year 2023, U.S. Department of Housing and Urban Development

	In accordance with 24 CFR sections 5.230, 5.609 and 960.259, the PHA must, as a condition of admission or continued occupancy, require the tenant and other family members to provide necessary information, documentation, and releases for the PHA to verify income eligibility, including third-party verification of (1) reported family annual income; (2) the value of assets; (3) expenses related to deductions from annual income; and (4) other factors that affect the determination of adjusted income or income-based rent. Based on those factors, the PHA must determine income eligibility and calculate the tenant's rent payment using the documentation from third party verification. The PHA must reexamine family income and composition at least once every 12 months and adjust the tenant rent and housing assistance payment as necessary using the documentation from third-party verification. Statement of Condition Statement of Cause/Possible Asserted Effect In our sample of 40 program participants, we noted one instance in which the tenant's annual income was not calculated in accordance with the relevant program requirements. The instances discussed above were the result of the controls to support review of tenant files for required documentation and tenant rent and housing assistance payment calculations not operating effectively. This deficiency in controls resulted in erroneous tenant annual income calculations in all the cases. Federal Award Findings and Questioned Costs Reference Number (continued) Finding No. 2023-001 Eligibility (continued) Questioned Costs : Recommendation In the first instance, the tenant's annual income was incorrectly calculated.. This resulted in a higher housing assistance payment (HAP) for 4 month. There were no questioned costs associated with this instance. Sampling method- The sample was not intended to be, and was not, a statistically valid sample. Total fiscal year 2023 HAP expenditures associated with the 40 program participants tested in our sample was approximately \$406,404. The total population of HAP payments made during FY 2023 was approximately 41.0 million. This finding is a repeat of a finding in fiscal year 2021, Reference Number 2021-001 Eligibility. That finding was not corrected in 2022. The Authority should strengthen controls over its review processes regarding tenant eligibility and rent determinations, including that the correct information is used to determine rent amounts. We recommend that the Authority implement a secondary review procedure recertifications for tenant files. In response to both findings, the Housing Choice Voucher Program provided an overview of corrective actions. NRHA will continue to address findings from its previous and current pending 2024 audit.
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N ☒ ☐ (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. • See Narrative and reference to Attachment: Resident Advisory Board Comments Response: See Attachment(s): The Resident Advisory Board (RAB) review process began in December 2024 with a comprehensive meeting on December 11, 2024 for the Capital Fund/ Development and Modernization changes with the sites and February 12, 2025, 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 2025-2026 Annual Plan and 2025-2029 Five-Year Rolling Plan.  VA006 FY2026 Resident Advisory B
C.2	Certification by State or Local Officials. 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. Response: See Attachment (D): <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan.</i>

C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. 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. Response: Attachment(E) HUD-50077-ST-, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulation</i>	
C.4	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. (a) Did the public challenge any elements of the Plan? Y N ☐ ☒ (b) If yes, include Challenged Elements: . The NRHA did not receive public challenge to elements of the PHA plan. Public comments were notes and transcribed at the March 13, 2025 public hearing. A copy of the transcription of public comments is provided. NRHA also received comments from various developers with feedback to review the FMR versus SAFMR requirements for the PBV program.  Public Hearing - March 13 2025 Trans	
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A ☐ ☐ ☒ (b) If yes, please describe: N/A - Not Applicable	
D.	Affirmatively Furthering Fair Housing (AFFH).	
D.1	Affirmatively Furthering Fair Housing (AFFH). 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. <table border="1"> <tr> <td>Fair Housing Goal:</td> </tr> </table>	Fair Housing Goal:
Fair Housing Goal:		

	Describe fair housing strategies and actions to achieve the goal The Norfolk Redevelopment and Housing Authority (NRHA) has not been required to submit an Assessment of Fair Housing. NRHA fulfills its obligation to promote fair housing by evaluating its own programs or proposed programs annually to ensure compliance with all fair housing and civil rights laws. NRHA also collaborates with the City of Norfolk and the Commonwealth of Virginia to implement jurisdictional initiatives that require NRHA's involvement to further fair housing; and maintains records of these analyses and actions. Additionally, under the requirements of Section 5A(d)(15) of the U.S. Housing Act of 1937, NRHA submits and affirms its civil rights certification annually with its Annual Public Housing Authority Plan.

DRAFT

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

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	PHA Name: <u>Norfolk Redevelopment Housing Authority</u> PHA Code: <u>VA006</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY):<u>07/2025</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2025-2029</u> PHA Plan Submission Type: ☐ 5-Year Plan Submission ☒ Revised 5-Year Plan Submission (Rolling Plan) 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. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) : Not Applicable <table border="1"> <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>N/A</td> <td>N/A</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	N/A	N/A																				
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Lead PHA: VA006	N/A	N/A	N/A																																			
B.	Plan Elements. Required for <u>all</u> PHAs completing this form.																																					
B.1	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. Response: Provide quality housing opportunities that foster sustainable mixed-income communities.																																					

B.2	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. Response: NRHA Goals and Objectives are as follows: 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. IN FY 2026, NRHA will begin work on a new strategic plan goals with a target to update its organizational goals for FY 2026-2027.
B.3	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. Response: Please see the NRHA’s Five Year and Annual Plan report narrative and progress on all objectives and goals.
B.4	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. Response: Please see the NRHA’s Five Year and Annual Plan narrative on VAWA goals, activities, objectives, policies, or programs and protections within NRHA’s Five Year & Annual plan report.
C.	Other Document and/or Certification Requirements.
C.1	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. Response: NRHA has the following statement of criteria for determining a significant amendment or modification within its 5-Year Plan: As part of the Rental Assistance Demonstration (RAD), or the Housing Opportunity Through Modernization Act of 2016 (HOTMA), the Norfolk Redevelopment and Housing Authority definition of a substantial deviation from the Public Housing Authority (PHA) Plan excludes the following RAD-or HOTMA specific items: a. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance; b. Changes to the Capital Fund Budget produced as a result of each approved RAD or HOTMA Conversion, regardless of whether the proposed conversion will include 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. <i>Substantial deviation is defined as:</i> 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 significant amendment/modification.

C.2	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y N ☒ ☐ (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. Response: See Attachment(s): The Resident Advisory Board (RAB) review process began in December 2024 with a comprehensive meeting on December 11, 2024 for the Capital Fund/ Development and Modernization changes with the sites and February 12, 2025, 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 2025-2026 Annual Plan and 2025-2029 Five-Year Rolling Plan.  VA006 FY2026 Resident Advisory B
C.3	Certification by State or Local Officials. 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. Response: See Attachment(D): , <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>
C.4	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y N ☐ ☒ (b) If yes, include Challenged Elements. The NRHA did not receive public challenge to elements of the PHA plan. Public comments were notes and transcribed at the March 13, 2025 public hearing. A copy of the transcription of public comments is provided. NRHA also received comments from various developers with feedback to review the FMR versus SAFMR requirements for the PBV program.  Public Hearing - March 13 2025 Trans
D.	Affirmatively Furthering Fair Housing (AFFH).

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to comply with 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:
<u>Describe fair housing strategies and actions to achieve the goal</u> The Norfolk Redevelopment Housing Authority (NRHA) has not had to submit an Assessment of Fair Housing. NRHA ensures compliance with fair housing and civil rights laws by annually reviewing its programs. Additionally, NRHA collaborates with the City of Norfolk and the Commonwealth of Virginia on initiatives requiring its involvement and keeps records of these efforts. Per Section 5A(d)(15) of the U.S. Housing Act of 1937, NRHA includes a civil rights certification in its Annual PHA Plan.

does not lend itself to confidentiality.



NRHA FY 2026 Annual Plan / Five-Year Rolling Plan Resident Advisory Board Comments

I. Recommendations of the Resident Advisory Board (RAB) -Meetings Held December 11, 2024/ Capital Fund Development & Modernization activities on Public housing sites & February 12, 2025 For Housing Choice Voucher and Public Housing program for amendments to the Annual Plan, and NRHA's ACOP and Administrative Plan

The Resident Advisory Board (RAB) review process began in December 2024 with a comprehensive meeting on December 11, 2024 for the Capital Fund/ Development and Modernization changes with the sites and February 12, 2025, 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 2025-2026 Annual Plan and 2025-2029 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 focused on maintenance and modernization continue to be the focus throughout all eligible communities and for all conversion activities.

The RAB as went over the proposed changes with HOTMA had previously been discussed in 2024 by the leadership within property management and the HCV program. One item that was discussed was the additional time period for applicants within the PH program to clear active warrants as well as some updates to Criminal eligibility. The RAB did also discuss concerns with smoking and having to leave their units due to the agency's required no smoking policy.

The RAB had no objections to the approval of the Fiscal Year 2025-2026 Annual Plan and 2025-2029 Five-Year Rolling Plan.

Attachments:



Capital Fund
Meeting.pdf

1.



RAB Meeting
Norfolk Redevelopm

2.



Meeting Agenda

FY 2025 Resident Advisory Board (RAB) meeting

Date: December 11, 2024

5:30pm to 7:30pm

- Welcome/Call to Order Julius Norman (Moderator)
- Introductions
- Presentation
 - Steve Morales – Chief Community Development Officer
 - Clayton Odom – Capital Fund
- Questions/Answers
- Closing Remarks
- Next Meeting- January 22, 2025 Norfolk Scope Exhibition Hall
- Adjourn

Norfolk Redevelopment Housing Authority

The logo of the Norfolk Redevelopment Housing Authority is a circular emblem. It features a stylized orange and blue geometric design in the center, resembling a compass rose or a stylized 'N'. The words "NORFOLK REDEVELOPMENT" are written in a circle around the top, and "HOUSING AUTHORITY" is written around the bottom. The entire logo is set against a background of a city skyline.

Resident Advisory Board Meeting
FY 2026

Resident Advisory Board Meeting

Date: Wednesday, February 12, 2025

Time: 5:30 pm to 7:30 pm

Meeting Location: 555 E. Main Street, Norfolk, VA
23510, 1st Floor



Agenda

- Welcome/Call to Order
- Introductions
- Presentations* ***Please limit to 20 minutes per presentation***
 - *Pamela Jones-Watford - Housing Choice Voucher Director*
 - *Brenda Fleming - Property Management Director*
- Resident Advisory Board Comments
- Closing Remarks
- Adjourn

NRHA Key Initiatives

- Programmatic Enhancements – NRHA is improving how the applicants, tenants interact with the program
- Managing redevelopment activities Section 18 demolition, with Choice Neighborhood and the Rental Assistance Demonstration Program
- Preparation for Nspire Inspections at Public Housing sites scheduled for inspections for FY 2026 and Nspire V for Housing Choice Voucher Program in October 1, 2025
- Enacting policy updates related to HOTMA that are effective prior to July 1, 2025
- Reviewing key policies to aid in updates to the HCV and Public Housing program

NRHA Annual & Five Year Rolling Plan Timeline

- **1/11/2025**- Capital Fund/Modernization & Development team met with Resident Advisory board
- **1/17/2025**- Public notice was posted by Communications for public notice of the Annual Plan
- **1/21/2025** – NRHA published Public News Release with copy of Draft Annual plan report, Annual plan and Five year plan HUD documents posted on agency website
 - *Public Comment period – 45 Days, (1/21/2025 - 3/6/2025)*
 - *NRHA submitted draft Annual plan to City of Norfolk in early Feb 2025 for signature of Certification*
- **2/12/2025** – Resident Advisory Board meeting presentation of policies (HCV & Public Housing)
- **3/13/2025** - March Public Hearing and Board Meeting - High level presentation of annual Plan from department heads. Provide signed resolution to Board chair for Civil Rights certification, Annual Plan Resolution & Capital Fund Resolution
NRHA plans submit all required documents to HUD prior to 4/15/2025

Housing Statement of Needs

Housing Needs of Families on the Waiting List Housing Choice Voucher (FY 2025 DATA SET)			
	# 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%	
Race/ethnicity Tenant Declined	13	>1%	
Residents in NRHA Jurisdiction			
Is the HCV waiting list closed (select one)? ☐ No ☒ Yes Closed for families with children, Closed to all households HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? JULY 12, 2022 Does the PHA expect to reopen the list in the PHA Plan year? No ☐ Yes ☒ Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No ☒ Yes ☐ However, NRHA may take applicants for the HCV waitlist for a specific population based upon preference or special program(s) HCV Occupancy by Over-Income Families: 45 households			

Housing Statement of Needs

Housing Needs of Families on the Waiting List			
Low Income Public Housing (LIPH) (FY 2026 DATA SET)			
	# of families	% of total families	Annual Turnover
Waiting list total	27,644	100%	
Extremely low income <=30% AMI	25,090	91%	
Very low income (>30% but <=50% AMI	2,080	.08	
Low income (>50% but <80% AMI	474	.02%	
Families with children	8,867	.32%	
Elderly families	59	.002%	
Families with Disabilities + Handicap	9,588	.35%	
Race/ethnicity Black (Hispanic & Non-Hispanic)	22,523	.81%	
Race/ethnicity White (Hispanic & Non-Hispanic)	4,018	.15%	
Race/ethnicity Asian	87	.003%	
Race/ethnicity All Other	221	.008%	
Race/ethnicity Pacific	444	.012%	
Race/ethnicity Tenant Declined	351	.012%	
Residents in NRHA Jurisdiction			
Is the LIPH waiting list closed (select one)? No, and there are no current plans to close the list. Closed for families with children, Closed to households How long has it been closed (# of months) 20 months Does the PHA expect to reopen the list in the PHA Plan year? Not Applicable Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes (Choice mobility) LIPH Occupancy by Over-Income Families: 28 households			

Financial Uses & Resources

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	

Housing Choice Voucher Policy

- Updated information regarding overview and history of the program
 - Added CFR language concerning the Fair Housing Act
 - Added examples of types of reasonable accommodations tenants may request from NRHA within first chapter, such as use of a higher payment standard.
 - Updated EXHIBIT 2-1: DEFINITION OF A PERSON WITH A DISABILITY UNDER FEDERAL CIVIL RIGHTS LAWS [24 CFR Parts 8.3 and 100.201]
 - Updated under HOTMA Section 102/104 – The definition of a family
 - Updated the ability to take an applications by phone in required due to an accommodation request by the family
 - Updated waitlist preferences for Tidewater Garden residents for preferences for PBV units the become available at Market Heights, Riverside Station, Origin, Aspire, Reunion Senior Living, and Unity and provides overview of the preference for these residents
 - Applicants with open dispositions will be eligible to apply after one year.
 - Applicants with Active Warrants will be given one(1) year to resolve the active warrant.
-
- ****Note: all HOTMA provisions were updated in the Administrative plan but NRHA has outlined which go into effect per HUD's directions***

Housing Choice Voucher Policy

- **Updates to Mainstream program**

- **Voucher Extension Policy(Mandatory)** NRHA has adopted the following extension policy that includes the for Mainstream in guidance with 2024-30: 1) each extension must be for a minimum of 90 days, 2) the PHA must approve the first extension request, regardless of how the request is made or when it is made (written or verbal), as long as the request is made on or before the term expiration date and is consistent with applicable requirements, and 3) the PHA must, on at least one occasion after voucher issuance, notify the family prior to the initial term expiration to remind them of the term expiration date, the process for requesting an extension, and to inquire if the family is in need of assistance with their housing search.
- No Residency Preference can be used for Mainstream- There is not a residency preference for Mainstream (Mandatory)
- NRHA may adopt a separate Mainstream waiting list. (Discretionary)

- **Inspections**

- HQS deficiencies which cause a unit to fail must be corrected by the landlord unless it is a fail for which the tenant is responsible. The family in the case of participant damage will be responsible for curing the deficiency, and if they fail to do so within the inspection notice time period, the participant may be terminated from the program for the deficiency.
- Updated to units inspected annually: Units entering HAP abatement in the previous year, will no longer be on a bi-annual inspection schedule, and will enter an annual inspection cycle.
- Updated guidance on where and the required location of smoke detectors within a unit (**HUD Requirement**)
- *Updated and Changed HQS inspection protocols to NSPRIRE Inspections standards added (**HUD mandates change goes into effect October 1, 2025**)*

Housing Choice Voucher Policy

- **Updates from Fair Market Rents to Small Area Fair Market Rents**

- Updated HUD Requirement for NRHA to become a SAFMR HA - The NRHA will establish payment standards for each ZIP code or groups of ZIP codes in its jurisdiction to ensure they are between the **90–110% basic range of the SAFMR** or any exception payment standard, if applicable.
- Updated policy that SAMFR's are applicable to the PBV program in lieu of just specific zipcodes.

Updated Units Not Subject to the PBV Program Limitation

- PBV units under the RAD program and HUD-VASH PBV set-aside vouchers do not count toward the 20 percent limitation when PBV assistance is attached to them. In addition, units that were previously subject to certain federal rent restrictions or were receiving another type of long-term housing subsidy provided by HUD are not subject to the cap.

Added language - The NRHA will project-base any of the above unit types. NRHA will submit to HUD the number of PBV units to which it will attach PBV assistance under this exception authority with the specific exception indicated.

Updated NRHA's exceptions to the 25 Percent per Project Cap [24 CFR 983.56]

Housing Choice Voucher

- Updated NRHA Policy in which Projects not Subject to a Project Cap *NRHA plans to use the exception for Projects not subject to a project cap for the Broad Creek communities (AMPS VA06-26,27,28,29,30,31). These units qualify as projects that received Public Housing Capital or Operating funds.*
- Updated NRHA's organization of its waitlist policy in which all PBV properties will establish separate waitlists.
- Updated NRHA's suitability screening policy for PBV households - *The NRHA will conduct screening to determine a NRHA owned PBV applicant family's suitability for tenancy.*
- **Rent Decreases** – Added language that NRHA elects within the HAP contract to not reduce rents below the initial rent under the initial HAP contract.
- HCV program updated effective January 1, 2025 its [PBV 2025 Contract Rent Schedule.docx](#)

Public Housing

Applicants & Suitability Screening

- Applicants with open dispositions will be eligible to apply after one year.
- Applicants with Active Warrants will be given one(1) year to resolve the active warrant.
- Lease verification policy was updated regarding 4 time late for rent within a year as a disqualifier for eligibility was removed
- Re-application for Criminal Background Screening (updated standards)

- 1 year from move-out date

Violation of HCV Family Obligations

- 3 Years from move-out date

Eviction due to drugs

- 3 Years from move-out date

Eviction for intent to distribute drugs and/or possession of firearms in the connection with a criminal act

Public Housing

- **Updated Nondiscrimination Policy**

Updated status of policy of protected classes: NRHA shall not discriminate because of race, color, sex, religion, elderly, familial status (in non-elderly designated housing), disability, or national origin, marital status, orientation, identity, source of income, military status.

- **Criminal Background Results**

Criminal Background review decision check: Information will be kept in a separate tenant file with access only by persons authorized by NRHA. Upon making a determination of eligibility, the criminal background check information will be destroyed.

- **Self-certification**

The self-certification must be made in a format acceptable to NRHA and must be signed by the family member whose information or status is being verified. All self- certifications ~~must be notarized or signed in the presence of NRHA staff who shall sign as a witness to the signature.~~ will be completed as a self attestation within a self certification affidavit.

Public Housing

- **Earned Income Disallowance**

Corrected the 12 month phase in information within the ACOP for the annual excludable income

- **Transfer Policy (Last Year)**

The Executive Director of NRHA is authorized to create special categories of applicants and/or program participants who apply for a voucher to meet special circumstances (e.g., relocation, consent decree requirements, legal opinions, reasonable accommodations, requiring an immediate transfer who cannot otherwise be accommodated by a unit in NRHA's existing portfolio, etc.), and to develop and implement specific rules for accepting and processing applications from individuals identified as members of these special categories.

- Vouchers or other assistance provided to Special Category participants may be restricted in their use **based upon funding availability**.

HOTMA Updates (HCV & PH)

For NRHA's implementation of HOTMA HUD Released Updated HOTMA 102 and 104 Compliance Guidance

- On December 17th, HUD released [PIH Notice 2024-38](#) titled “Housing Opportunity Through Modernization Act (HOTMA) Sections 102 and 104: Updated Guidance to Public Housing Agencies (PHAs) on Compliance”.
- This notice details specific income and asset provisions from Sections 102 and 104 of HOTMA that PHAs must comply with by July 1, 2025.
- HUD previously established a deadline of January 1, 2025 for full HOTMA final rule compliance. However, PHA compliance will not be enforced by January 1, 2025 for provisions not identified in this notice.
- *HUD will issue further guidance on compliance deadlines for any outstanding provisions once a HIP completion and PHA migration timeline has been established.*

HOTMA Updates

- **Timeline for HUD enforcement of the following provisions:**

HUD Enforcement Before July 1, 2025

- Ending Earned Income Disregard (EID) was due on January 1, 2024. PHAs must ensure they ceased enrollment into EID as of December 31, 2023.
- Use of Form HUD-9886-A – No later than February 1, 2025. The updated Form HUD-9886-A will be the only approved version of the authorization for release of information form following the expiration of HUD-9886 on January 31, 2025 (Already implemented)

HOTMA Updates

HUD Enforcement No Later than July 1, 2025

Income Exclusions: PHAs must utilize the list of 28 income exclusions noted in 24 CFR 5.609(b) for all income examinations effective on or after July 1, 2025.

Definitions: As part of the updates in 24 CFR 5.100, 5.403, 5.603 – PHAs must use seven updated definitions identified in this notice for all transactions effective on or after July 1, 2025. These updated definitions affect how household members are defined, how certain workers are defined and treated, and a revised definition of household medical expenses.

De Minimis Errors: See PIH Notice 2023-27 for guidance on de minimis errors, which includes guidance on when PHAs must take correction action to credit or repay a family.



Questions/ Comments?

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NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY
TRANSCRIPT OF PUBLIC HEARING
THURSDAY, MARCH 13, 2025 at 9:00 A.M.
555 EAST MAIN STREET, 16TH FLOOR

BOARD MEMBERS PRESENT:

Alphonso Albert, Chairman
Terreon Conyers, Vice Chair
Elbert Louis
Amy Chudzinski
Phillip C. Smith, M.D.
Adam Casagrande
Bearl P. Fraley, Jr.
Elsie Mayo

Nathan Frank Simms, Jr, Executive Director
Delphine G. Carnes, Attorney

1 (Call to order at 9:02 a.m.)

2

3 CHAIRMAN ALBERT: Good morning. I'd
4 like to call to order the March meeting for the
5 Norfolk Redevelopment and Housing Authority Board
6 of Commissioners.

7 We have a reasonably robust agenda
8 today, but it starts with we have a public
9 hearing that has to preempt the commissioner and
10 the other Authority's agenda. So that will be
11 the order of our agenda issues this morning.

12 I'd like to welcome everybody, welcome
13 all the guests we may have here. And well, I
14 have some other comments, but I'll share them
15 later.

16 Any introductions, Nate, that we need
17 to have with regard to the issue that we are
18 having the public hearing on this morning?

19 MR. SIMMS: Good morning, commissioners
20 and guests and staff. And so this morning we are
21 going through the annual plan and cap fund, so if
22 you want to introduce Gloria O'Neal, who is our
23 compliance consultant who helped coordinate this
24 with our team.

25 And so she's going to work through the

1 highlights of the presentation this morning. And
2 then some of our team will certainly pinch hit in
3 their particular section, so I will turn it to
4 her.

5 CHAIRMAN ALBERT: Thank you. And let
6 me just -- I neglected to thank our IT
7 department, I believe, for this fancy speaking
8 and visualization apparatuses that are in front
9 of us this morning.

10 Thank you, Radu, and your team for
11 bringing us into the 21st century. I certainly
12 appreciate that. And it looks to be some nice
13 stuff. Even Phil Smith admired it, so...

14 Continuing with the agenda, so we have
15 -- we're going to open up the public hearing
16 presentation or part of this presentation by
17 referring any questions that may be regarding the
18 annual plan, which is what has to be submitted.
19 You all know we always have to have a public
20 hearing before submitting our annual plan.

21 So before any of our annual plan, we
22 would have had our normal public hearing meetings
23 in the public, gotten feedback from some of our
24 responsive partners, i.e., as in Resident
25 Advisory Board and others that are assigned to

1 participate as one of the partners of the
2 Redevelopment and Housing Authority and mandated
3 to speak on this, and the residents who have any
4 questions that they would have wanted to post
5 online.

6 So this is our public hearing on this.
7 We have a court reporter -- well, a recorder.
8 Shows you where my mind is and where my body has
9 probably been, too.

10 So I'd like to refer any questions
11 regarding the annual plan starting with the
12 development piece of it, Steve Morales with
13 Redevelopment, with RAD, with the CNI on choice
14 neighborhood overview.

15 And Steve will give us his piece of
16 this, and we will field any questions that may be
17 heard from the public on some of this.

18 Steve.

19 MR. MORALES: Thank you. I guess I
20 want to proceed with the next slide, please.

21 So this morning as part of the annual
22 plan and the presentation here, I'm just going to
23 go over some basics. And you all have seen this
24 in some shape or fashion over the past few months
25 as we presented before you on different items.

1 Overall the Authority has really three
2 key areas that we're working on: Preservation,
3 transformation, and home ownership.

4 Preservation is in terms of
5 particularly our mid-risers where we're looking
6 to do RAD conversions and modernization or LIHTC
7 renovations. Transformations, we're going to
8 talk more about.

9 Again, we're moving forward with our
10 master planning in Young and Calvert. We'll also
11 be looking in Diggs and Oakleaf, Grandy Village.

12 And then on home ownership, we have
13 some properties across the city and also some
14 former public housing communities that are
15 currently vacant that we're going to be looking
16 to do some work there for homeownership.

17 Next slide, please.

18 Our key items that we still have going
19 on, Saint Paul's Transformation, the Tidewater
20 program, so we always call that out.

21 We are in completing phase two this
22 year onsite and have actually just started work
23 on phase three construction onsite and later this
24 year we'll be closing on phase four. So, again,
25 a critical -- a critical item for the authority

1 as well as part of our annual plan process is the
2 Saint Paul's transformation.

3 Again, this work started in earnest
4 2017/2018 through the annual plan process, and
5 then ultimately a CNI application in 2019, a CNI
6 award, and then since they're absolutely working
7 like gang busters to get the project in place.

8 The next thing, and this is a big one.
9 We are -- have kicked off the -- we have kicked
10 off the master planning work at Young Terrace and
11 Calvert Square, and ultimately we are looking to
12 move that project forward, also as a
13 transformation in the same basis as we did on
14 Tidewater. It starts with the annual plan
15 process.

16 So, again, put it in the plan that
17 we're looking to do a major transformation and
18 approach Section 18, demolition and disposition,
19 and in that process do the master planning to lay
20 out the goals, the desires, the plan for the
21 area, and then ultimately take that through
22 strategies and implementation to put that in
23 place, but it starts in the annual plan.

24 We also want to begin the master
25 planning work for Diggs and Oakleaf. We look at

1 this one not as an immediate work to take this to
2 any Section 18 transformation actions, but
3 definitely to get a long-term game plan for Diggs
4 and Oakleaf.

5 We always say that there will be -- you
6 know, we have a ton of work now, but ultimately
7 you've got to start looking to the future about
8 where we're going to go for some of our
9 properties.

10 So we want to do that work now so as
11 opportunities do come available in the future, we
12 will be ready with our plans to take advantage of
13 that.

14 Also, through all of our work at Grandy
15 Village -- speaking of Grandy Village, Mr. White
16 entered the room. But all of our work at Grandy
17 Village, we've done a lot of conversion work out
18 there through the RAD program, a lot of PBV
19 conversion, but through all of that, we have a
20 large five-acre site in Grandy Village. And so
21 we always --

22 CHAIRMAN ALBERT: Steve, let me stop
23 you for one minute. You know we may have some
24 members of the public that want to weigh in, so
25 when you give acronyms, you know, break it out.

1 RAD.

2 MR. MORALES: Very good. Very good.
3 So in Grandy Village, some years ago we did a
4 conversion of the properties from public housing
5 to project-based Section 8. And we used the
6 Rental Assistance Demonstration program, better
7 known as RAD. Thank you, Mr. Chair.

8 And through that process we have
9 converted all the apartments out there from
10 public housing to project-based Section 8, but as
11 a result of that work, there is a remaining site
12 out of there that we affectionately call Site A.

13 And what we'd like to do in the coming
14 years as part of our annual plan work and our
15 capital fund program is provide some funds to
16 essentially so that we can sit down with the
17 community and begin planning of that Site A and
18 how that will be part of the transformation, the
19 further transformation of Grandy Village.

20 So we put that in our annual plan, and
21 we're also putting that in our capital fund plan.

22 CHAIRMAN ALBERT: Thank you.

23 MR. MORALES: Next slide. Again, a
24 little bit of a transition here. So I laid out
25 our broad initiatives. I've laid out our broad

1 initiatives, but also as part of what ties to
2 that is our capital fund planning, so actually
3 next slide.

4 So as part of this process, we have to
5 align what we intend or hope to do along with the
6 funding that we receive from HUD on an annual
7 basis. So each year -- each year we receive
8 funds from -- from HUD to do major improvements
9 or undertake major initiatives in our public
10 housing communities.

11 In the last few years, we've received
12 just over ten million dollars. We projected --
13 and I will say this. We did this projection last
14 year that we would receive \$10.7 million. We are
15 hoping through the continuing resolutions that
16 that, in fact, will be the case.

17 So based on what we expect to receive
18 from HUD of \$10.7 million, we have laid those
19 funds out across our projects.

20 As I noted with some of our key
21 transformations with Young Terrace and Calvert
22 Square, there's a lot of the -- almost all of
23 that money is going into the master planning
24 work, all the studies that need to happen, all
25 the explorations that we need to do; so

1 architects, engineers, community outreach, the
2 whole shebang of coming up with a plan to take us
3 forward in those communities.

4 For preservation, we talked about
5 Hunters Square and Patrea. Actually, for
6 transformation with Patrea and Sykes, we actually
7 have a distinct capital investment this year for
8 those properties to move forward in their work.

9 For future items, we have Hunters
10 Square and Bobbitt where we know in the coming
11 years that we will be going through the Rental
12 Assistance Demonstration program to convert those
13 to project-based vouchers and do LIHTC
14 renovations, but this year we want to get started
15 with the architectural engineering work to set us
16 up for the future years.

17 For Oakleaf Forest, we have a lot of
18 capital needs out in the community, so we've
19 identified a significant fund to continue our
20 work.

21 We have mechanical upgrades, interior
22 and exterior upgrades, ADA conversions, a lot of
23 AC units and windows and roof work that we're
24 doing out there. So it's one of our higher-need
25 capital improvement areas, and so we continue

1 with that -- with that funding.

2 In addition to that as I already noted,
3 we're also doing -- starting the A&E work with
4 the master planning for both Oakleaf and Diggs.

5 Also in Diggs, we do have money
6 programmed to do some basic site work out there.
7 We have issues with our sidewalks.

8 We have a regular issue with erosion
9 that we have to continuously fight out there at
10 Diggs, so we set some money aside to address
11 that.

12 COMMISSIONER FRALEY: Erosion?

13 MR. MORALES: Erosion, yes. The trees
14 don't --

15 A VOICE: What we have is that there's
16 a little drainage problems, washouts, a lot of
17 rutting from our vehicles going onto the grass.
18 So we have to take care of those areas that are
19 being washed out.

20 CHAIRMAN ALBERT: Can we get him to
21 stand up so everybody can hear him?

22 MR. MORALES: I'll take care of it. So
23 yes, so we have regular washouts at Diggs Town.
24 And so what that results in is for us in
25 particular is it becomes very sandy and ruts out

1 there. And so regularly we have to come back in
2 and regrade, put down additional mulch, or
3 address any of these specific items.

4 We looked in the past of doing actually
5 some retaining walls here and there. They're
6 expensive, but we manage it and continue to do
7 so. This in the past has been a react issue, so
8 we are regularly dinged by HUD on the situation.
9 So we keep putting money into the budget so that
10 we address it and mitigate it.

11 Tidewater Gardens, even though the
12 property is down, we still have the property out
13 there that hasn't been fully transferred either
14 to the city or to the developer yet. And we have
15 parcels, and we still run into some items that
16 either were not on the initial demolition plans
17 because when the project was developed they
18 weren't put into the engineering plans at the
19 time.

20 And so as the project moves forward, we
21 have a tendency to run into issues such as
22 additional piles or heat trenches or other site
23 issues that need to be addressed.

24 So we've set a little bit of money
25 aside in order to quickly address any items that

1 come out so we ensure that the Saint Paul's, the
2 Tidewater Garden project continues.

3 And then I already noted with Grandy,
4 we set aside \$150,000 this year to sit down with
5 the community and continue to plan out for
6 Grandy.

7 Also in our budget what you will see
8 here is we have 2.2 million that goes into
9 operations. So this is straight out of the
10 capital fund that goes into the operation of the
11 properties, but it is also the primary fund
12 source for our client services. And the new
13 (inaudible) this will be the primary way of
14 getting to that.

15 But just over the years through COVID,
16 the property that needed additional operational
17 support through capital funds, so we continue
18 that amount.

19 And then, you know, with all of this
20 you've got to plan it, administer it, and deal
21 with it. So that's the administration. So we
22 have about a million dollars for administration
23 of all of it. And then also covers our major
24 improvements, program improvements that we're
25 doing, such as when you talk about Yardi or other

1 software, this is the fund source that helps
2 cover all of that.

3 So those are the actually two sets of
4 things. One, our overall initiative and then
5 two, sort of drilling down and for implementation
6 and getting into how we are operationalizing that
7 through our capital fund program.

8 CHAIRMAN ALBERT: Is that it?

9 MR. MORALES: I believe so.

10 CHAIRMAN ALBERT: Thank you, sir. Any
11 questions from either -- well, let's start with
12 any questions from the public either online, in
13 person, or on the phone?

14 MS. CRUSE: Good morning,
15 Commissioners.

16 CHAIRMAN ALBERT: Good morning.

17 MS. CRUSE: We don't have any
18 questions. We do have public speakers, but we'll
19 reserve those for the public comments.

20 CHAIRMAN ALBERT: What was that?

21 MS. CRUSE: We do have -- we don't have
22 any questions as it specifically relates to this
23 topic, but we do have speakers who would like to
24 speak at the annual public meeting. So we'll
25 reserve those at that time, unless you'd like to

1 move forward with that.

2 CHAIRMAN ALBERT: Well, here's the
3 deal. This is the one we need them speaking on
4 and if they have comments on the annual plan.

5 MS. CRUSE: So comments on the annual
6 plan, we do have five speakers. The first is
7 Monet Johnson, 208 W. 25th Street, and her topic
8 to address is the annual plan; immediately
9 followed by Carl Poole, and his topic to address
10 is also as it relates to the annual plan. And
11 then after those two, I will announce the next
12 speakers.

13 CHAIRMAN ALBERT: All right. Good
14 morning, Monet.

15 MS. JOHNSON: Good morning.

16 CHAIRMAN ALBERT: You are aware of our
17 three-minute time schedule -- I mean, timeline?

18 MS. JOHNSON: Yes. I don't feel like
19 (inaudible) so I think three minutes is all I
20 need.

21 So as someone with deep family roots in
22 Norfolk, lives in Norfolk, and has a vested
23 interest in the success of the city and its
24 residents, I do agree that times are changing and
25 we have to be able to keep up.

1 In regards to the annual plan, I am
2 still a concerned community member, and I must
3 acknowledge that having history with
4 redevelopment, which has often resulted in the
5 displacement of families, support networks, and
6 vital resources.

7 While lessons may be learned from these
8 experience, it's becoming clear that there comes
9 a point where good intentions must translate into
10 real lasting change.

11 Low-income families can no longer
12 afford to bear the burden of being yet another
13 lesson at the expense of their homes and their
14 ability to remain in their own city. If the goal
15 is to improve the lives of these communities,
16 it's time to take meaningful action that prevents
17 further displacement and upholds the dignity and
18 stability of those who need it most.

19 Especially when, according to pages 35
20 and 36, we're just now developing on land that we
21 put folks off of 13-ish years ago and building
22 single-family homes amongst neighborhoods where
23 folks were also rushed off that have only
24 recently seen development or are just now about
25 to.

1 Where do residents kept track of? Are
2 they currently in their homeownership program to
3 be able to own and occupy these homes? If not,
4 what are the plans to keep track of residents
5 this time?

6 Page 20 of the draft annual plan states
7 that the NRHA will undertake its redevelopment
8 efforts in adherence with the guiding principles
9 of which number six is: Decision making will
10 reflect continuous input, transparency, and
11 feedback from residents and all other
12 stakeholders.

13 As an organizer, I understand the vital
14 importance of genuine community engagement and
15 shaping plans and policies that affect us all and
16 for the Housing Authority to fulfill its
17 commitment to meaningful community engagement as
18 stated on pages 24, 51, 69, and three times on
19 page 45.

20 In that spirit, I would also like to
21 know what percentage of resident involvement is
22 used as a metric to measure true community
23 participation and input in the decision-making
24 process. Is there a metric in place? If the
25 metric is not met, is there a strategic plan of

1 engagement?

2 The voices of those directly impacted
3 have to be central to the conversation. And
4 determining the answers to these questions will
5 be imperative in adhering to principle number
6 one, which is that community redevelopment and
7 decisions shall be family focused and family
8 priorities will be paramount in service delivery
9 and relocation decisions.

10 If we do not have all of these things
11 considered and accounted for, we may not be ready
12 to do this just yet and that could put our
13 residents in distress.

14 So in the words of a different
15 distress, S.O.S., baby we can do it, take the
16 time, do it right, because nobody can afford
17 another time of doing it wrong. Thank you.

18 CHAIRMAN ALBERT: Thank you, Monet.

19 And for the sake of -- not you -- our
20 commissioners, we don't have comments for the
21 public hearing on the annual plan. We just
22 receive them. They go into the annual plan
23 packet that goes to HUD.

24 Who do we have next?

25 MS. CRUSE: Mr. Carl Poole.

1 CHAIRMAN ALBERT: Good morning, sir.

2 MR. POOLE: Good morning.

3 CHAIRMAN ALBERT: Welcome.

4 MR. POOLE: Thank you. And I am fully
5 aware of that three-minute time and you are a
6 very disciplined timekeeper. And I appreciate
7 that. Keep me on task.

8 CHAIRMAN ALBERT: All right. Ready
9 set.

10 MR. POOLE: Good morning. My
11 grandmother raised seven children alone in
12 Norfolk's public housing. One lesson she
13 instilled in them and that they in turn passed on
14 to their children was this: It's an easy thing
15 to skate through life. If you don't want to be
16 more, if you don't want to move forward, then
17 it's simple. Do nothing. Hard work in and of
18 itself is its own reward. If you don't want to
19 work hard and move forward with your life, that's
20 your choice. But that is never a choice I will
21 make for my myself and I pray you won't either.
22 I don't want to leave you behind.

23 These were honest, but loving words,
24 and her children listened. Today no one refers
25 to us as a family from Roberts Park or as former

1 public housing residents. Instead they call us
2 firefighters, master chefs, CPS social workers.
3 They call us Sentara healthcare executive
4 directors and speech pathologists. They call us
5 homeowners and business owners and entrepreneurs.

6 And no one will ever say that we took
7 an easy path to become any of these things. We
8 followed through in earnest on what was hard to
9 do.

10 This lesson and the results it produced
11 shaped my world view. Through that lens I see
12 the guiding principles of the NRHA annual plan
13 for fiscal year 2026 as essential guardrails
14 along a difficult path of transformation, if the
15 NRHA fully adheres to them.

16 There is no simple path to true
17 achievement here, no easy veneer of success to
18 shape these undertakings because the true
19 outcomes will not be measured in months or years
20 but in decades and in generations.

21 My family is not alone in witnessing
22 past efforts where lofty goals were set and yet
23 the end results were meager. Families in NRHA
24 communities today don't need newspaper articles
25 or TV reports to interpret what they see; they

1 have lived experiences and generational memories
2 that reveal the true reality of these efforts.

3 What we all want to see in this -- we
4 all want to see this done right, a truly
5 transformative effort that provides families and
6 people -- that prioritizes family and people with
7 the same energy as it prioritizes real estate.

8 With this plan, its undertaking is more
9 than just a redevelopment of property in Norfolk.
10 If you follow through, you are committing to a
11 lasting and meaningful change for the people who
12 call these communities home. And that, if done
13 with integrity, will be a hard but worthy thing
14 to do. Thank you.

15 CHAIRMAN ALBERT: Thank you. Thank you
16 very much. Who's our next speaker?

17 MS. CRUSE: Our next two speakers, the
18 first is Tiara Lassiter, topic to address:
19 Upcoming affordable housing. Immediately
20 followed by Vantoria Clay from the Endependence
21 Center, and her topic to address is public
22 comments for the annual plan.

23 CHAIRMAN ALBERT: Thank you. And,
24 Tiara, you are very aware of the time limit,
25 aren't you?

1 MS. LASSITER: You know I am,
2 Commissioner. Good morning, everyone. So as a
3 former Tidewater Gardens resident in that
4 community for over 20 years, I've seen these
5 redevelopment transformations or deconcentration
6 of poverty or, et cetera, whatever the term is
7 now, go on for several decades.

8 It appears that the history of
9 gentrification -- the definition of that is
10 process whereby the character of a neighborhood
11 changes through the influx of wealthier residents
12 acquiring low-income properties leading to higher
13 rents and often long-term displacement of
14 original, low-class residents.

15 We've seen this before when HUD granted
16 NRHA \$35 million to provide housing for 948
17 families, demolished 767 public housing units in
18 Roberts Village, better known as Roberts Park,
19 and Bolling Green, better known as Bolling Park.

20 So we've seen this type of behavior
21 before. We have seen the displacement of black
22 families. We have seen the coming down of our
23 actual history. There is history within these
24 projects that is connected to the black people
25 living right here in Norfolk.

1 So we are seeing ourselves getting
2 discarded, getting erased from history, being
3 eradicated out of America. And it is a shame and
4 it is sickening.

5 We see when we come to these meetings
6 how we're always not being taken seriously. We
7 see when we speaking in front of you and you're
8 on the phone. We see when we're speaking in
9 front of you and you are text messaging. You are
10 on the computer. You are not paying attention to
11 us. We feel it. And it is sad. It is
12 sickening.

13 In 2020, women from Tidewater Gardens
14 actually sued NRHA and the city because we were
15 coming to you guys with our complaints. We were
16 coming to you guys with our concerns.

17 We were unheard until people took legal
18 action to make sure that we would have the right
19 to return, to make sure that we would be able to
20 get Section 8 vouchers.

21 Do you guys know how hard it is in the
22 private rental market? They are not accepting of
23 us coming from public housing. They are
24 discriminatory towards us. They turn their backs
25 on us. They require two and three times the

1 rent, and they know that we don't have it.

2 They say that we are all dirty, that
3 we're all nasty, that we're going to tear up
4 their properties. They already have their minds
5 made up before we submit our application and pay
6 the application fee. They want these projects to
7 come down, but they don't want us to be their
8 neighbors. And that is a reality.

9 Why are we not talking about this?
10 Because at the end of the day, I am getting
11 discarded. I am getting thrown to the side.

12 My daughter is going to less-qualified
13 schools where they are barely accredited. My
14 daughter is having to walk, not having a bus, not
15 having everything that she needs. But we don't
16 seem to think about that aspect when it comes to
17 people.

18 These are the things that we need to
19 think about as we consider these plans. We need
20 to be collaboratively working together with
21 people who are affected the most by this, people
22 who are poor, people who are hurt, people who are
23 hungry, people who are struggling because it
24 affects us. Thank you.

25 CHAIRMAN ALBERT: Thank you. You

1 can't. It's a public hearing. We can only
2 receive it, receive the information. Okay.
3 You'll will get a chance, Adam, to just --

4 COMMISSIONER CASAGRANDE: I will.

5 MS. CRUSE: We have two additional
6 in-person speakers. The first is Raytrona White
7 of 3149 Kimball Terrace. Topic to address is
8 Grandy Village, immediately followed by Calvin
9 Williams with and topic to address is continued
10 collaboration, My 2K Foundation.

11 MR. WHITE: Good morning, everyone. I
12 won't be much pretty long.

13 CHAIRMAN ALBERT: Good morning.

14 MR. WHITE: I just have a question just
15 to make sure that we're doing one accord. We've
16 seen this before in Grandy. I've seen Mr.
17 Morales say some things about money issues and
18 things we're doing in Grandy.

19 The City of Norfolk came to Grandy
20 about four years ago, and they promised us a
21 dream that we all dreamt about and we never got
22 half of the stuff.

23 So I want to make sure that we're doing
24 as commissioners and staff at NRHA things that
25 we're going to do, let the people of Grandy

1 Village be a part of what we're going to do and
2 let it stick. Don't say one thing and then do
3 another because we're on our -- we have our game
4 on. We have our shoes on. We're ready to fight
5 a good fight because we do a lot of things in
6 Grandy Village to keep that neighborhood to be
7 safe and to be a number one neighborhood that we
8 can say in the City of Norfolk.

9 They're always talking about Grandy
10 Village, but let the people, let the people
11 decide and be a part of the initiative to do what
12 we're going to do for Grandy Village and for the
13 years to come.

14 Let the people be a part of this new
15 venture that we have in Grandy Village. Thank
16 you so much.

17 CHAIRMAN ALBERT: Thank you, Mr. White.

18 MS. CLAY: Good morning.

19 CHAIRMAN ALBERT: Good morning.

20 MS. CLAY: Yes. I'm Vantoria Clay, and
21 I'm here with the Endependence Center. And we
22 are a disability advocacy organization serving
23 the City of Norfolk.

24 And we appreciate the long-running
25 relationship that we've had with Norfolk Housing

1 over the years, and we appreciate Norfolk
2 Housing, their commitment with serving and
3 providing housing for people who are -- who have
4 disabilities who are extremely low income.

5 And I'm here to speak on or provide
6 public comment on the annual plan draft, and we
7 do appreciate that Norfolk Housing does
8 anticipate to acquire more housing vouchers,
9 Section 8 vouchers, targeting people with
10 disabilities.

11 And we appreciate that because we do
12 focus on the needs of those -- housing needs of
13 those who are -- who are institutionalized in
14 nursing facilities. And people who are
15 institutionalized in nursing facilities are
16 segregated from their communities.

17 And this is why we advocate for the
18 Housing Authority to prioritize that. And we do
19 appreciate that there is a local preference for
20 those who are institutionalized and those who are
21 at risk of being institutionalized.

22 And we do appreciate that the wait list
23 was currently open for non-elderly individuals
24 with disabilities, and we hope that Norfolk
25 Housing does continue to do that on a regular

1 basis. Because as I was saying, currently we are
2 working with 26 individuals in nursing facilities
3 just in Norfolk. And so we will be continuing to
4 do that, and so we anticipate even more in the
5 near future with that need.

6 And so and many individuals haven't had
7 a chance to go on a wait list. That's why it's
8 important to continue to open the wait list as
9 well as it's important to increase the number of
10 available vouchers.

11 Now, we also notice in the plan that
12 Norfolk Housing anticipates having a certain
13 number of new units. And it did identify over
14 700, 714 new units onsite and another 70 offsite.

15 And our question was do the number of
16 those units reflect the number that are being
17 redeveloped to replace what's currently here, or
18 are these units going to be beyond what is
19 currently available?

20 So what we are advocating, definitely
21 advocating for is more units, as I'm quite sure
22 the Housing Authority realizes, you know, looking
23 at the waiting list, looking at the assistance
24 data, that there is definitely a need for more
25 assistance.

1 CHAIRMAN ALBERT: That's your time.
2 Thank you, ma'am.

3 MS. CLAY: Yes. Now can I -- I do have
4 a full text here. Can I --

5 CHAIRMAN ALBERT: You can give it to
6 the recorder.

7 MS. CLAY: Okay. Thank you.

8 CHAIRMAN ALBERT: Thank you. Oh. You
9 got the electronic --

10 MS. CLAY: Yes.

11 CHAIRMAN ALBERT: The team in the back
12 will tell you how to get it to us.

13 Who do we have now?

14 MS. CRUSE: Mr. Calvin Williams.

15 CHAIRMAN ALBERT: Mr. Williams, we do
16 have a three-minute time limit on public
17 speakers. So we'll let you know when the three
18 minutes is up. Ready set?

19 MR. WILLIAMS: Let's go. Good morning.
20 Good morning, everyone. My name is Calvin
21 Williams. Some call me KD.

22 I want to take a moment to sincerely
23 thank the public housing authority for the
24 financially commitment to the communities and the
25 support for the safe riders and safe passage

1 program, My 2K Foundation.

2 Your investment has made a real
3 difference, not just in the lives of the
4 participants, but it also made it safer in the
5 way of being a retirement community. Because of
6 your support, we have seen a 40-percent decrease
7 of violence inside the neighborhoods. That's not
8 just statistics. There's fewer families
9 grieving, fewer young people causing the cycle of
10 harm. And the safe communities where everybody
11 is now safer.

12 Additionally, the school distribution
13 program we have with snacks have helped reduced
14 the hunger in the neighborhood. We have known
15 that food insecurities after a while has
16 contributed to disparities and violent
17 tendencies.

18 And by ensuring that people have access
19 to something as simply as a nutritious snack, we
20 have seen a direct impact to reducing conflicts
21 and violence and improving community stability.

22 But none of this would have been
23 possible without your commitment to this work,
24 your funding, not just support into the program,
25 but this has created a lasting change.

1 We are grateful for the partnership and
2 look forward to continuing the importance in
3 working together. And also I would like to give
4 thanks to you, sir, because we are working
5 together. There's a few people here, the
6 director, Mr. Norman, Mr. Brooks.

7 We have been working together in the
8 Safe Passage Program inside Calvert and Young,
9 and we have seen the change where the violent
10 children have come home and feeling safe when
11 they get off the bus stop. I don't understand
12 that y'all investment have led to a change
13 because you have situations that happen in
14 school. It gets to the bus. They be fighting on
15 the bus, but when they get off the bus they know
16 it's no fight because they're going to be
17 somebody there to make sure they get home safe.

18 And also we're able to give them snacks
19 and stuff so they go home. So hunger --
20 sometimes hunger actually cause violence. You
21 know, if y'all been hungry before, sometimes you
22 don't think straight. So we make sure they get
23 snacks and stuff.

24 So we would like to thank you all from
25 M2K Foundation for actually being supportive and

1 actually being there to actually being the
2 financial backing to let this happen.

3 I don't know if y'all noticed that our
4 children, they're outside playing inside our
5 communities, which they used to run to the store
6 because they're scared they'd get shot.

7 So we're working on it. It's not all
8 perfect, but we're working on it. Please help
9 turn these -- thank you.

10 CHAIRMAN ALBERT: Thank you.

11 Who else do we have?

12 MS. CRUSE: Mr. Commissioner, we have
13 one last speaker online, Javon Bennett. And he
14 will be unmuted so that he can make his public
15 comments.

16 Mr. Bennett, you are unmuted. You may
17 unmute yourself and make your public comment.

18 CHAIRMAN ALBERT: Okay, Javon.

19 MR. BENNETT: Can you-all hear me?

20 COMMISSIONERS: Yes.

21 MR. BENNETT: Can you-all hear me?

22 CHAIRMAN ALBERT: Yeah. We can hear
23 you.

24 MR. BENNETT: All right. So page 47 of
25 the annual budget hearing, Section A, E, and G.

1 One is provide one-for-one replacement. The
2 other is acquire 250 housing units. The G is
3 explore and develop new housing, et cetera, et
4 cetera.

5 I wanted to know, like, what is the
6 actual process with that? And are we building
7 first as in we're building a whole new structure
8 in there, or are we using vacant units and
9 renovating and having people there and also
10 finding other housing for people?

11 I don't know what the correct answer,
12 but whatever the answer is, how are we going to
13 track that better than we did with the Tidewater
14 Garden residents? A lot of people that we still
15 don't know where they're at.

16 So I'm curious about the process if
17 there is an improvement in that area and what are
18 we doing to make sure that people do not get lost
19 in the sausage.

20 One thing we do when we're out voting
21 and things like that, we use vans. So I don't
22 know if you guys have a system like that, but
23 that is definitely something that you guys need
24 to invest in. You won't ever lose anybody ever
25 again.

1 So page 50 on the same pamphlet talks
2 about deconcentration of poverty. NRHA will
3 support the City's objective for the next five
4 years, et cetera, et cetera. It talks about
5 credit repair, workforce development, home buyer
6 counseling, et cetera, et cetera, money going to
7 personal escrow, but it doesn't really give a
8 concrete plan of the deconcentration of poverty.

9 I say that to say this because to
10 coincide with on page 54, Goal Six, Section D, it
11 says increase the rent revenue in public housing
12 family communities. I don't know how you
13 increase the rent -- maybe I'm reading this
14 wrong -- without the rate going up. I don't
15 understand how that's deconcentrating, poverty,
16 but every time that somebody has an opportunity
17 to make more in public housing, you know, they
18 have to provide their bank statements, their rent
19 go up. They want to know about this amount of
20 money, where this money comes from, et cetera, et
21 cetera.

22 So I think you need to look into, hey,
23 maybe we need to ease some of the restrictions
24 when it comes to deconcentrating poverty in
25 public housing because it's hard to get out if

1 you start making a little bit more money, you
2 know, there's certain things you've got to abide
3 by. And so if we're creating a program in
4 deconcentrating poverty, we have to look into and
5 consider the fact that, hey, people can't get out
6 of public housing just like that if all of their
7 money coming forward is being monitored.

8 So I think that's a couple of things
9 that we need to consider and that the program
10 that you do have for deconcentrated poverty is
11 okay, but I don't think that is the all -- it all
12 can be all answers. There's other factors that I
13 think we need to discuss in that. I don't think
14 we have the time to right now, but maybe we can
15 at a later date, but that's about it. Thank you
16 very much.

17 CHAIRMAN ALBERT: Thank you, Javon.

18 MS. CRUSE: That's it for our --

19 CHAIRMAN ALBERT: That's all of our
20 public --

21 MS. CRUSE: Public comment.

22 CHAIRMAN ALBERT: Thank you. Is this a
23 regular presentation or still a part of the
24 annual plan, Nathan?

25 MR. SIMMS: Still part of the --

1 CHAIRMAN ALBERT: Annual plan.

2 Ms. Watford, good morning.

3 MS. WATFORD: Good morning. The
4 proposed changes for FY2026 administrative plan
5 for the housing choice voucher to become
6 effective July 1, 2025, were presented to NRHA's
7 Resident Advisory Board on December 4, 2024 and
8 February 12, 2025.

9 Additionally, changes have been
10 available for public review period. The changes
11 in the administrative plan include all of the
12 required HUD changes to be effective July 1,
13 2025, due to the Housing Opportunity Through
14 Modernization ACT known as HOTMA. So you will
15 hear me say HOTMA as I did give the actual name
16 of it.

17 These required provisions of HOTMA will
18 modify the housing choice voucher program which
19 include implementing a number of definitional
20 changes.

21 One particularly important change is
22 the definition of earned income. In this final
23 rule, HUD is expanding the definition of earned
24 income to explain the transfer payments, which
25 are not included in earned income, which means

1 payments made or earned and received in which no
2 goods or services are being paid for, will not be
3 included, including welfare, Social Security, and
4 certain governmental subsidies.

5 HUD has also provided a precise
6 definition of unearned income. HUD is revising
7 the definition of medical expenses to be health
8 and medical care expenses consistent with the
9 language used for HOTMA.

10 With regards to assets, HUD clarifies
11 that net family assets do not include the value
12 of non-necessary items of personal property with
13 a total combined value of \$50,000 or less and to
14 be adjusted annually by the inflation rate.

15 HUD is also narrowing the definition of
16 non-reoccurring income. HUD clarifies the
17 general exclusion of non-reoccurring income by
18 defining non-reoccurring income as income that
19 will not be repeated in the coming year.

20 Additional required additions to the
21 administrative plan that are not HOTMA related
22 include required changes to the Mainstream
23 Program which were added to the HUD
24 administrative plan. The Mainstream Program is a
25 program for non-elderly disabled persons.

1 So NRHA will adopt the following
2 extension policy for Mainstream voucher holders.
3 Each extension may be for a maximum of 60 days,
4 so that has increased the extension process. And
5 also the NRHA must approve the first extension
6 request regardless of how that request is
7 requested. And then the others will be
8 consistent with the other administrative plan.
9 There will also not be a residency preference for
10 Mainstream.

11 Required changes to the VASH program
12 was also added to the administrative plan for the
13 HCV program: Exclusion of VA disability income
14 for purposes of program eligibility, the
15 requirement to go up to 80 percent of the AMI for
16 program eligibility for VASH, veterans, allowing
17 zero HAP VASH families to live in units where
18 there are onsite HUD-VASH services, allowing
19 noncompetitive selection of HUD-VASH PBV
20 projects, allowing NRHA to also set up a separate
21 minimum rent specifically for HUD-VASH families.

22 And also that HUD-VASH vouchers must
23 have an initial search time of at least 120 days
24 where with the other programs it's 60 days.

25 Additionally, the fair market rent was

1 updated in the administrative plan. This is
2 updated because HUD gave a requirement to NRHA to
3 become a small area fair market rate housing
4 authority. So with that, the NRHA established
5 payment standards for each zip code, and this had
6 to be applicable and executed as of January 1,
7 2025, but it was just added to our administrative
8 plan.

9 Also, that we would project-based
10 vouchers that's added to the administrative plan
11 PBV units under the RAD program and the HUD VASH
12 PBV set aside vouchers that do not count towards
13 the 20-percent limitation with PBV assistance has
14 it.

15 With added language, the NRHA will
16 submit to HUD the number of PBV units to which it
17 will attach PBV assistance.

18 Other changes, and these were not due
19 to HOTMA, but this was a requirement from HUD
20 that effective December the 23rd of 2024 we're
21 now adding the required smoke alarm policy that
22 smoke alarms are hardwired or they use a ten-year
23 non-rechargeable, non-replaceable primary battery
24 that's sealed. Also smoke alarms should be
25 installed high on walls or ceilings.

1 And other proposed inspection change,
2 and this was not HUD mandated, but this was a
3 change that we are adding. HUD deficiencies that
4 are found through the HQS inspections, HQS means
5 housing quality standards, must be corrected
6 within 28 days. For any unit that the previous
7 year they go into abatement because the landlord
8 does not correct the deficiency instead of the
9 unit being on a biannual inspection track, the
10 next year that unit will be changed to be
11 inspected annually.

12 So any unit entering the abatement the
13 previous year will no longer be on a biannual
14 inspection schedule.

15 The other proposed changes deal with
16 program eligibility. Applicants with active
17 warrants will be given one year to resolve the
18 active warrant, and also shortening the reapply
19 date for applicants for housing from the move-out
20 dates. And this is regarding people that have
21 either been evicted or terminated.

22 So it's been shortened to they may
23 reapply one year from the move-in date. If they
24 were evicted or terminated due to program
25 violations, including illegal boarders, fraud,

1 failing to report changes, poor rent payment
2 history, or eviction for nonpayment of rent.
3 Three years, this is also shortened. Three years
4 for move-out date when they were evicted due to
5 drugs, intent to distribute drugs, and possession
6 of firearms.

7 We've also updated the wait-list
8 preferences for Tidewater Gardens residents for
9 PBV units. We've updated information regarding
10 overview of the history of the program.

11 We added CFR language concerning the
12 Fair Housing Act and added examples of type of
13 reasonable accommodations that tenants may
14 request from NRHA and updated and provided the
15 definition of a person with a disability under
16 federal civil rights law. Thank you.

17 CHAIRMAN ALBERT: Thank you. Thank
18 you, Ms. Watford.

19 Good morning, Brenda.

20 MS. FLEMING: Good morning, everyone.

21 CHAIRMAN ALBERT: Good morning.

22 MS. FLEMING: Just a few updates for
23 the property management. So the applicants and
24 suitability screening has been updated. The
25 applicants with open disposition will be eligible

1 to apply after one year. Applicants with active
2 warrants will be given one year to resolve the
3 active warrant.

4 Lease verification policy was updated
5 regarding full-time late for rent within a year
6 of disqualifiers for illegibility was removed.

7 So to reapply, criminal background
8 screening is as such: One year from the move-out
9 date. That's for any violation of HCV family
10 obligations or housing obligations; three years
11 from the move-out date for evictions due to
12 drugs; and then three years from move-out date
13 with evictions for intent to distribute the drugs
14 and/or possession of firearms in connection with
15 criminal act.

16 Further, in 2023, Section 103 HOTMA
17 imposed a continued program participation limits
18 for families exceeding statutory income
19 limitations in a public housing program, also
20 known as the over-income provision.

21 NRHA implemented its over-income policy
22 in 2023, and NRHA placed the policy formally
23 within its ACOP in 2024. Currently HOTMA income
24 limitations and related procedures for public
25 housing families who become over-income after

1 admission. Procedures and grace periods under 24
2 CFR part 960.507, families exceeding the income
3 limits and applicable to 24 CFR part 960.509,
4 lease requirements for nonpublic housing
5 over-income families.

6 Currently there are 28 households
7 within our low-income public housing that are
8 currently over income. Update lease policies and
9 remove late payments made within the last
10 12 months as an exclusion to eligibility for
11 incoming applicants to low-income public housing
12 program. Revise internal -- things we do --
13 revise internal compliance and incorporate
14 internal audits of our low-income public housing,
15 our HCV and PBV files.

16 Number of units offline due to
17 casualties, number of units offline due to
18 modernization, two; improve integrity of file
19 review and internal process, improve curb appeal
20 in all communities, improve residents care and
21 upkeep of assisted units, improve NSPIRE scores
22 in all communities with the goal of receiving
23 high performance status, and review and improve
24 property management and maintenance and
25 management for the public housing communities

1 owned by our agency.

2 CHAIRMAN ALBERT: All right. Thank
3 you, Ms. Fleming.

4 Any public comments on that segment?
5 All right. With that, there being no other
6 public comments, I'm going to close the public
7 hearing portion of our agenda today.

8 (Public hearing closed.)

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1 COMMONWEALTH OF VIRGINIA AT LARGE, to wit:

2
3 I, Jayne M. Gromkoski, Registered
4 Professional Reporter, a Notary Public for the
5 Commonwealth of Virginia at large, of
6 qualification in the Circuit Court of the City of
7 Norfolk, Virginia, do hereby certify that the
8 public hearing was recorded in Stenotype by me
9 and reduced to computer printout under my
10 direction; and that the foregoing constitutes a
11 true, accurate, and complete transcript of such
12 proceeding.

13 I further certify that I am not related to
14 nor otherwise associated with any counsel or
15 party to this proceeding, nor otherwise
16 interested in the event thereof.

17 Given under my hand and notarial number this
18 28th day of March 2025 at Norfolk, Virginia.

19 

20
21 Jayne M. Gromkoski, RPR
22 Notary/eNotary Reg. No. 210056
23 My Commission Expires 08-31-27
24
25

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

ANNUAL PLAN PUBLIC HEARING

Date: Thursday, March 13, 2025

Time: 9:00am to 11:00 am

**Meeting Location: 555 E. Main Street,
Norfolk, VA 23510, Board Room**





Public Hearing Agenda

- Welcome/Call to Order (Board Chair)
- Introduction (Nathan F. Simms Jr., Executive Director)
- Presentations* *Please limit to 10 minutes per presentation*
 - *Steve Morales – Redevelopment, RAD, Choice Neighborhood Overview*
 - *Clayton Odom – Capital Fund*
 - *Pamela Jones-Watford – Housing Choice Voucher Director*
 - *Brenda Fleming – Property Management Director*
- Public Comments
- Continuation into NRHA March Board Meeting

NRHA Annual & Five Year Rolling Plan Timeline



- 1/11/2025- Capital Fund/Modernization & Development team met with Resident Advisory board
- 1/17/2025- Public notice was posted by Communications for public notice of the Annual Plan
- 1/21/2025 – NRHA published Public News Release with copy of Draft Annual plan report, Annual plan and Five year plan HUD documents posted on agency website
- Public Comment period – 45 Days, (1/21/2025 - 3/6/2025)
- 2/12/2025 – Resident Advisory Board meeting presentation of policies (HCV & Public Housing)
- 3/13/2025 - March Public Hearing and Board Meeting - High level presentation of annual Plan from department heads. Provide signed resolution to Board chair for Civil Rights certification, Annual Plan Resolution & Capital Fund Resolution
- NRHA plans submit all required documents to HUD prior to 4/15/2025



NRHA Public Housing Key Initiatives

- New system of record system will be implemented effective July 1, 2025 .
- Managing redevelopment activities with Choice Neighborhood and RAD .
- Preparation for Nspire Inspections at Public Housing sites scheduled for inspections for FY 2026 and implementation of Nspire V for Housing Choice Voucher Program in October 1, 2025.
- Enacting policy updates related to HOTMA that are effective prior to July 1, 2025.
- Assessing feasibility for MTW status and/or regionalization opportunities.
- Establish mobility incentive program for tenants in the HCV program to assist with successful lease up.

Housing Statement of Needs

For FY 2026, 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 very low - to -moderate -income persons .

NRHA in line with the City of Norfolk’s Annual Consolidated plan is providing the below data that provides context to the statement of Housing Needs that provides an overview of waitlist needs in the Norfolk community .

Housing Needs of Families on the Waiting List			
Low Income Public Housing (LIPH) (FY 2026 DATA SET)			
	# of families	% of total families	Annual Turnover
Waiting list total	27,6		
Extremely low income <=30% AMI	25,0		
Very low income (>30% but <=50% AMI	2,0		
Low income (>50% but <80% AMI	4		
Families with children	8,8		
Elderly families			
Families with Disabilities + Handicap	9,5		
Race/ethnicity Black (Hispanic & Non-Hispanic)	22,5		
Race/ethnicity White (Hispanic & Non-Hispanic)	4,0		
Race/ethnicity Asian			
Race/ethnicity All Other	2		
Race/ethnicity Pacific	4		
Race/ethnicity Tenant Declined	3		
Residents in NRHA Jurisdiction			

Housing Needs of Families on the Waiting List			
Housing Choice Voucher (FY 2025 DATA SET)			
	# of families	% of total families	Annual Turnover
Waiting list total	20,748	100%	5% (Includes: Eligible & Ineligible applicants)
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%	
Race/ethnicity Tenant Declined	13	>1%	
Residents in NRHA Jurisdiction			



Financial Uses & Resources

NRHA is currently in the process of the finalization of the FY 2026 budget . Upon approval of the FY 2026 budget and confirmation of the financial resources, the following budget information will be updated and amended into the Annual Plan as an addendum .



Redevelopment and Modernization



St. Paul's Transformation

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

Section 18 disposition /PBV Conversion

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

Section 18 Demolition/Disposition Redevelopment
Diggs Town II

Section 18 Disposition
Grandy Village and Moton Circle

Redevelopment and Modernization



St. Paul's Transformation

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Section 18 Demolition/Disposition Redevelopment
Diggs Town II

Section 18 Disposition
Grandy Village and Moton Circle

Tidewater Gardens - Choice Neighborhood Initiative

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 that is well-managed and responsive to the needs of the surrounding neighborhood.

NEIGHBORHOOD

Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community.



BRINSHORE



Tidewater Gardens will be Redeveloped 618 Apartments Demolished

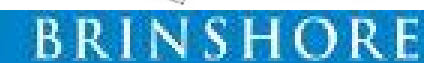
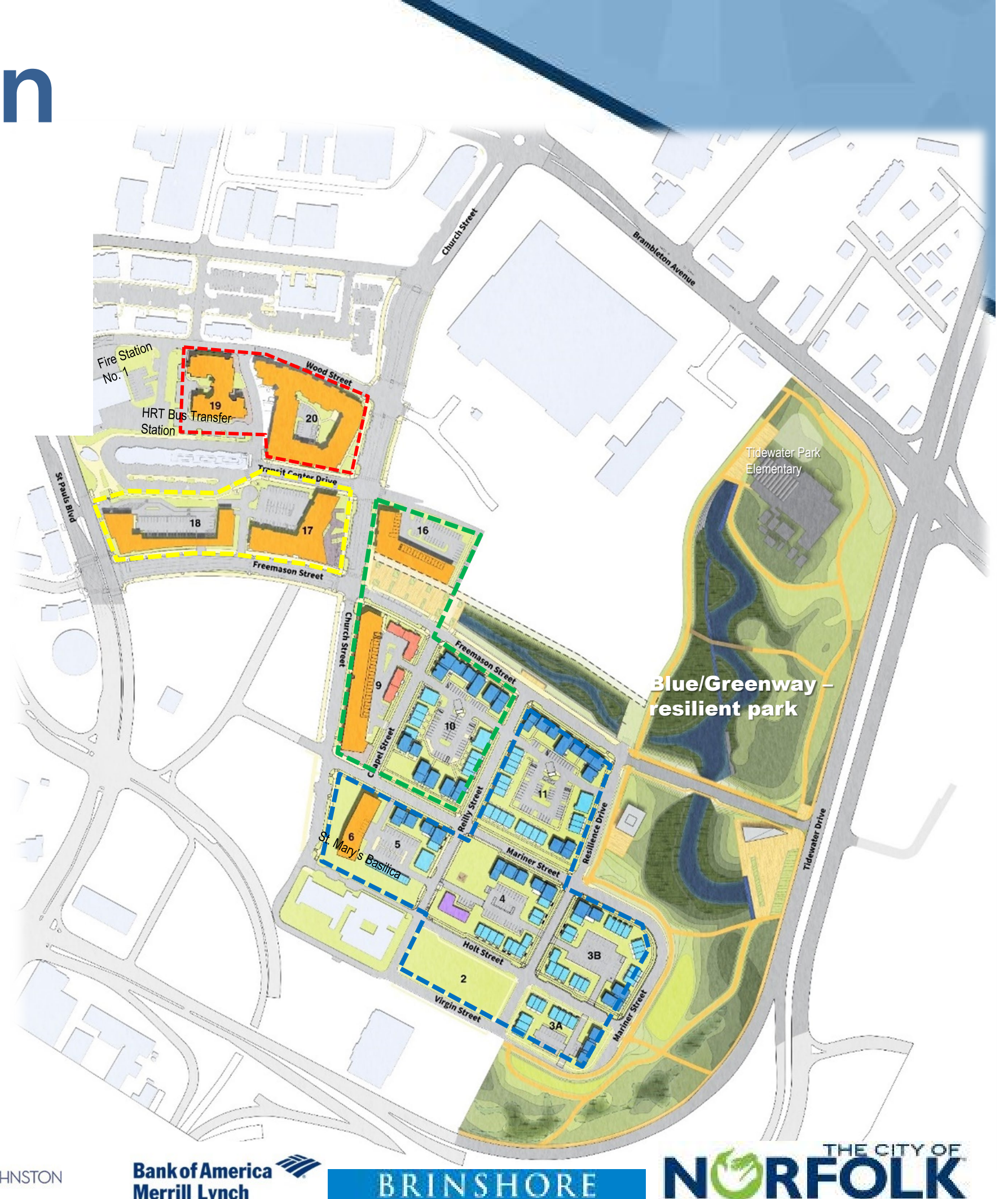
The plan is to complete the redevelopment of mixed-used and income community - **714** total units

- **260** Replacement units with direct rental assistance as part of the unit
- **238** Affordable units
- **216** Market rate apartments

Open spaces, flood mitigation, diverse housing types, enhanced connectivity with a key new crossing at Freemason Street and a realigned Church Street.

Off-site:

- 70 Assisted Apartments in privately developed LIHTC projects,
- The first 23 units under construction as part of the Riverside Station Project
- Provide 288 Housing Choice Vouchers for Families Who want Choice



NRHA Capital Fund



Capital Funded communities

- 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 Use

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.

NRHA – Capital Fund Budget



HUD FY-2025 /GY-45 Capital Fund Budget - \$10.7 Million

Housing Choice Voucher Program



Property Management



HOTMA Updates



HUD Enforcement Before July 1, 2025

- Ending Earned Income Disregard (EID) was due on January 1, 2024. PHAs must ensure they ceased enrollment into EID as of December 31, 2023.
- Use of Form HUD-9886-A – No later than February 1, 2025. The updated Form HUD-9886-A will be the only approved version of the authorization for release of information form following the expiration of HUD-9886 on January 31, 2025

HOTMA Updates



For NRHA, PIH Notice 2024 -38, details the income and asset provisions with which PHAs must comply by July 1, 2025.

HUD will issue further guidance on compliance deadlines for any outstanding HOTMA provisions once a HIP completion and PHA migration timeline have been set. As of the date of this notice, only the provisions discussed in the notice will be enforced as of January 2025.

HOTMA Updates



HUD Enforcement No Later than July 1, 2025

1. Income Exclusions : PHAs must utilize the list of 28 income exclusions noted in 24 CFR 5.609(b) for all income examinations effective on or after July 1, 2025.

2. Definitions: As part of the updates in 24 CFR 5.100, 5.403, 5.603 – PHAs must use seven updated definitions identified in this notice for all transactions effective on or after July 1, 2025. These updated definitions affect how household members are defined, how certain workers are defined and treated, and a revised definition of household medical expenses.

3. De Minimis Errors: See PIH Notice 2023 -27 for guidance on de minimis errors, which includes guidance on when PHAs must take correction action to credit or repay a family.



Resident Advisory Board Meeting

Capital Fund RAB Board Meeting - - Held December __, 2024 at 5:30pm to 7:00pm

Housing Choice Voucher & Property Management Policy overview RAB Meeting - Held February 12, 2025 at 5:30pm to 7:00pm

Moderated by third party. Speakers were HCV Director and Property Management Director. All comments regarding the changes were positive and there were no direct comments regarding an update to the policies.

Public Comments

At this time, we will take comments from the Public on the Annual Plan and the Five Year Rolling plan .





THANK YOU!

Questions?

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 01/03/2025

Approved By: DAVENPORT, ROBERT

Part I: Summary						
PHA Name : Norfolk Redevelopment & Housing Authority		Locality (City/County & State)				
PHA Number: VA006		☐ Original 5-Year Plan ☒ 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	\$2,621,261.00	\$3,303,107.80	\$3,340,000.00	\$3,281,000.00	\$3,200,000.00
	YOUNG PARK (VA006000010)	\$2,244,453.40	\$2,017,506.56	\$1,260,000.00	\$2,000,000.00	
	CALVERT (VA006000011)	\$236,055.88	\$164,500.00	\$950,000.00	\$1,000,000.00	\$1,000,000.00
	ROBERT PARTREA (VA006000018)	\$967,081.36	\$638,096.57	\$1,400,000.00	\$500,000.00	
	SYKES (VA006000021)	\$1,000,543.98	\$1,037,983.95	\$1,400,000.00		
	OAKLEAF PARK (VA006000012)	\$2,967,557.35	\$2,763,711.59	\$900,000.00	\$1,000,000.00	\$1,000,000.00
	TIDEWATER PRK (VA006000002)	\$125,241.22		\$100,000.00	\$100,000.00	\$100,000.00
	DIGGS PRK (VA006000006)	\$136,482.75	\$302,899.10	\$200,000.00	\$500,000.00	\$1,000,000.00
	EULALIE BOBBITT (VA006000020)	\$193,120.54	\$251,801.60	\$750,000.00	\$919,000.00	\$500,000.00
	HUNTERSVILLE (VA006000019)	\$127,056.52	\$247,418.83	\$400,000.00	\$1,000,000.00	\$500,000.00

Capital Fund Program - Five-Year Action Plan

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

Status: Approved Approval Date: 01/03/2025 Approved By: DAVENPORT, ROBERT

Part I: Summary						
PHA Name : Norfolk Redevelopment & Housing Authority		Locality (City/County & State)				
PHA Number: VA006		☐ Original 5-Year Plan ☒ 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
	YOUNG PARK (VA006009999)					\$2,700,000.00

Capital Fund Program - Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$2,621,261.00
ID000253	Management Improvement (Management Improvement (1408)-System Improvements)	Management Improvement(Systems Improvement)		\$87,629.40
ID0047	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Program Administration		\$1,033,631.60
ID0121	Operations(Operations (1406))	Operations		\$1,500,000.00
	YOUNG PARK (VA006000010)			\$2,244,453.40
ID0048	Fees and Cost(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Fees and Cost Contract Administration, Planning, A/E, Environmental and relocation		\$77,914.69
ID0155	Interior Upgrades(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Interior Upgrades		\$2,164,028.05

Capital Fund Program - Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0200	Network Infrastructure(Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	update network platform - hardware, software and connectivity		\$2,510.66
	CALVERT (VA006000011)			\$236,055.88
ID0049	Fees and Cost(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and Cost Contract Administration, Planning, A/E, and Environmental		\$43,927.03
ID0109	Interior Upgrades(Dwelling Unit-Interior (1480)-Appliances)	Interior Upgrades Stoves Refrigerators		\$29,100.99
ID0110	Exterior Upgrades(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Plumbing)	Exterior Upgrades Windows access panel - water valves		\$163,027.86
	ROBERT PARTREA (VA006000018)			\$967,081.36
ID0050	Renovation(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Contract Administration (1480)-Other)	Renovation Midrise Redevelopment Activities Planning, Contract Administration, A/E, Environmental and Elevator upgrades		\$710,575.55

Capital Fund Program - Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0117	Interior Upgrades(Dwelling Unit-Interior (1480)-Appliances)	Interior Upgrades Stoves and Refrigerators		\$157,254.53
ID0241	Safety and Security(Non-Dwelling Exterior (1480)-Other)	Security Camera System Equipment and Installation: Development of Security Lights/Doors		\$99,251.28
	SYKES (VA006000021)			\$1,000,543.98
ID0073	Renovation(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)- Mechanical)	Renovation Midrise Redevelopment Activities Planning, Contract Administration, A/E, Environmental and Elevator upgrades Contract Administration and A/E		\$886,758.25
ID0120	Interior Upgrades(Dwelling Unit-Interior (1480)-Appliances)	Interior Upgrades Stoves/ Refrigerators		\$27,778.98
ID0242	Safety and Security(Non-Dwelling Exterior (1480)-Other)	Security Camera System Equipment and Installation: Development of Security Lights/Doors		\$86,006.75
	OAKLEAF PARK (VA006000012)			\$2,967,557.35

Capital Fund Program - Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0074	Fees and Cost(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and Cost Contract Administration, Planning and A/E		\$176,291.80
ID0111	Interior Upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Appliances)	Interior Upgrades Stoves ADA Upgrades (bathrooms and kitchens)		\$468,365.05
ID0112	Exterior Upgrades(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows)	Exterior Upgrades Windows Roof		\$2,320,389.84
ID0197	Network Infrastructure(Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	update network platform - hardware, software and connectivity		\$2,510.66
	TIDEWATER PRK (VA006000002)			\$125,241.22
ID0075	Fees and Cost(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and Cost Disposition Planning, Contract Administration, A/E and legal		\$125,241.22
	DIGGS PRK (VA006000006)			\$136,482.75

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Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0114	Site Improvements(Dwelling Unit-Interior (1480)-Appliances)	Site Improvements		\$59,233.65
ID0115	Exterior Upgrades(Dwelling Unit-Exterior (1480)-Roofs)	Exterior Upgrades roofs		\$77,249.10
	EULALIE BOBBITT (VA006000020)			\$193,120.54
ID0119	Interior Upgrades(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Interior Upgrades Refrigerators reglaze tubs		\$14,975.59
ID0193	Fees and Cost(Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	Contract Administration, Planning, A&E, and Environmental.		\$10,375.00
ID0247	Dwelling Structure(Dwelling Unit-Interior (1480)-Electrical)	Dwelling Structure(Common Area Lighting Upgrades)		\$167,769.95
	HUNTERSVILLE (VA006000019)			\$127,056.52

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0243	Safety and Security(Non-Dwelling Exterior (1480)-Other)	Security Camera System Equipment and Installation: Development of Security Lights/Doors		\$64,741.97
ID0245	Dwelling Stucture(Dwelling Unit-Interior (1480)-Electrical)	Dwelling Structure (Common Area Lighting Upgrades)		\$62,314.55
	Subtotal of Estimated Cost			\$10,618,854.00

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Work Statement for Year 2 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CALVERT (VA006000011)			\$164,500.00
ID0056	Fees and Cost(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Contract Administration (1480)-Other)	Fees and Cost Contract Administration, Planning, A/E, Environmental and relocation		\$100,000.00
ID0135	Dwelling Interior Upgrades(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Interior Improvements(Upgrade of stoves)		\$64,500.00
	ROBERT PARTREA (VA006000018)			\$638,096.57
ID0077	Fees and Cost(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and Cost Contract Administration, A/E and environmental		\$325,167.50
ID0123	Exterior Upgrades(Dwelling Unit-Exterior (1480)-Roofs,Non-Dwelling Construction-New Construction (1480)-Other)	Exterior Upgrades Roof/Construction: Shelter		\$312,929.07
	HUNTERSVILLE (VA006000019)			\$247,418.83

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Work Statement for Year 2 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0139	Exterior Upgrades(Non-Dwelling Construction-New Construction (1480)-Other)	Exterior Upgrades Shelter		\$662,816.45
	OAKLEAF PARK (VA006000012)			\$2,763,711.59
ID0081	Fees and Cost(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fee and Cost Contract Administration and A/E		\$500,000.00
ID0142	Interior Upgrades(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical)	Interior Upgrades HVAC/Unit Upgrades		\$1,250,000.00
ID0248	Site Improvements(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Renovation (6 Unit Structure)		\$1,013,711.59
	DIGGS PRK (VA006000006)			\$302,899.10
ID0203	Site Work(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape)	Site Improvements(Sidewalk Installation/Landscaping Improvements) Non Dwelling Interior: (Phone Line Upgrade, Fire Alarm Upgrades)		\$302,899.10

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Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CALVERT (VA006000011)			\$950,000.00
ID0060	Fees and Cost(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	Fees and Cost Contract Administration, Planning, A/E, and Environmental		\$950,000.00
	ROBERT PARTREA (VA006000018)			\$1,400,000.00
ID0083	Interior Upgrades(Dwelling Unit-Interior (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Interior Upgrades Carpet		\$50,000.00
ID0145	Renovation(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Renovation Midrise Redevelopment Activities Planning, Contract Administration, A/E, Environmental and Elevator upgrades		\$243,804.85
ID0146	Site Work(Dwelling Unit-Site Work (1480)-Fencing)	Sitework Fencing		\$130,000.00
ID0154	Fees and Cost(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Fees and Cost Contract Administration and A/E		\$963,266.08

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Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HUNTERSVILLE (VA006000019)			\$1,000,000.00
ID0157	Interior Upgrades(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Tubs and Showers)	lighting refrigerators and stoves cabinets and counter tops replace tubs with enclosures		\$152,583.67
ID0158	Non Dwelling Interior (Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other)	Replace flooring in common areas LED Lighting in common areas		\$235,165.00
ID0159	Dwelling Exterior (Dwelling Unit-Exterior (1480)-Exterior Lighting)	Install Building Exterior Lighting		\$100,000.00
ID0178	Network Infrastructure(Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	update network platform - hardware, software and connectivity		\$12,251.33
ID0219	Other Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Other Fees and Costs		\$500,000.00
	EULALIE BOBBITT (VA006000020)			\$919,000.00

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Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0160	Fees and Cost(Contract Administration (1480)-Other Fees and Costs)	A/E Environmental, legal and Fees		\$415,000.00
ID0161	Non Dwelling Exterior (Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting)	replace lobby flooring paint common areas		\$42,500.00
ID0162	Dwelling Unit Exterior (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Paint building interior hallways		\$12,500.00
ID0163	Interior Upgrades(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Tubs and Showers)	replace closet doors refrigerators replace tubs		\$437,365.90
ID0175	Network Infrastructure(Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	update network platform - hardware, software and connectivity		\$11,634.10
	ROBERT PARTREA (VA006000018)			\$500,000.00
ID0165	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	replace HVAC		\$353,737.93

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Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0180	Network Infrastructure(Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	update network platform - hardware, software and connectivity		\$12,929.07
ID0188	Fees and Cost(Administration (1410)-Other,Administration (1410)-Salaries)	Fees and Cost Contract Administration A/E		\$133,333.00
	OAKLEAF PARK (VA006000012)			\$1,000,000.00
ID0166	Non Dwelling Construction(Non-Dwelling Construction - Mechanical (1480)-Other)	replace panel box in boiler room		\$580,300.00
ID0167	Non Dwelling Site Work(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	replace damaged playground equipment		\$272,655.41
ID0179	Network Infrastructure(Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	update network platform - hardware, software and connectivity		\$13,711.59
ID0187	Fees and Cost(Administration (1410)-Other,Administration (1410)-Salaries)	Fees and Cost Contract Administration A/E		\$133,333.00

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Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CALVERT (VA006000011)			\$1,000,000.00
ID0168	Non Dweilling Exterior Upgrades(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Windows)	replace EnVision Center windows, awning and building repairs		\$200,000.00
ID0169	Non Dwelling Site Work Upgrades(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Envision Center playground equipment		\$60,000.00
ID0170	Interior Upgrades(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)	refrigerators stoves bath light fixtures ceiling repairs		\$246,304.29
ID0171	Dwelling Unit Sitework Upgrades(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	replace playground equipment resurface basketball court		\$135,000.00
ID0172	Interior Upgrades(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	replace building access panels to water valves		\$23,712.00
ID0173	Exterior Upgrades(Dwelling Unit-Exterior (1480)-Roofs)	roof repairs roof replacement roof overhangs		\$282,000.00

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Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0176	Network Infrastructure(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	update network platform - hardware, software and connectivity		\$19,650.71
ID0186	Fees and Cost(Administration (1410)-Other,Administration (1410)-Salaries)	Fees and Cost Contract Administration A/E		\$33,333.00
	AUTHORITY-WIDE (NAWASD)			\$3,281,000.00
ID0174	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Program Administration		\$1,030,000.00
ID0192	Operations(Operations (1406))	Operations		\$1,751,000.00
ID0251	Management Improvements(Management Improvement (1408)-System Improvements)	Management Improvements(System Improvements)		\$500,000.00
	DIGGS PRK (VA006000006)			\$500,000.00

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Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0177	Network Infrastructure(Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	update network platform - hardware, software and connectivity		\$2,899.10
ID0184	Fees and Cost(Administration (1410)-Other,Administration (1410)-Salaries)	Fees and Cost Contract Administration A/E		\$497,100.90
	YOUNG PARK (VA006000010)			\$2,000,000.00
ID0182	Network Infrastructure(Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	update network platform - hardware, software and connectivity		\$8,888.22
ID0185	Fees and Cost(Administration (1410)-Other,Administration (1410)-Salaries)	Fees and Cost Contract Administration A/E		\$1,991,111.78
	TIDEWATER PRK (VA006000002)			\$100,000.00
ID0183	Fees and Cost(Administration (1410)-Other,Administration (1410)-Salaries)	Fees and Cost Contract Administration A/E		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0220	Interior Upgrades (Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Interior Upgrades		\$250,000.00
ID0221	Non Dwelling Interior (Non-Dwelling Interior (1480)-Common Area Flooring)	Non Dwelling Interior		\$100,000.00
ID0222	Dwelling Exterior(Dwelling Unit-Exterior (1480)-Exterior Lighting)	Dwelling Exterior		\$50,000.00
	EULALIE BOBBITT (VA006000020)			\$500,000.00
ID0223	Fees and Cost(Contract Administration (1480)-Other Fees and Costs)	A/E Environmental, legal and Fees		\$500,000.00
	OAKLEAF PARK (VA006000012)			\$1,000,000.00
ID0227	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Dwelling Unit Exterior		\$493,750.00

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Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0230	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Dwelling Unit Exterior		\$493,750.00
ID0236	Network Infrastructure (Contract Administration (1480)-Other Fees and Costs)	Network Infrastructure		\$12,500.00
	AUTHORITY-WIDE (NAWASD)			\$3,200,000.00
ID0228	Administration (Administration (1410)-Salaries)	Administration		\$1,000,000.00
ID0229	Operations (Operations (1406))	Operations		\$1,700,000.00
ID0252	Management Improvements(Management Improvement (1408)-System Improvements)	Management Improvements(System Improvements)		\$500,000.00
	YOUNG PARK (VA006009999)			\$2,700,000.00

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Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0231	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Dwelling Unit Exterior		\$2,687,500.00
ID0239	Network Infrastructure (Contract Administration (1480)-Other Fees and Costs)	Network Infrastructure		\$12,500.00
	CALVERT (VA006000011)			\$1,000,000.00
ID0233	Network Infrastructure (Contract Administration (1480)-Other Fees and Costs)	Network Infrastructure		\$12,500.00
ID0240	A&E, Environmental, Legal, Fees(Contract Administration (1480)-Other Fees and Costs)	A&E, Environmental, Legal, Fees		\$987,500.00
	Subtotal of Estimated Cost			\$10,000,000.00

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Work Statement for Year 1 2023	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvement (Management Improvement (1408)-System Improvements)	\$87,629.40
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	\$1,033,631.60
Operations(Operations (1406))	\$1,500,000.00
Subtotal of Estimated Cost	\$2,621,261.00

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Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$1,072,702.60
Operations(Operations (1406))	\$2,145,405.20
Management Improvements(Management Improvement (1408)-System Improvements)	\$85,000.00
Subtotal of Estimated Cost	\$3,303,107.80

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Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$1,070,000.00
Operations(Operations (1406))	\$1,870,000.00
Management Improvements(Management Improvement (1408)-System Improvements)	\$400,000.00
Subtotal of Estimated Cost	\$3,340,000.00

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Work Statement for Year	4 2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$1,030,000.00
Operations(Operations (1406))	\$1,751,000.00
Management Improvements(Management Improvement (1408)-System Improvements)	\$500,000.00
Subtotal of Estimated Cost	\$3,281,000.00

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Work Statement for Year	5 2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration (Administration (1410)-Salaries)	\$1,000,000.00
Operations (Operations (1406))	\$1,700,000.00
Management Improvements(Management Improvement (1408)-System Improvements)	\$500,000.00
Subtotal of Estimated Cost	\$3,200,000.00

Norfolk Redevelopment and Housing Authority

Financial Statements

June 30, 2023

Norfolk Redevelopment and Housing Authority

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INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Norfolk Redevelopment and Housing Authority:

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Norfolk Redevelopment and Housing Authority, (the "Authority"), as of and for the year ended June 30, 2023 and the related notes to the financial statements, which collectively comprise the Norfolk Redevelopment and Housing Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Norfolk Redevelopment and Housing Authority, as of June 30, 2023, and the respective changes in financial position, and, where applicable, cash flows, thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of the Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Norfolk Redevelopment and Housing Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and Government Auditing Standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Norfolk Redevelopment and Housing Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Norfolk Redevelopment and Housing Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the schedules related to accounting and reporting for pensions and the schedules related to accounting and reporting for postemployment benefits other than pensions, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

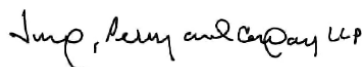
We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency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

Supplementary Information

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

Other Reporting Required by *Government Auditing Standards*

In accordance with Government Auditing Standards, we have also issued our report dated March 25, 2024 on our consideration of Norfolk Redevelopment and Housing Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Norfolk Redevelopment and Housing Authority's internal control over financial reporting and compliance.



Toms River, New Jersey
March 25, 2024

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2023

Introduction

The Norfolk Redevelopment and Housing Authority (the Authority or NRHA) is a political subdivision of the Commonwealth of Virginia and is empowered to implement housing, community development, redevelopment, and revitalization programs within the City of Norfolk, Virginia (the City). The City created the Authority in 1940 under the provisions of the United States Housing Act of 1937. Under Title 36 of the Code of Virginia, the Authority has the power to acquire, lease, and improve property; to acquire property via eminent domain; to make loans or grants; to investigate and determine whether an area is blighted; and to carry out a redevelopment plan in cooperation with the local government.

The management of the Authority provides this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended June 30, 2023. Please read it in conjunction with the basic financial statements, which begin immediately following.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the Authority's basic financial statements. The financial section of this report includes management's discussion and analysis, the basic financial statements, and other supplementary information. The basic financial statements are composed of two components: 1) the basic financial statements and 2) the notes to basic financial statements. The other supplementary information included in the financial section of the report presents required information as well as some information that is not required yet considered areas of interest to readers of the report.

While included in the basic financial statements, the financial results of the discretely presented component units are not addressed in this discussion and analysis.

Financial Highlights for 2023

The Authority's 2023 major financial highlights included the following:

- Total assets and liabilities of the Authority were approximately \$284.5 million and \$65.8 million, respectively; total deferred outflows of resources and deferred inflows of resources were approximately \$.5 million and \$7.7 million, respectively. Thus, total fund net position was approximately \$211.0 million at June 30, 2023.
- Total revenues (including interest, gains, grants, and capital contributions) and expenses (including interest expense) were approximately \$111.5 million and \$101.1 million, respectively. Purchase of Grandy Phase V resulted in a loss of fund position of \$11.7 million; thus, fund net position decreased by approximately \$1.3 million during the fiscal year.

Authority Financial Statements

The Authority's mission focuses on the planning, design, construction, preservation, rehabilitation, financing, and management of housing, primarily for low- and moderate-income households, assisting in the revitalization of neighborhoods, and redevelopment of commercial and industrial areas in the City. As of June 30, 2023, the Authority owned residential units that are leased to low-income families and individuals. units, while not owned, were governed and partially funded through the Authority's contract with HUD. In addition, housing assistance was being paid to under the Federal Housing Choice Voucher program for privately owned existing housing.

(Continued)

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2023

In view of this mission, the Authority's financial reporting objective focuses on the financial activities of the Authority as a whole.

Basic Financial Statements

The Authority is presenting its 2023 management's discussion and analysis based on the financial results of its enterprise programs in three basic financial statements – the statement of net position; the statement of revenues, expenses, and changes in net position; and the statement of cash flows.

The statement of net position (similar to a balance sheet) reports all financial and capital assets of the Authority and is presented in a format where assets and deferred outflows of resources, equal liabilities and deferred inflows of resources plus fund net position. Fund net position is broken down into the following three categories:

- *Net investment in capital assets* consists of all capital assets net of accumulated depreciation, reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of these assets.
- *Restricted fund net position* consists of assets that are restricted by constraints placed on the assets by external parties, such as creditors, grantors, contributors, laws, or regulations reduced by liabilities payable from such assets.
- *Unrestricted fund net position* consists of fund net position that does not meet the definition of net investment in capital assets, or restricted fund net position.

The statement of revenues, expenses, and changes in net position (similar to an income statement) includes operating revenues such as tenant revenue; operating expenses such as administrative, utilities, maintenance, and depreciation; and nonoperating revenues and expenses such as investment income, interest expense, and capital contributions/distributions. The statement's focus is the change in fund net position during the fiscal year being reported upon.

Finally, a statement of cash flows is included, which discloses net cash flows from operating activities, capital and related financing activities, noncapital financing activities, and investing activities.

In addition to the three financial statements, notes to the basic financial statements are also presented with the basic financial statements, which provide additional information that is essential for a full understanding of the financial information presented in the Authority's basic financial statements.

These financial statements represent the financial results of over 40 programs and activities that are administered by the Authority. Most of these programs are financed by grants from HUD, rents, and other user charges resulting from operations of subsidized and unsubsidized housing, by development and financing fees, and by investment income and loan proceeds. The Authority also administers housing and community development activities for which funding is controlled at the City level.

Financial Analysis

The Authority's basic financial statements are presented as a single enterprise fund. The enterprise fund accounts for the Authority's operations of property development and management concerns similar to private sector counterparts.

(Continued)

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2023

Condensed Financial Information

The following table (Table 1) reflects the condensed statement of net position compared with the prior year. Total assets and liabilities of the Authority were approximately \$284.5 million and \$65.8 million, respectively; total deferred outflows of resources and inflows of resources were approximately \$.5 million and \$7.7 million; respectively, thus, total fund net position was approximately \$211.0 million at June 30, 2023.

Table 1									
Condensed Summary of Fund Net Position									
June 30, 2023 and 2022									
(In millions)									
Description					2023	2022	Change	Percentage change	
Current assets:									
	Cash and investments			\$	35.6	41.6	-6	(14.4)	
	Restricted cash				13.6	13.8	-0.2	(1.4)	
	Assets held for sale				4.9	4.8	0.1	2.1	
Noncurrent assets:									
	Capital assets, net				131.8	104.5	27.3	26.1	
	Other current and noncurrent assets				98.1	129.7	-31.6	(24.4)	
	Total assets			\$	284.0	294.4	-10.4	(3.5)	
	Deferred Outflows of Resources				0.5	2.3	-1.8	(78.3)	
					284.5	296.7	-12.2	(4.1)	
Current liabilities					\$	6.7	9.2	-2.5	(27.2)
Noncurrent liabilities						59.1	59.9	-0.8	(1.3)
	Total liabilities			\$	65.8	69.1	-3.3	(4.8)	
	Deferred Inflows of Resources				7.7	15.3	-7.6	(49.7)	
Fund net position:									
	Net Invested in capital assets			\$	99.7	67.7	32	47.3	
	Restricted				11.3	16.1	-4.8	(29.8)	
	Unrestricted				100.0	128.5	-28.5	(22.2)	
	Total fund net position			\$	211.0	212.3	-1.3	(0.6)	
					284.5	296.7	-12.2	(4.1)	

The \$98.1M of other current and noncurrent assets consists Notes Receivable and associated accrued interest receivable on debt instruments used for construction and rehabilitation of projects such as: the Broad Creek Renaissance (BCR) mixed finance project, the rehabilitation revolving loan fund (RLF), and funds due to the Authority from government entities to fund program and administrative costs expensed in the current financial statements.

The authority is reporting a decrease in unrestricted cash resulting from development activities, advances to the CNI initiative, a settlement with a contractor on the Diggs Ph 1 rehabilitation and growth in the HCV Program.

The large change in capital assets is due to the re-purchase of the Grandy Phase V tax credit project. This had been reported previously as Discreetly Presented Component Units but are now reported with the Authority's enterprise fund.

(Continued)

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2023

Of the \$65.8 million of liabilities, \$6.7 million is current liabilities, which will require payment within twelve months of the reported fiscal year-end and \$59.1 million is noncurrent liabilities for which payments will be made subsequent to the next 12-month period.

Current liabilities are showing a decrease from 2022 due to reclassification of accounts payable related to the rehabilitation loan programs. These are being presented as long term.

A breakout of the \$59.1 million in long term liabilities is as follows:

- \$31.1 million is long-term debt;
- \$13.6 million is amounts under the rehabilitation revolving loan program requiring re-appropriation by another government before reuse – the \$12.3 million RLF outstanding receivable balance noted above partially offsets this liability;
- \$13.2 million is the Authority's share of the VRS net pension liability, and
- \$1.2 million consists of various obligations of the Authority including tenant security escrow deposit accounts, vested compensated absences payments due to third parties for services and payments due back to other governmental entities.

Deferred outflows of resources related to pensions totaled \$7.7 million. This decreased in 2022 due to actuarial valuations and fluctuations in the financial markets affected by the COVID 19 pandemic. This also includes newly required lease reporting for GASB-87 compliance which necessitated various reporting changes.

Deferred inflows of resources related to pensions totaled \$.5 million. This amount represents the difference between expected and actual experience. Variance year over year is due to actuarial valuations and fluctuations in financial markets.

The fund net position balance of \$211.0 million is the difference between assets, net deferred inflows/outflows of resources, and liabilities.

Referring back to Table 1, the Authority's fund net position decreased \$1.3 million during the year ended June 30, 2023.

While presented in the aggregate in the financial statements, the unrestricted fund net position includes over 40 distinct programs, each controlled by the terms of its own program contract; specific program eligibility rules apply when considering the use of unrestricted net asset balances – consisting of the net of cash in the bank, receivables net of allowances, and other assets less all other liabilities not previously applied.

It is important to note that Unrestricted net position does NOT equate to the agency's operating reserve balance. With the inclusion of HUD's debt reporting procedures, the GASB recordings of pension liability and other items the unrestricted net position does not equate to the unrestricted cash position of the agency.

(Continued)

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2023

Revenues, Expenses, and Changes in Fund Net Position

The results of the Authority's operations are reported in the statement of revenues, expenses, and changes in fund net position. In 2023, the Authority realized a decrease in fund net position of \$1.3 million. Table 2 below presents a condensed summary from the Authority's statement of revenues, expenses, and changes in fund net position.

Table 2									
Condensed Summary of Revenues, Expenses and Changes in Fund Net Position									
June 30, 2023 and 2022									
(In millions)									
Description			2023		2022		Change		Percentage change
Total operating revenues		\$	95.6		89.8		5.8		6.5
Total operating expenses			95.2		91.8		3.4		3.7
	Operating gain/loss		0.4		(2.0)		2.4		120.0
Total nonoperating revenues			2.9		4.0		(1.1)		(27.5)
Total nonoperating expenses			(5.9)		(1.8)		(4.1)		227.8
	Total nonoperating revenue (expense)		(3.0)		2.2		(5.2)		(236.4)
	Gain before capital grants and contributions		(2.6)		0.2		(2.8)		1,400.0
Governmental capital grants			13.0		4.6		8.4		182.6
Capital contributions from/to limited partners			—		—		—		—
Reimbursement to HUD for Overpayment of Operating Subsidy			—		—		—		—
	Change in fund net position (before adjustment)		10.4		4.8		5.6		(116.7)
Total fund net position – beginning			212.3		205.3		7.0		3.4
Opening adjustment of net position (note 1)			(11.7)		2.2		(13.9)		(631.8)
Total fund net position – ending		\$	211.0		212.3		(1.3)		(0.6)

Fund net position decreased \$1.3M.

The following sections discuss revenues and expenses separately. Total revenues (including interest, gains, grants, and capital contributions) and expenses (including interest expense) were approximately \$111.5 million and \$101.1 million, respectively; thus, fund net position increased by approximately \$10.4 million during the fiscal year via operations. The equity of the enterprise fund was decreased by \$11.3 million due to the repurchase of the Grandy Phase V project resulting in a net decrease of \$1.3 million for the fiscal year.

(Continued)

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2023

Revenues

Table 3 provides a comparison of the Authority's operating and nonoperating revenues for 2023 and 2022 and shows that total revenues, gains, and capital contributions increased \$13.1M.

Table 3											
Summary Comparison of Operating and Nonoperating Revenues											
June 30, 2023 and 2022											
(In millions)											
					2023		2022		Change		Percentage change
Description					2023		2022		Change		Percentage change
Operating revenues:											
	Tenant revenue – rents and other		\$		21.3		17.7		3.6		20.3
	Operating grants and subsidies				70.1		66.6		3.5		5.3
	Other revenue, net				4.2		5.5		(1.3)		(23.6)
			Total operating revenues		95.6		89.8		5.8		6.5
Nonoperating revenues:											
	Interest and investment revenue				2.9		4.0		(1.1)		(27.5)
Capital grants					13.0		4.6		8.4		182.6
Capital contributions from limited partners					—		—		—		(100.0)
			Total revenues	\$	111.5		98.4		13.1		13.3

The \$13.1 million increase in total revenues is attributable mostly to increased HCVP leasing, additional units from Grandy Phase V and a dramatic uptick in CNI spending in 2023.

Revenues were derived from various providers with approximately:

- Operating grants increased by \$3.5M due mostly to increase in HCVP leasing
- 83.1 million, received either directly or indirectly from HUD;
- Capital Grant revenue increased by \$8.4 M due to increases in CNI spending
- 21.3 million, of total revenue received from tenant rental payments; This increased in 2023 due to the addition of Grandy Phase V previously recorded as Discreet Component Units.

(Continued)

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2023

Expenses

Summary Comparison of Operating and Nonoperating Expenses									
June 30, 2023 and 2022									
(In millions)									
Description			2023		2022		Change		Percentage change
Operating expenses:									
	Administrative	\$	14.9		16.2		(1.3)		(8.0)
	Housing assistance payments (HAP)		42.2		38.4		3.8		9.9
	Maintenance – routine		12.4		9.3		3.1		33.3
	Depreciation and amortization		6.4		6.3		0.1		1.6
	Utilities		9.9		10.5		(0.6)		(5.7)
	General		5.7		6.8		(1.1)		(16.2)
	Tenant services		1.8		1.6		0.2		12.5
	Protective services		1.9		1.5		0.4		26.7
	Loss on disposal of assets held for sale		—		—		—		—
	Total operating expenses		95.2		90.6		4.6		5.1
Nonoperating expenses:									
	Interest expense		3.1		1.8		1.3		72.2
	Special Items- Impairment		—		—		—		—
	Extraordinary maintenance		2.8		1.2		1.6		133.3
			—		—		—		(100.0)
	Total nonoperating expenses		5.9		3.0		2.9		96.7
Capital Contributions to limited partners			—		—		—		(100.0)
	Total expenses	\$	101.1		93.6		7.5		8.0

Table 4 provides a comparison of the Authority's operating and nonoperating expenses for 2023 and 2022 and shows that total expenses, losses, and distributions increased by \$7.5 million .

(Continued)

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2023

Variances exceeding 10% within the expense statement are explained as follows:

- Increase to routine maintenance illustrates the inclusion of the Grandy Phase V apartments to the enterprise fund.
- increases to extraordinary maintenance are due to increased appliance replacement in the public housing units and for costs attributable to City CIP funding for demolition.
- Increase to tenant services is resultant of the expenditure of funds grants from Hampton Roads Ventures to increase the tenant services available from NRHA.
- Decrease in general expense is due to increase in City Funded property site and demolition work.
- Protective service expense increased due to added security contract measures enacted by the NRHA.
- Interest Expense increased due to the addition of the Grandy Phase V apartments to the enterprise fund.

Capital Assets

The Authority's capital assets as of June 30, 2023 included land, buildings, improvements, construction in progress, and equipment totaling \$131.8 million (net of depreciation). A breakdown of the Authority's capital assets is shown in Table 5 below.

Table 5									
Composition of Capital Assets									
June 30, 2023 and 2022									
(In millions)									
				2023		2022		Change	Percentage change
Description									
Nondepreciable assets:									
	Land	\$		24.9		20.0		4.9	24.5
	Construction in progress			40.2		37.4		2.8	7.5
Other capital assets:				—					
	Buildings and building improvements			179.3		161.4		17.9	11.1
	Improvements other than buildings			55.1		62.6		(7.5)	(12.0)
	Equipment			4.9		5.3		(0.4)	(7.5)
	Accumulated depreciation			(172.6)		(182.2)		9.6	(5.3)
	Total	\$		131.8		104.5		27.3	26.1

The change in fixed assets is due to a combination of approximately \$2.8M in construction in progress within the Capital Fund and Choice Neighborhoods programs. The remainder of the increases is the repurchase of the Grandy Phase V property.

(Continued)

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2023

Long-Term Debt

The Authority's June 30, 2023 statement of fund net position reflects total debt outstanding of \$32.1 million (excluding vested compensated absences). The Authority's debt represents bonds secured solely by specified revenue sources (i.e., revenue bonds), secured by the associated project property or debt backed by other governmental entities.

Observations of outstanding debt balances are as follows:

- Principle payments for the current year totaled \$.4M.

Other Economic Factors and Next Year's Budget

Economic Factors

NRHA continues to face uncertainties about the subsidized funding levels for its assisted housing programs. Some uncertainties have an immediate impact; others will be felt over the next couple of years.

In 2023, NRHA continued the first phase of converting its projects from Public Housing projects to Project Based Voucher projects through the use of HUD's Rental Assistance Demonstration (RAD) program and conversion using Section 18 regulations. Under this program, the Project Based Voucher projects will receive subsidy through the Housing Choice Voucher (HCV) program rather than the Public Housing program. This should provide a more reliable stream of subsidy from HUD, since Congress has traditionally provided a higher percentage of subsidy funding for the Housing Choice Voucher program than it has for the Public Housing program.

COVID 19 has also affected the tenant rental payments for the Housing Choice Voucher Programs causing the agency to spend over \$12M more in landlord payments than in 2019. This additional cost will be borne by HUD as we move forward.

The local real estate market has provided challenges as well. The average rental assistance payment from the Housing Choice Voucher Program increased in 2023 and has dramatically increased so far in 2024. This will require significant increases to the HUD funding we receive.

(Continued)

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2023

For calendar year 2023, HUD funded public housing authorities at 93.0% of their eligibility under HUD's Public Housing program's operating formula. The 2023 funding did include a 6.5% inflationary increase which is why we received more whole dollar funding than 2022 even though the pro-ratio was so much lower.

Public Housing Program									
Calendar		Percentage of		Formula		Actual		over (under)	
year		full eligibility		Amount at		Funded		calculated	Change vs.
		awarded		100%		amount		funding	Prior Year
2023		93.0		17,032,992		15,844,089		(1,188,903)	1,274,093
2022		104.3		15,196,506		14,569,996		(626,510)	(1,688,926)
2021		109.2		14,888,410		16,258,922		1,370,512	(770,775)
2020		112.0		15,205,087		17,029,697		1,824,610	1,513,572
2019		97.8		15,870,027		15,516,125		(353,902)	687,402
2018		94.7		15,652,019		14,828,723		(823,296)	(79,414)
2017		93.2		15,991,386		14,908,137		(1,083,249)	37,090
2016		90.2		16,484,923		14,871,047		(1,613,876)	102,252
2015		85.4		17,301,775		14,768,795		(2,532,980)	3,972
2014		88.1		16,760,807		14,764,823		(1,995,984)	685,888
2013		82.0		17,169,483		14,078,935		(3,090,548)	(1,899,093)
2012		93.0		17,172,071		15,978,028		(1,194,043)	563,151
2011		100.0		15,414,877		15,414,877		-	(1,026,637)
2010		103.0		15,962,624		16,441,514		478,890	16,441,514

It is anticipated that this pro-ratio level of funding will be lower in 2024 and forward.

(Continued)

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2023

The Capital Fund Program, which addresses the capital needs of the public housing units, has experienced a funding uptick since 2022. It is to be noted that this funding will decrease over time with the removal of Tidewater gardens from the Public Housing inventory. It is unknown if this upward trajectory will continue beyond 2023.

Capital Fund Program				
Calendar		Actual		Change vs.
year		Funded		Prior Year
		amount		
2023		10.6		0.2
2022		10.4		2.0
2021		8.4		0.4
2020		8.0		(0.1)
2019		8.1		(0.6)
2018		8.7		2.6
2017		6.1		(0.3)
2016		6.4		0.2
2015		6.2		0.1
2014		6.1		1.4
2013		4.7		(0.2)
2012		4.9		(0.6)
2011		5.5		(1.0)
2010		6.5		6.5

(Continued)

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2023

The Housing Choice Voucher (HCV) program has provided adequate funding to cover housing assistance payments to participants each year until CY 2012; for CY 2012, HUD required the use of reserves to cover the projected cost of these payments and systematically reduced new funding to ensure these reserves were used as well as the reduction of service level. In CY 2023 HUD provided an additional \$3.6M to the agency as costs soared attributable to an increase in. It is expected that this funding will continue to increase.

Housing Choice Voucher Program								
Calendar		HCV			HCV			Percentage of
year		HAP		Change vs.	Adm. Fee		Change vs.	full eligibility
		Amount		Prior Year	amount		Prior Year	awarded
2023		40,238,365		3,022,934	3,710,158		553,230	89.5
2022		37,215,431		1,427,781	3,156,928		(896,310)	88.0
2021		35,787,650		3,181,557	4,053,238		1,171,081	84.0
2020		32,606,093		5,302,590	2,882,157		621,130	80.0
2019		27,303,503		55,750	2,261,027		(14,990)	77.0
2018		27,247,753		1,408,770	2,276,017		409,856	76.0
2017		25,838,983		739,206	1,866,161		(24,297)	76.5
2016		25,099,777		736,647	1,890,458		86,139	82.0
2015		24,363,130		(49,208)	1,804,319		(20,758)	76.5
2014		24,412,338		419,351	1,825,077		138,409	77.0
2013		23,992,987		2,228,230	1,686,668		(148,825)	69.0
2012		21,764,757		(91,043)	1,835,493		(10,150)	82.0
2011		21,855,800		598,016	1,845,643		29,252	92.0
2010		21,257,784		-	1,816,391		-	95.0

The funding of administrative fees for the administration of the HCV program tells a different story. While the funding remained nearly level for years, the percent of full eligibility awarded has been on a steady decrease – 99.8% of eligible funding was provided in CY 2010 dropping steadily to CY 2023 where HUD provided 89.5% of eligible funding. To date, no appropriation level has been communicated for calendar year 2024; thus, NRHA has no final information on funding for the next 18 months. Despite the decrease in the percentages of eligibility funding, actual funding amounts received from HUD have remained stable or have climbed due to the increase of units leased over the years – units leased increased from 2,445 in CY 2010 to a high of 4,312 at the time of the writing of this document. We anticipate higher whole dollar administrative revenue in 2023 and forward.

Based on HUD's discussions about future funding levels, the Authority is anticipating, at best: a continuation of the current drastic reductions in funding levels in our public housing program subsidy, administrative funding for the housing choice voucher programs, and the capital fund program funding level.

(Continued)

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Management's Discussion and Analysis

June 30, 2023

St. Paul's and Choice Neighborhoods

In fiscal 2020 the NRHA was awarded a \$30M Choice Neighborhoods Initiatives grant to begin work on the transformation of the Tidewater gardens community within the scope of the entire St. Paul's community. The commitment to demolish 618 units of public housing has far reaching financial ramifications to the NRHA. A group of staff in continually analyzing these changes as well as other asset transformation initiatives and modeling the future financial outlook of the agency forward to 2027. The objective is to formulate a sustainable budget strategy to steer the NRHA into the future in a manner in which annual reserve appropriations are not necessary. Work has begun on use of the grant and in starting development activities.

Contacting Authority Management

This financial report is designed to provide the citizens of the City, taxpayers, customers, investors, and creditors with a general overview of the Authority's finances and to demonstrate the Authority's accountability for the money it receives. Questions concerning this report or requests for additional financial information should be directed to the Chief Financial Officer, Norfolk Redevelopment and Housing Authority, 555 East Main Street, Norfolk, Virginia 23510 or visit our Web site at www.nrha.norfolk.va.us.

(Continued)

BASIC FINANCIAL STATEMENTS

Norfolk Redevelopment and Housing Authority

Statement of Net Position

June 30, 2023

	<u>Enterprise Fund</u>	<u>Discrete Component Units</u>	<u>Total Reporting Entity</u>
CURRENT ASSETS:			
Cash and cash equivalents	\$ 35,633,168	8,428,185	44,061,353
Accounts receivable - HUD	3,110,613	-	3,110,613
Accounts receivable - other	6,123,899	152,280	6,276,179
Accounts receivable - tenants, net	713,936	188,781	902,717
Investments	24,167	-	24,167
Inventory	521,166	16,172	537,338
Prepaid expenses	488,408	107,210	595,618
Accrued interest receivable	-	45,375	45,375
Assets held for sale	<u>4,896,325</u>	<u>-</u>	<u>4,896,325</u>
Total current assets	<u>51,511,682</u>	<u>8,938,003</u>	<u>60,449,685</u>
RESTRICTED ASSETS:			
Cash and cash equivalents	<u>13,610,858</u>	<u>1,798,348</u>	<u>15,409,206</u>
Total restricted assets	<u>13,610,858</u>	<u>1,798,348</u>	<u>15,409,206</u>
NONCURRENT ASSETS:			
Land, structures and equipment net of accumulated depreciation	<u>131,756,530</u>	<u>63,672,799</u>	<u>195,429,329</u>
Total fixed assets, net	<u>131,756,530</u>	<u>63,672,799</u>	<u>195,429,329</u>
Notes & mortgages receivable, non-current	51,012,512	-	51,012,512
Accrued interest receivable	31,203,051	-	31,203,051
Other assets	<u>4,904,859</u>	<u>1,023,437</u>	<u>5,928,296</u>
Total assets	<u>283,999,492</u>	<u>75,432,587</u>	<u>359,432,079</u>
DEFERRED OUTFLOWS OF RESOURCES:			
Deferred outflows	<u>506,990</u>	<u>-</u>	<u>506,990</u>
Total deferred outflows of resources	<u>506,990</u>	<u>-</u>	<u>506,990</u>
Total assets and deferred outflows of resources	<u>\$ 284,506,482</u>	<u>75,432,587</u>	<u>359,939,069</u>

Norfolk Redevelopment and Housing Authority

Statement of Net Position (continued)

June 30, 2023

	<u>Enterprise Fund</u>	<u>Discrete Component Units</u>	<u>Total Reporting Entity</u>
CURRENT LIABILITIES:			
Accounts payable	\$ 2,691,610	1,325,812	4,017,422
Accrued wages and payroll taxes	566,827	-	566,827
Accrued compensated absences	109,692	-	109,692
Accrued interest	-	23,117	23,117
Accrued liability - other	1,034,659	79,294	1,113,953
Tenant security deposits	729,010	63,432	792,442
Notes and bonds payable, current portion	874,976	10,504,015	11,378,991
Unearned revenues	648,501	234,396	882,897
Other current liabilities	<u>2,000</u>	<u>305,930</u>	<u>307,930</u>
Total current liabilities	<u>6,657,275</u>	<u>12,535,996</u>	<u>19,193,271</u>
NONCURRENT LIABILITIES:			
Accrued compensated absences, excluding current portion	1,159,294	-	1,159,294
Notes and bonds payable, excluding current portion	31,206,378	35,598,483	66,804,861
Other liabilities	<u>26,715,304</u>	<u>3,916,873</u>	<u>30,632,177</u>
Total noncurrent liabilities	<u>59,080,976</u>	<u>39,515,356</u>	<u>98,596,332</u>
Total liabilities	<u>65,738,251</u>	<u>52,051,352</u>	<u>117,789,603</u>
DEFERRED INFLOWS OF RESOURCES:			
Deferred inflows	<u>7,724,242</u>	<u>-</u>	<u>7,724,242</u>
Total deferred inflows of resources	<u>7,724,242</u>	<u>-</u>	<u>7,724,242</u>
NET POSITION:			
Invested in capital assets, net	99,675,176	17,570,301	117,245,477
Restricted	11,326,934	420,667	11,747,601
Unrestricted	<u>100,041,879</u>	<u>5,390,267</u>	<u>105,432,146</u>
Total net position	<u>211,043,989</u>	<u>23,381,235</u>	<u>234,425,224</u>
Total liabilities, deferred inflows of resources and net position	<u>\$ 284,506,482</u>	<u>75,432,587</u>	<u>359,939,069</u>

Norfolk Redevelopment and Housing Authority

Statement of Revenues, Expenses, and Changes in Net Position

For the Year Ended June 30, 2023

	<u>Enterprise Fund</u>	<u>Discrete Component Units</u>	<u>Total Reporting Entity</u>
Operating revenues:			
Tenant revenue	\$ 21,259,397	5,104,201	26,363,598
HUD operating grants	62,243,383	-	62,243,383
Other government grants	7,891,586	-	7,891,586
Proceeds from the disposition of assets held for sale	496,247	-	496,247
Other revenue	<u>3,688,442</u>	<u>2,639,542</u>	<u>6,327,984</u>
Total operating revenue	<u>95,579,055</u>	<u>7,743,743</u>	<u>103,322,798</u>
Operating expenses:			
Administrative salaries	8,086,353	484,559	8,570,912
Other administrative expenses	6,832,539	1,641,271	8,473,810
Tenant / community services	1,784,703	27,212	1,811,915
Utility expense	9,870,023	1,010,796	10,880,819
Maintenance salaries	3,436,394	247,406	3,683,800
Maintenance other	8,963,370	611,767	9,575,137
Contract / protective services	1,925,736	119,364	2,045,100
Insurance	1,185,918	300,294	1,486,212
Other general expenses	3,824,579	2,120,697	5,945,276
Bad debt	579,780	44,111	623,891
Payments in lieu of taxes	145,499	-	145,499
Housing assistance payments	42,184,713	-	42,184,713
Depreciation	<u>6,402,004</u>	<u>2,440,504</u>	<u>8,842,508</u>
Total operating expenses	<u>95,221,611</u>	<u>9,047,981</u>	<u>104,269,592</u>
Operating income (loss)	<u>357,444</u>	<u>(1,304,238)</u>	<u>(946,794)</u>
Non-operating revenues (expenses):			
Investment income / mortgage interest	5,008,973	-	5,008,973
Extraordinary maintenance	(2,786,390)	(4,104)	(2,790,494)
Interest expense	(3,147,351)	(1,670,381)	(4,817,732)
Loss on sale of fixed assets	<u>(2,043,694)</u>	<u>-</u>	<u>(2,043,694)</u>
Total non-operating revenues (expenses)	<u>(2,968,462)</u>	<u>(1,674,485)</u>	<u>(4,642,947)</u>
Loss before capital grants, capital contributions (distributions)	(2,611,018)	(2,978,723)	(5,589,741)
Capital grants	13,010,766	-	13,010,766
Capital contributions (distributions) from (to) limited partners	<u>-</u>	<u>(2,470,000)</u>	<u>(2,470,000)</u>
Change in net position	10,399,748	(5,448,723)	4,951,025
Total net position, beginning	212,364,226	17,109,973	229,474,199
Transfers	<u>(11,719,985)</u>	<u>11,719,985</u>	<u>-</u>
Total net position, end of year	<u>\$ 211,043,989</u>	<u>23,381,235</u>	<u>234,425,224</u>

Norfolk Redevelopment and Housing Authority

Statement of Cash Flows - All Enterprise Funds

For the Year Ended June 30, 2023

Cash Flows from Operating Activities:

Receipts from tenants	\$ 21,363,884
Receipts from operating grants and subsidies	65,765,397
Other receipts (payments)	4,182,542
Payments to suppliers and employees	<u>(103,201,011)</u>

Net cash flows used in operating activities	<u>(11,889,188)</u>

Cash Flows from Capital and Related Financing Activities:

Purchases of capital assets	(37,390,768)
Disposal of capital assets	3,763,437
Interest paid on capital debt	(3,147,351)
Principal payments of notes payable	(4,713,844)
Capital grant contributions	13,010,766
Gain(Loss) on sale of capital assets	(2,043,694)
Extraordinary maintenance	<u>(2,786,390)</u>

Net cash flows used in capital and related financing activities	<u>(33,307,844)</u>

Cash Flows from Investing Activities:

Advances on notes receivable	26,661,664
Interest and dividends	<u>12,349,350</u>

Net cash flows provided by investing activities	<u>39,011,014</u>

Net decrease in cash	(6,186,018)

Cash at beginning of year	<u>55,430,044</u>

Cash at end of year	<u>\$ 49,244,026</u>

Norfolk Redevelopment and Housing Authority
Statement of Cash Flows (continued) - All Enterprise Funds
For the Year Ended June 30, 2023

Reconciliation of operating income to cash provided by operating activities

Operating income	\$ 357,444
Items which did not provide (use) cash:	
Depreciation	6,402,004
Transfer	(11,719,985)
Bad debt	579,780
Deferred outflows of resources	(7,607,418)
Deferred inflows of resources	1,773,224
Working capital changes which provided (used) cash:	
Accounts receivable, HUD	(1,932,066)
Accounts receivable - tenants	(475,293)
Accounts receivable - other	(2,437,506)
Other assets	2,153,694
Unearned revenue	(135,601)
Investments	(2,147)
Prepaid expenses	(313,620)
Inventory	(19,054)
Accounts payable	(1,193,927)
Accrued expenses	340,236
Other liabilities	4,164,368
Tenant security deposits	35,568
Other current liabilities	<u>(1,858,889)</u>
Net cash used in operating activities	<u>\$ (11,889,188)</u>

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements

For the Year Ended June 30, 2023

1. Summary of Significant Accounting Policies

The Norfolk Redevelopment and Housing Authority (the Authority or NRHA) was created by the City of Norfolk (the City), a related organization, on July 30, 1940 under the provisions of the United States Housing Act of 1937. As a chartered political subdivision of the Commonwealth of Virginia, the Authority provides subsidized public housing and administers redevelopment and conservation projects within the City in accordance with state and federal legislation. The seven member board of commissioners (the Board) is appointed by Norfolk's City Council for staggered four year terms. The Board, in turn, elects a chairman and appoints an executive director to administer the affairs of the Authority.

The Authority's operations and relationship with the federal government are governed by contracts allowing the Authority to construct, own, and operate public housing facilities, as well as make housing assistance payments (HAP) for eligible individuals and families. The Board authorizes these contracts with the U.S. Department of Housing and Urban Development (HUD) pursuant to the latter agency's regulations and statutory authorizations.

The accompanying financial statements of the Authority have been prepared in conformity with U.S. generally accepted accounting principles (GAAP) as specified by the Governmental Accounting Standards Board (GASB). The Authority's significant accounting policies are described below.

a. The Financial Reporting Entity

The financial reporting entity consists of the primary government, as well as its component units, which are legally separate organizations for which the appointed officials of the primary government are financially accountable.

Component Units

The accompanying financial statements present the Authority and its blended and discretely presented component units. The financial data of the component units is included in the Authority's reporting entity because of the significance of their operational or financial relationships with the Authority.

Discrete Component Units

AELP, HRV, NRHA Partrea, L.P., NRHA Diggs Town Phase I, LP and Grandy Village VI, LP are discretely presented component units. Discretely presented component units are entities that are legally separate from the Authority, but for which the Authority is financially accountable, or whose relationships with the Authority are such that exclusion would cause the Authority's basic financial statements to be misleading or incomplete. The component units are reported in separate columns in the financial statements to emphasize that they are legally separate from the Authority. These financial statements have December 31 year ends. The limited partnership's December 31, 2022 year-end financial statements are included within the Authority's basic financial statements. Inquiries regarding the limited partnership should be directed to the Director of Finance of Norfolk Redevelopment and Housing Authority, 555 E. Main Street, Norfolk, VA 23501.

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

1. Summary of Significant Accounting Policies (continued)

a. The Financial Reporting Entity (continued)

Discrete Component Units (continued)

AELP, a Virginia limited partnership, was formed June 13, 2012, to acquire, renovate, and operate the historic Monroe Building located in Norfolk, Virginia. NRHA Monroe GP, LLC, which is wholly owned by NRHA, is the sole 0.01% general partner in the partnership. As general partner, NRHA is responsible for funding all operating deficits. On December 18, 2013, the Community Historic Credit Fund VII, LLC purchased the 99.99% limited partnership interest from NRHA.

HRV, a Virginia limited liability company, was formed on May 1, 2003. HRV is a qualified community development entity that holds new market tax credit allocation authority to be used for investment in qualified active low income community businesses. The Authority has a 99.9999% membership interest, and Community Development Corporation (CDC) has a 0.0001% interest.

NRHA Partrea, L.P., a Virginia limited partnership, was formed on March 4, 2011, to construct, operate, and lease Cottage Bridge, a 47 unit project based voucher Apartment Complex located in Norfolk, Virginia. NRHA Partrea I, LLC is the sole general partner in the partnership. NRHA has a 79% interest in NRHA Partrea I, LLC, and is, therefore, responsible for all business decisions. The Authority is also the managing agent for the partnership. NRHA Partrea, L.P. is an intricate part of the daily operation of the Authority; as the two entities share personnel for daily operations and administrative support, they serve the same clientele, and also share in subsidy funding received from HUD.

GVLP, a Virginia limited partnership, was formed March 13, 2007, to acquire, construct, revitalize, and operate a low income public housing complex, which is located in Norfolk, Virginia. NRHA Grandy Village I, LLC is the general partner in the partnership. NRHA has ownership interest in NRHA Grandy Village I, LLC and is, therefore, responsible for all business decisions. The Authority is also the managing agent for the partnership. GVLP is an intricate part of the daily operation of the Authority; as the two entities share personnel for daily operations and administrative support, they serve the same clientele, and also share in subsidy funding received from HUD under a single ACC. The Authority is not only responsible for all day to day business decisions of GVLP, but is also responsible for funding any operating deficits via an operating loan that will not bear interest and is nonrecourse to the other partners.

NRHA Diggs Town Phase I, L. P., a Virginia limited partnership was formed on April 9, 2016, to renovate, operate, and lease Diggs Town Phase I, a 222-unit project based voucher Apartment Complex located in Norfolk, Virginia. NRHA Diggs Town Phase I GP, LLC is the sole general partner in the partnership. NRHA has a interest in NRHA Diggs Town Phase I GP, LLC, and is, therefore, responsible for all business decisions. The Authority is also the managing agent for the partnership. NRHA Diggs Town Phase I, L.P. is an intricate part of the daily operation of the Authority; as the two entities share personnel for daily operations and administrative support, they serve the same clientele, and also share in subsidy funding received from HUD.

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

1. Summary of Significant Accounting Policies (continued)

a. The Financial Reporting Entity (continued)

Component Units (continued)

The financial information of MCA, NOLP, NRHA Grandy Village V, LLC, NRHA North Wellington, LLC, CVT, NRHA Grandy Village, L.P., MC1, and ROI is blended with the primary government's financial information. A blended component unit is so closely related to the primary government that its funds appear as if they are integral parts of the primary government. Generally, a reader of financial statements cannot distinguish between a fund of the primary government and a blended component unit without studying the notes to the basic financial statements. The entities are directly managed by NRHA and are thus reported on NRHA's year end of June 30, 2023.

Blended Component Units

MCA, a Virginia limited partnership, was formed to develop and operate a low income housing project located in Norfolk, Virginia. On December 31, 2006, the Authority purchased the 99% limited partnership interest from an unrelated third party and assigned its previously existing 1% general partnership interest to HRVI. HRVI is the only general partner in the partnership. NRHA owns a 99.9999% interest in HRVI and, therefore, is responsible for all business decisions of MCA. Additionally, per the partnership agreement, the Authority is required to fund all deficits of MCA, when necessary. Separate audited financial statements are not available for MCA. On December 28, 2007, MCA sold 100% of its capital assets to MC1.

NOLP, a Virginia limited partnership, was formed to develop and operate Franklin Arms, a 100 unit low income public housing complex for the elderly, which is located in Norfolk, Virginia. On April 5, 2017, the Authority purchased the Limited Partner's interest from an unrelated third party. Norfolk One GP, LLC, is the general partner in the partnership, of which the Authority is the sole partner. The Authority is also the managing agent for the partnership. NOLP is an intricate part of the daily operation of the Authority; as the two entities share personnel for daily operations and administrative support, they serve the same clientele, and also share in subsidy funding received from HUD under a single annual contributions contract (ACC). The Authority is not only responsible for all day to day business decisions of NOLP, but is also responsible for funding any operating deficits via an operating loan that will not bear interest and is nonrecourse to the other partners. Fees to the Authority are limited to reimbursement for actual costs incurred for the management of the complex, unless there is an operating surplus in which case the Authority will receive an oversight fee. Any excess subsidy the Authority provided to NOLP must be returned to the Authority.

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

1. Summary of Significant Accounting Policies (continued)

a. The Financial Reporting Entity (continued)

Blended Component Units (continued)

NRHA Grandy Village V, L.L.C., a Virginia limited liability company, was formed on November 18, 2016, to operate and lease Grandy View, a 16 unit project based voucher complex located in Norfolk, Virginia. The Authority is the sole owner of NRHA Grandy View, L.L.C., and is responsible for all business decisions as well as the managing agent for the company. NRHA Grandy View, L.L.C., is an intricate part of the daily operation of the Authority; as the two entities share personnel for daily operations and administrative support, they serve the same clientele, and also share in subsidy funding received from HUD. This project was converted to project based under HUD's Rental Assistance Demonstration (RAD) program effective August 1, 2018.

MC1, a Virginia limited partnership, was formed to acquire, redevelop, and operate a low income housing project located in Norfolk, Virginia. NRHA Mission College I, LLC is a 0.01% general partner, Hudson Mission College, LLC is a 99.98% limited partner, and Hudson SLP, LLC is a 0.01% special limited partner. NRHA Mission College I, LLC is the only general partner in the partnership. The Authority has interest in NRHA Mission College I, LLC and is, therefore, responsible for all business decisions. On December 28, 2007, MC1 purchased 100% of the capital assets of MCA.

NRHA Grandy Village, a Virginia limited partnership, was formed on April 3, 2007, for the purpose of developing, rehabilitation, owning and managing a 275 unit project based voucher Apartment Complex located in Norfolk, Virginia. NRHA Grandy Village is the sole general partner in the partnership. NRHA has interest in NRHA Partrea I, LLC, and is, therefore, responsible for all business decisions. The Authority is also the managing agent for the partnership. NRHA Grandy Village is an intricate part of the daily operation of the Authority; as the two entities share personnel for daily operations and administrative support, they serve the same clientele, and also share in subsidy funding received from HUD.

NRHA North Wellington, L.L.C., a Virginia limited liability company, was formed on November 18, 2016, to operate and lease North Wellington, a 25 unit project based voucher complex located in Norfolk, Virginia. The Authority is the sole owner of NRHA North Wellington, L.L.C., and is responsible for all business decisions as well as the managing agent for the company. NRHA North Wellington, L.L.C., is an intricate part of the daily operation of the Authority; as the two entities share personnel for daily operations and administrative support, they serve the same clientele, and also share in subsidy funding received from HUD. This project was converted to project based under HUD's Rental Assistance Demonstration (RAD) program effective August 1, 2018.

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

1. Summary of Significant Accounting Policies (continued)

a. The Financial Reporting Entity (continued)

Blended Component Units (continued)

CVT, City View Tower GP, L.L.C., a Virginia limited liability company was formed on December 15, 2017, to own and operate 555 East Main Street, a 17 story commercial office building located in downtown Norfolk. The Authority is the sole owner of City View Tower GP, L.L.C. The purpose of the acquisition is to develop affordable housing in the downtown area within the next 10 years. Currently, approximately 34% of the building houses the administrative offices of the Authority; the remainder of the building is leased to private commercial enterprises. Project revenue consists of rental income from the commercial leases of office space and the parking garage. The Authority retained Commonwealth Commercial Partners, LLC to manage the property in 2020.

ROI, Residential Options, Inc. is a non-profit foundation organized in 1992 as an IRC 501(c)(3) to house mentally disadvantaged individuals. Residential Options, Inc. was previously operated by Norfolk Community Services Board. The Authority assumed control over operations January 26, 2018. The project consists of: 32 units on Guy Avenue; 5 units on Hugo Street, and one building at 7439 Fenner Street which is projected to be demolished. The project is located in Norfolk, Virginia. The income from this project consists of non-federal rent subsidies and tenant rent.

b. Basis of Accounting and Measurement Focus

The Authority's basic financial statements are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operations of these activities are included on the statement of fund net position. The Authority's statement of revenues, expenses, and changes in fund net position presents increases (e.g., revenues) and decreases (e.g., expenses) in fund net position.

The statement of fund net position and revenues, expenses, and changes in fund net position of the Authority is presented on the accrual basis of accounting. Under this method of accounting, revenues are recognized when earned and expenses are recorded when liabilities are incurred without regard to receipt or disbursement of cash. The Authority distinguishes operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the Authority's principal ongoing operations. The principal operating revenues of the Authority are rental revenue, charges for services, and intergovernmental operating grants. Operating expenses for the Authority include the cost of services, administrative expenses, HAP, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

1. Summary of Significant Accounting Policies (continued)

b. Basis of Accounting and Measurement Focus (continued)

Description of programs:

Low-Rent Public Housing - Funding for the projects was acquired through advances from HUD. The objective of the program is to provide decent, safe and sanitary housing and related facilities for eligible low-income families and the elderly. HUD makes grants to the Authority based on housing needs to ensure the low-income character of the project operated by the Authority.

Housing Choice Voucher Program - The objective of the program, previously known as Section 8, is to help low-income families obtain decent, safe and sanitary housing through a system of rental subsidies. HUD entered into an Annual Contributions Contract (ACC) with the Authority. The Authority enters into housing assistance payments contracts with owners of private dwellings. The owners rent housing to eligible low-income families who typically pay the higher of 30 percent of adjusted income, 10 percent gross income, or the portion of welfare assistance designated to meet housing costs for rent. The Authority in a housing assistance payment contract pays the remaining portion of rent for the unit to the owner.

Capital Fund Programs - This program is a continuation of the Comprehensive Grant Program with the same objective to improve the physical condition of the low-income public housing units and upgrade the management of the program. The program is provided to the Authority based on a physical needs assessment, management's capabilities, personnel training and educational needs and the need for other services and equipment that would enable more efficient and effective use of available funds such as management information systems.

HOME Program - The objectives of this program are to: 1) expand the supply of affordable housing, particularly rental housing, for low and very low-income Americans; 2) to strengthen the abilities of state and local governments to design and implement strategies for achieving adequate supplies of decent affordable housing; 3) to provide both financial and technical assistance to participating jurisdictions, including the development of model programs for developing affordable low-income housing and; 4) to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations, in the production and operation of affordable housing.

Community Development Block Grant Program (CDBG) - The objective of this program is to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low and moderate income. The Authority is a sub-recipient of CDBG funds from the City of Norfolk. The Authority acquires property under the terms of the grant. All proceeds from the subsequent sale of these properties for development is required to be returned to the City. For this reason, these expenditures are not capitalized in the Authority's financial statements.

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

1. **Summary of Significant Accounting Policies (continued)**

c. Revenue Recognition

Tenant revenues are recognized as rentals become due. Rental payments received in advance, if any, are reported as unearned revenue until earned. The Authority has entered into ACCs with HUD to develop, manage, and own public housing projects and to administer the federal Section 8 housing programs, whereby monthly HAP are made to landlords on behalf of eligible tenants.

Except as discussed in the following paragraph, intergovernmental revenues are recognized in the period in which all grant requirements are satisfied, which is typically when the Authority has expended the funds on allowable costs. Grant funds received in advance of satisfying all requirements are recorded as unearned revenue.

Revenues from the HUD Housing Choice Voucher (HCV) program are recognized, based on the current year's appropriation from HUD, rather than the methodology discussed in the above paragraph, in accordance with HUD requirements.

d. Cash and Cash Equivalents, and Investments

Cash equivalents and investments are stated at fair value. Investments are held in certificates of deposit, U.S. government securities, commercial paper, and repurchase agreements, as authorized by the Code of Virginia, Sections 2.24501 through 2.24512. The Authority's investments in U.S. government securities and commercial paper are valued at amortized cost as they have maturity dates of less than one year. All of the Authority's other investments are short term in nature such that cost and fair value are the same. Securities are held in safekeeping by the respective financial institutions. Repurchase agreements are collateralized by securities at market value sufficient to cover the face values of the investments.

For purposes of the accompanying statement of cash flows, all highly liquid investments and certificates of deposit with original maturities of three months or less from date of purchase are considered to be cash equivalents.

e. Inventories, net

Inventories of the Authority are valued at average cost. This inventory consists of expendable materials and supplies. The cost is expensed when the materials and supplies are used (consumption method of accounting).

f. Restricted Cash and Cash Equivalents

A certain portion of cash and cash equivalents is reported in a separate restricted asset account on the accompanying statement of fund net position because the use of these amounts is governed by revenue bond indenture provisions or a regulatory agreement.

1. **Summary of Significant Accounting Policies (continued)**

g. Assets Held for Sale and Extraordinary Maintenance

Assets held for sale are stated at acquisition cost plus improvements, but not in excess of net realizable value. Properties that the Authority intends to donate to the City or others are stated at a net realizable value of \$0, as the Authority does not expect to recover any of the cost of the property. Proceeds received from sales of these properties are required to be remitted to either the City or the federal government and, with the approval of the grantors, can be reprogrammed by the Authority or be used to reduce outstanding indebtedness. Consequently, as a result of this restriction, fund net position associated with the above assets are considered restricted in the accompanying financial statements. Extraordinary maintenance expenses include losses incurred to record assets held for sale at net realizable value and capital outlays with an acquisition cost less than \$5,000.

h. Accounts Receivable

Rents are due from tenants on the first day of each month. As a result, tenants receivable balances primarily consist of rents past due and vacated tenants. An allowance for doubtful accounts is established to provide for all accounts which may not be collected in the future for any reason.

i. Capital Assets

Capital outlays are recorded as assets in the financial statements if the acquisition cost is greater than \$5,000. Capital outlays of the Authority are recorded as capital assets and depreciated over their estimated useful lives on a straight-line basis. All capital assets are valued at historical cost. Donated capital assets are valued at their estimated fair market value on the date donated.

Maintenance, repairs, and minor equipment are expensed when incurred. Amounts that materially change capacities or extend useful lives are capitalized. Upon sale or retirement of land, buildings, improvements, and equipment, the cost and related accumulated depreciation, if applicable, are eliminated from the respective accounts and any resulting gain or loss is included in the statement of revenues, expenses, and changes in fund net position.

Depreciation of capital assets is calculated on the straight-line basis over the following estimated useful lives:

Buildings and improvements	20 to 40 years
Equipment:	
Data processing equipment	3 to 5 years
Vehicles	3 to 7 years
Office furniture and equipment	3 to 5 years

1. Summary of Significant Accounting Policies (continued)

j. Compensated Absences

Employees earn annual vacation leave at a rate ranging from 12 days per year, up to a maximum of 24 days per year after 31 years of service. There is no requirement that annual vacation leave be taken, but the maximum permissible accumulation is 36 days. At termination, employees are paid for any accumulated annual vacation leave. Employees also earn annual sick leave at the rate of one day each month. Employees hired prior to December 31, 1997 are paid for 30% of unused sick leave accumulated before that date, upon separation. The current and noncurrent portions of accumulated annual vacation leave and sick leave estimated to be paid upon separation are recorded in the Authority's basic financial statements.

k. Long-term Obligations

Long-term debt and other long-term obligations are reported as liabilities in the Authority's statement of net position.

l. Accrued Liabilities

The Authority recognizes a liability for goods and services received but not yet paid as of year-end.

m. Unearned Revenue

The Authority's deferred revenue primarily consists of the prepayment of rent and the receipt of HUD program funding applicable to future periods.

n. Income Taxes

As a political subdivision of the state of Virginia, the Authority is exempt from federal and state income taxes.

o. Statement of Cash Flows

For purposes of the statement of cash flows, the Authority considers all highly liquid investments, including cash with fiscal agents purchased with maturity of three months or less, to be cash equivalents.

p. Use of Estimates

The preparation of financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the amounts reported in the basic financial statements and accompanying notes. Significant items subject to such estimates and assumptions include the carrying amount of assets held for sale, the carrying amount of donated capital assets, useful lives of depreciable capital assets, valuation of receivables, and obligations related to employee benefits. Actual results could differ from those estimates.

1. **Summary of Significant Accounting Policies (continued)**

q. Self-Insurance

The Authority is covered by the City's self-insurance program commissioners' liability insurance. There are no limits set in this self-insurance program. All personal assets of the Board would be defended in civil actions arising from their duties. At June 30, 2023, there are no liabilities for unpaid claims.

r. Pensions

The Authority contributes to the Virginia Retirement System (VRS or the System), an agent multiple-employer public employee retirement system with separate cost-sharing pools for each locality, which acts as a common investment and administrative agent for political subdivisions in the Commonwealth of Virginia. For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Authority's Retirement Plan and the additions to/deductions from the Authority's Retirement Plan's net fiduciary position have been determined on the same basis as they were reported by the VRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

s. Other Post-employment Benefits Plans

Post-retirement Healthcare Benefits Plan:

At its sole discretion, the Authority offers a Post-retirement Healthcare Benefits Plan (PHBP) subject to eligibility. The plan is a single employer defined benefit OPEB plan. The Authority provides post-retirement health and dental care benefits, in accordance with the federal COBRA law, which requires the Authority to extend access to healthcare benefits for 18 months after termination to any employee participating in the health and dental plan. Under the plan, the Authority has elected to provide access to healthcare for retirees until age 65 or until they are eligible for Medicare. There are nine retirees participating 100% of their own cost. The Authority's regular healthcare provider underwrites the retiree's policies. Benefit terms are established and may be amended by the Authority. The Authority also established the requirements for the employer and nonemployer contributing entities to pay OPEB as the benefits come due.

For purposes of measuring the total OPEB liability, deferred outflows of resources and deferred inflows of resources related to PHBP OPEB expense, information about the fiduciary net position of the PHBP and additions to/deductions from the plan's fiduciary net position have been determined on the same basis as they are reported by the PHBP. For this purpose, the PBHP recognizes benefit payments when due and payable in accordance with the benefit terms.

1. **Summary of Significant Accounting Policies (continued)**

s. Other Post-employment Benefits Plans (continued)

Group Life Insurance Program:

The VRS Group Life Insurance (GLI) Program is a multiple-employer, cost-sharing plan. It provides coverage to state employees, teachers, and employees of participating political subdivisions. The GLI Program was established pursuant to 51.1-500 et seq. of the Code of Virginia, as amended, and which provides the authority under which benefit terms are established or may be amended.

Political Subdivision Employee Virginia Local Disability Program:

The VRS Political Subdivision Employee Virginia Local Disability Program (VLDP) is a multiple-employer, cost-sharing plan. The VLDP was implemented to provide short-term and long-term disability benefits for non work-related and work-related disabilities for employees with VRS Hybrid retirement benefits.

For purposes of measuring the net GLI and VLDP Programs' corresponding OPEB liability, each individual plan's deferred outflows of resources and deferred inflows of resources related to the OPEB, and OPEB expense, information about the fiduciary net position of the OPEB and the additions to/deductions from the OPEB's fiduciary net position have been determined on the same basis as they were reported by VRS. In addition, benefit payments are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

t. Fund Net Position

Fund net position is categorized into three components as follows:

- *Net investment in capital assets* - This component of net position consists of capital assets, net of accumulated depreciation and amortization and is reduced by the outstanding balances of any bonds and notes payable or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt are also included in this component.
- *Restricted* - This component of net position consists of restrictions placed on net position as a result of external constraints imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation. When both restricted and unrestricted resources are available for use, generally it is the Authority's policy to use restricted resources first and the unrestricted resources when they are needed.
- *Unrestricted* - This component consists of net position that does not meet the definition of "restricted" or "net investment in capital assets."

1. Summary of Significant Accounting Policies (continued)

u. Lease Receivables

Lease receivables are measured at the present value of lease payments expected to be received during the lease terms and amortized over the terms of the agreements. The deferred inflow of resources is measured at the value of the lease receivables plus any payments received at or before the commencement of the lease terms that relate to future periods.

v. Cooperative Projects

From time to time, the Authority enters into cooperation agreements with the City related to projects that promote economic development within the City, some of which involve the construction of capital assets. Assets acquired in conjunction with these agreements are recorded on the financial statements of the entity who will ultimately hold and bear responsibility for the assets, which is typically the City.

w. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial element, deferred outflows of resources, represent a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time. The deferred inflow for leases is related to the leases receivable and is being amortized to leases revenue in a systematic and rational manner over the term of the lease.

x. Leases

The Authority implemented the Governmental Accounting Standards Boards (GASB) Statement No 87, Leases. GASB Statement 87 enhances the relevance and consistency of information of the district's leasing activities. It establishes requirements for lease accounting based on the principle that leases are financings of the right to use an underlying asset. A lessee is required to recognize a lease liability and an intangible right to use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources. The Authority will review new leases annually to determine proper disclosure.

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

1. Summary of Significant Accounting Policies (continued)

y. Change in Accounting Principles

On June 30, 2023, the Authority implemented the Governmental Accounting Standards Boards Statement No. 96, *Subscription-Based Information Technology Arrangements*. This Statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). Statement No. 96 is effective for reporting periods beginning after June 15, 2022, and all reporting periods thereafter. These changes were reviewed for the Authority's June 30, 2023 financial statements and had no effect on the beginning net position of the Authority. The Authority did not have any subscriptions that rose to an amount that required disclosure. The Authority will review new subscriptions annually to determine proper disclosure.

2. Deposits and Investments

At June 30, 2023, the carrying value of the Authority's deposits with banks and savings institutions was \$49,244,026 and the bank balance was \$49,269,140, which was either covered by Federal Deposit Insurance Corporation (FDIC), collateralized in accordance with the Virginia Security for Public Deposits Act (the Act), or held in trust accounts. During 2023, there were no funds held in trust accounts with financial institutions that were not listed on the Virginia Department of the Treasury's listing of qualified depositories.

a. Custodial Credit Risk

Under the Act, banks holding public deposits in excess of the amounts insured by the FDIC must pledge collateral in the amount of 50% of excess deposits to a collateral pool in the name of the State Treasury Board. Savings institutions are required to collateralize 100% of deposits in excess of FDIC limits. If any member financial institution fails, the entire collateral becomes available to satisfy the claims of the Authority. If the value of the pool's collateral is inadequate to cover a loss, additional amounts would be assessed on a pro rata basis to the members (banks and savings institutions) of the pool; therefore, these deposits are considered collateralized and as a result are considered insured. The State Treasury Board is responsible for monitoring compliance with the collateralization and reporting requirements of the Act and for notifying local governments of compliance by banks and savings and loans.

In accordance with the Authority's investment policy, temporary cash surpluses are invested in repurchase agreements and certificates of deposit. The repurchase agreements are then fully collateralized by the U.S. government and government agency securities pledged in the Authority's name. The collateral would then be held by the pledging financial institution in its own name.

b. Concentration of Credit Risk

The Code of Virginia has authorized the Authority to invest in certificates of deposit with national banks located within the Commonwealth of Virginia, obligations of the United States or its agencies, bankers' acceptances, repurchase agreements, and "prime quality" commercial paper. As of June 30, 2023, the Authority holds notes receivable of \$17,250,420 with separate interest receivable of \$27,184,993 from The Community Builders, see note 3 for further discussion.

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

2. Deposits and Investments (continued)

c. *Interest Rate Risk*

In accordance with its investment policy, the Authority manages its exposure to declines in fair value by investing operating funds in securities maturing in periods of up to one year, or a lesser period that coincides with expected disbursements. Investments of reserves not needed for operations are typically held to maturity.

A reconciliation of the carrying value of deposits as reported previously to amounts reported in the accompanying statement of net position for the primary government is as follows:

Deposits	\$ 49,244,026
	<u>\$ 49,244,026</u>
Per Statement of Net Position:	
Cash and cash equivalents	\$ 35,633,168
Restricted cash and cash equivalents	<u>13,610,858</u>
	<u>\$ 49,244,026</u>

d. *Foreign Currency Risk*

The Authority does not have any foreign investments. The Authority does not have cash held in foreign accounts or accounts denominated in a currency other than United States Dollar.

3. Notes Receivables

The only receivables not expected to be collected within one year are the notes receivable. A summary of notes receivable at June 30, 2023, with specific payment terms, is as follows:

0% promissory notes receivable of the HOME program, due from local citizens on a deferred basis. The loans are made to qualifying homeowners and investors to make improvements to the property located in target neighborhoods in the City. The notes are secured by deeds of trust and are forgivable at varying rates provided that the borrower complies with the terms of the deed of trust. The notes are forgiven at different rates for homeowners than for investors, with investor forgiveness also depending upon the amount of the original note. The notes are fully reserved based on the history of forgiveness of the notes.

Allowance for doubtful accounts

\$ 11,568,685
(11,568,685)
\$ -

0% promissory notes receivable of the Hope VI program, due from local citizens on a deferred basis. The loans are made to qualifying homeowners and investors to make improvements to the property located in target neighborhoods in the City. The notes are secured by deeds of trust and are forgivable at varying rates provided that the borrower complies with the terms of the deed of trust. The notes are forgiven at different rates for homeowners than for investors, with investor forgiveness also depending upon the amount of the original note. The notes are fully reserved based on the history of forgiveness of the notes.

Allowance for doubtful accounts

53,649
(53,649)
-

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

3. Notes Receivables (continued)

Promissory note receivable due from The Community Builders (TCB) Marsh Manor II LP. The funds were provided for the construction of 66 units of rental housing, of which 56 units are reserved for qualified low-income tenants on an ongoing basis. The note earns interest at 5.85%. Interest and principal shall be due in December 2044. \$ 3,885,753

Promissory note receivable due from TCB. The funds were provided for approved costs of the Marshall Manor II development. The note bears no interest, principal payments to be made from cash flow and/or net proceeds of TCB Marshall Manor II that TCB receives. There is no stated due date. 51,370

Promissory note receivable due from TCB Bowling Green II LP. The funds were provided for the construction of 43 units of rental housing, of which 34 units will be reserved for qualified low-income tenants. The note earns interest at 5.85%. Interest and principal shall be due in December 2044. 2,754,168

Promissory note receivable due from TCB Marshall Manor III LP. The funds were provided for the construction of 58 units of rental housing, of which 46 units will be reserved for qualified low-income tenants. The note earns interest at 5.85%. Interest and principal shall be due in December 2045. 2,470,485

Promissory note receivable due from TCB. The funds were provided for approved costs of the Marshall Manor III development. The note bears no interest, principal payments to be made from cash flow and/or net proceeds of TCB Marshall Manor III that TCB receives. There is no stated due date. 131,211

Promissory note receivable due from TCB Bowling Green III LP. The funds were provided for the construction of 45 units of rental housing, of which 35 units will be reserved for qualified low-income tenants. The note earns interest at 5.85%. Interest and principal shall be due in December 2045. 2,020,387

Promissory note receivable due from TCB Marshall Manor IV LP. The funds were provided for the construction of 38 units of rental housing, of which 38 units will be reserved for qualified low income tenants. The note earns interest at 5.85%. Interest and principal shall be due in December 2046. 1,368,552

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

3. Notes Receivables (continued)

Promissory note receivable due from TCB Marshall Manor IV LP. The funds were provided for the construction of 38 units of rental housing, of which 38 units will be reserved for qualified low income tenants. The note earns interest at 5.36%. Interest and principal shall be due in December 2046.	650,000
Promissory note receivable due from TCB Bowling Green IV LP. The funds were provided for the construction of 43 units of rental housing, of which 34 units will be reserved for qualified low income tenants. The note earns interest at 5.85%. Interest and principal shall be due in December 2046.	1,531,494
Promissory note receivable due from TCB Bowling Green IV LP. The funds were provided for the construction of 43 units of rental housing, of which 34 units will be reserved for qualified low income tenants. The note earns interest at 5.36%. Interest and principal shall be due in December 2046.	650,000
Promissory note receivable due from TCB Broad Creek V LP. The funds were provided for the construction of 50 units of rental housing, of which 50 units will be reserved for qualified low income tenants. The note earns interest at 6%. Interest and principal shall be due in December 2056.	<u>1,737,000</u>
Total notes receivable - The Community Group (TCB)	<u>17,250,420</u>
Broad Creek - 0% promissory notes receivable, due from local citizens on deferred basis to purchase homes located in a targeted neighborhood. The notes are secured by a deed of trust on the homes and are partially forgivable.	39,524
EOV Note Initiatives - 0% promissory note for the purchase of a residence. The note is due when the signor vacates the residence or upon the homeowner's death. The note is secured by a deed of trust on the residence.	195,000
Program Income - 0% to 8% fixed rate promissory notes receivable due from local citizens and businesses on a deferred basis, forgivable basis, or in monthly installments of principal and interest. Program income consists of gap financing, demo in lieu of acquisition, and other notes. Gap financing is issued to qualifying person(s) to provide second deeds of trust for down payments and closing costs. Demo in lieu of acquisition is issued to qualifying person(s) in which the Authority incurs the cost of demolition and takes a note to be paid at a future date. Other notes are issued to nonprofit agencies for land the Authority has donated to the agency. The note becomes payable if the use of the property is not secured by low to moderate income residents for its affordability period.	54,059
Rehabilitation Loans - 5% to 12% fixed rate promissory notes receivable, due from local citizens either on a deferred basis or in monthly installments of principal and interest. The loans are made to qualifying persons to make improvements to property located in certain redevelopment and rehabilitation areas as designated by the Authority and the City. The notes are secured by deeds of trust on the rehabilitation improvements made to the properties. The source of these funds is generally the City of Norfolk and is offset by the payable included in other liabilities.	10,460,821

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

3. Notes Receivables (continued)

Note receivable from the NRHA Partrea LP in the amount of \$6,900,000. The mortgage note bears interest at the rate of 5.0% per annum. Outstanding principle at October 28, 2017 began to be paid down by principle and interest payments of \$14,226 monthly through maturity on October 28, 2035. The loan is secured by a deed of trust on the property. \$ 2,399,967

Note receivable from the NRHA Partrea LP in the amount of \$926,782 "the AHP note". The mortgage note bears interest at the rate of 5.9% per annum. Outstanding principle and interest due at maturity on April 10, 2034. 926,782

Note receivable due from Mission College Apartments, LP in the principal amount of \$5,860,000 at the rate of 4.72% per annum compounding semi-annually. The note is evidenced by a deed of trust on the rental property. Principal and accrued interest are owed out of available cash flow, as defined. Any outstanding principal and accrued interest is due at maturity on June 30, 2030. 5,860,000

Note receivable from NRHA Mission College I LP in the principal amount of \$1,312,894 at the rate of 1% per annum maturing on June 30, 2039. The mortgage is secured by a deed of trust on the rental property. 1,312,894

Note receivable from the NRHA Partrea LP in the amount of \$400,000 "the CDBG note". The mortgage note bears interest at the rate of 5.9% per annum. Outstanding principle and interest due at maturity on February 10, 2034. 400,000

Note receivable from the NRHA Diggs Town Phase I, LP in the amount of \$8,661,871. The mortgage note bears interest at the rate of 4.6% per annum. Any payments shall be made from surplus cash and any such payments shall be applied first to interest then to the outstanding principal. Any unpaid principal and accrued interest are due at maturity on March 26, 2051. The loan is secured by a deed of trust on the property. 8,661,871

Note receivable from NRHA Diggs Town Phase I, LP in the amount of \$5,419,224. The mortgage note bears interest at the rate of 4.6% per annum. Any payments shall be made from surplus cash and any such payments shall be applied first to interest and then to outstanding principal. Any unpaid principal and accrued interest are due at maturity on March 26, 2051. The loan is secured by a deed of trust on the property. 3,444,324

Rehabilitation Loan - 5% to 12% fixed rate promissory notes receivable, due from local citizens either on a deferred basis or in monthly installments of principal and interest. 6,850

Total notes receivable	51,012,512
Less current portion	-
	<u>\$ 51,012,512</u>

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

4. Capital Assets

The following is a summary of changes in capital assets for the fiscal year ended June 30, 2023:

	Balance, <u>June 30, 2022</u>	<u>Increases</u>	<u>Decreases</u>	Balance, <u>June 30, 2023</u>
Capital assets not being depreciated:				
Land	\$ 20,036,765	4,901,241	(82,626)	\$ 24,855,380
Construction in progress	<u>37,419,049</u>	<u>14,331,499</u>	<u>(11,494,429)</u>	<u>40,256,119</u>
Total capital assets not being depreciated	57,455,814	19,232,740	(11,577,055)	65,111,499
Other capital assets:				
Buildings and building improvements	161,343,345	31,111,066	(13,113,390)	179,341,021
Improvements other than buildings	62,600,787	6,132,920	(13,666,289)	55,067,418
Equipment	<u>5,347,260</u>	<u>146,782</u>	<u>(618,439)</u>	<u>4,875,603</u>
Total other capital assets	229,291,392	37,390,768	(27,398,118)	239,284,042
Less accumulated depreciation for:				
Buildings and building improvements	123,494,282	4,801,504	(11,984,298)	116,311,488
Improvements other than buildings	53,895,402	1,472,460	(3,675,122)	51,692,740
Equipment	<u>4,826,319</u>	<u>128,040</u>	<u>(319,576)</u>	<u>4,634,783</u>
Total accumulated depreciation	<u>182,216,003</u>	<u>6,402,004</u>	<u>(15,978,996)</u>	<u>172,639,011</u>
Other capital assets, net	<u>47,075,389</u>	<u>30,988,764</u>	<u>(11,419,122)</u>	<u>66,645,031</u>
Capital assets, net	<u>\$104,531,203</u>	<u>50,221,504</u>	<u>(22,996,177)</u>	<u>\$131,756,530</u>

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

5. Accounts Receivable

Accounts receivable - HUD / PHA Programs

Accounts receivable - HUD and Accounts receivable - PHA programs represent amounts due to the Authority for operating grants receivable. The Authority considers these amounts fully collectable and accordingly, have made no allowance for doubtful accounts.

Accounts receivable - tenants

Accounts receivable - tenants are shown net of an allowance for doubtful accounts of \$910,187 for the year ended June 30, 2023.

Accounts receivable - other

Accounts receivable - other consist of amounts due the Authority related to development activities, section 8 fraud recovery, and amounts due from other housing authorities for portability payments. The Authority has loaned nonfederal funds to partnerships and other business enterprises for construction of apartments, and maintenance on properties purchased through CDBG/HOME funds and help by the Authority.

	Primary Government
Accounts receivable - HUD	\$ 3,110,613
Accounts receivable - tenants, net	713,936
Accounts receivable - City of Norfolk	<u>6,123,899</u>
	<u>\$ 9,948,448</u>

6. Long-term Liabilities:

A summary of the Authority's changes in long-term liabilities for the fiscal year ended June 30, 2023 is presented below:

	Amounts payable at 6/30/22	Additions	Retirements and reductions	Amounts payable at 6/30/23	Amounts due within one year
Notes and bonds payable	\$36,795,198	-	(4,713,844)	32,081,354	\$ 874,976
Accrued compensated absences	1,254,162	14,824	-	1,268,986	109,692
Pension liability	5,532,565	5,365,107	-	10,897,672	-
Other postemployment benefit liability	3,342,437	-	(1,084,490)	2,257,947	-
Other liabilities	<u>15,536,823</u>	<u>-</u>	<u>(1,975,138)</u>	<u>13,561,685</u>	<u>2,000</u>
Total	<u>\$62,461,185</u>	<u>5,379,931</u>	<u>(7,773,472)</u>	<u>60,067,644</u>	<u>\$ 986,668</u>

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

7. Debt

The following summarizes the Authority's long term note and bond obligations at June 30, 2023:

Notes payable:

Note payable to a financial institution for construction of a 47-unit apartment complex in Norfolk, Virginia. On November 22, 2017, principal outstanding of 2.65 million converted to permanent, amortizing over 30 years at 4.58%. \$ 2,406,537

Note payable to a financial institution, not to exceed \$20.5 million, for renovation and construction of a 492-unit apartment complex in Norfolk, Virginia. Interest shall be calculated from the date of each advance at an interest rate of 2.050 percentage points over LIBOR (index rate). LIBOR is subject to change from time to time. Interest is paid monthly and was started on May 1, 2016. Principal and accrued unpaid interest are payable on July 31, 2021. 19,075,135

Note payable to a financial institution for construction of a 47-unit apartment complex in Norfolk, Virginia bearing interest at the rate of 5.9%. Principal and interest are payable annually if surplus cash flow is available. Other principal and interest continue to accrue through April 2034, when all amounts due must be repaid in full. 926,782

Note payable to VHDA assumed for Guy Avenue owned by Residential Options, Inc., a nonprofit acquired by NRHA in 2018. The note was executed in March, 2006. The interest rate is 7.32% and the loan matures in November, 2027. Principal and interest are paid in monthly installments of \$36,601 through November, 2027. 135,691

Note payable to VHDA assumed for Hugo Street owned by Residential Options, Inc., a nonprofit acquired by NRHA in 2018. The note was executed in September, 2007. The interest rate is 4.75% and the loan matures in September, 2037. Principal and interest are paid in monthly installments of \$20,970 through September, 2037. 225,780

Note payable to VHDA assumed for Fenner avenue owned by Residential Options, Inc., a nonprofit acquired by NRHA in 2018. The note was executed in March, 2006. The interest rate is 3.5% and the loan matures in March, 2030. 59,277

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

7. Debt (continued)

Note payable to a financial institution for the purchase of City View Tower A commercial high rise located at 555 East Main street and which serves as the location of the administrative offices of the Authority, interest only for 24 months beginning April 2, 2018 at 4.43% the loan was converted to a permanent loan on April 2, 2020. \$ 9,252,152

Note payable to a financial institution in the amount of \$5,234,379. The mortgage bears interest at the rate of 6.0% per annum. Effective August 31, 2021, outstanding principal shall be amortized in monthly principal and interest payments. The loan is secured by a deed of trust on the property.

Total notes payable	32,081,354
less: current portion	<u>874,976</u>
	<u>\$ 31,206,378</u>

a. *Future Maturities*

Future maturities of the Authority's various debt obligations together with scheduled interest payments are as follows:

	<u>Notes and loan payable</u>	
	<u>Principal</u>	<u>Interest</u>
Fiscal years ending June 30:		
2024	\$ 874,976	1,845,856
2025	1,016,929	1,799,927
2026	1,194,664	1,751,971
2027	1,015,561	1,705,295
2028	1,174,336	1,768,271
2029-2033	5,811,629	7,631,765
2034-2038	8,322,260	6,023,267
2039 and thereafter	<u>12,670,999</u>	<u>3,539,795</u>
	<u>\$32,081,354</u>	<u>26,066,147</u>

8. Defined Benefit Pension Plan

a. Plan Description

All full time, salaried permanent employees of the Authority are automatically covered by the VRS Retirement Plan upon employment. This plan is administered by the VRS along with plans for other employer groups in the Commonwealth of Virginia. Members earn one month of service credit for each month they are employed and for which they and their employer pay contributions to VRS. Members are eligible to purchase prior service, based on specific criteria as defined in the *Code of Virginia*, as amended. Eligible prior service that may be purchased includes prior public service, active military service, certain periods of leave, and previously refunded service.

The System administers three different benefit structures for covered employees - Plan 1, Plan 2, and Hybrid. Each plan has a different eligibility and benefit structure as set forth below:

VRS Plan 1 is a defined benefit plan. Members hired before July 1, 2010 and who were vested as of January 1, 2013 are eligible for Plan 1. The retirement benefit is based on a member's age, creditable service, and average final compensation at retirement using a formula. Employees are eligible for an unreduced retirement benefit at age 65 with five years of service and at age 50 with 30 years of service for participating employers. An optional reduced retirement benefit is available to members of VRS as early as age 50 with at least 10 years of service credit or age 55 with at least five years of service credit.

VRS Plan 2 is a defined benefit plan. Members hired or rehired on or after July 1, 2010 and who have no service credits before July 1, 2010 and are not vested as of January 1, 2013 are covered under Plan 2. The retirement benefit is based on a member's age, creditable service, and average final compensation at retirement using a formula. Employees are eligible for an unreduced benefit beginning at their normal Social Security retirement age with at least five years of service credit or when the sum of their age and service equals 90. An optional reduced retirement benefit is available to Plan 2 members as early as age 60 with at least five years of service credit.

The Hybrid Retirement Plan combines the features of a defined benefit plan and a defined contribution plan. Members hired on or after January 1, 2014 are eligible for the Hybrid Plan. The defined benefit is based on a member's age, creditable service and average final compensation at retirement using a formula. The benefit payment payable from the defined contribution plan depends on the member and employer contributions made to the plan and the investment performance of those contributions. Employees are eligible for an unreduced benefit beginning at their normal Social Security retirement age with at least five years of service credit or when the sum of their age and service equals 90. An optional reduced retirement benefit is available as early as age 60 with at least five years of service credit.

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

8. Defined Benefit Pension Plan (continued)

a. Plan Description (continued)

The VRS Basic Benefit is a lifetime monthly benefit based on a retirement multiplier as a percentage of the member's average final compensation multiplied by the member's total service credit. The retirement multiplier for the Authority's employees is 1.7% for Plan 1 members, 1.65% for Plan 2 members, and 1.0% for Hybrid Plan members. For members who opted into the Hybrid Retirement Plan from Plan 1 or Plan 2, the applicable multipliers for those plans will be used to calculate the retirement benefit for service credited in those plans. Under Plan 1, average final compensation is the average of the member's 36 consecutive months of highest compensation. Under Plan 2 and the Hybrid Plan, average final compensation is the average of the member's 60 consecutive months of highest compensation. An early retirement reduction factor is applied to the Basic Benefit if the member retires with a reduced retirement benefit or selects a benefit payout option other than the Basic Benefit.

Retirees are eligible for an annual cost-of-living adjustment (COLA) effective July 1 of the second calendar year of retirement. Under Plan 1, the COLA cannot exceed 5.00%; under Plan 2 and the Hybrid Plan, the COLA cannot exceed 3.00%. During years of no inflation or deflation per the Consumer Price Index for all Urban Consumers (CPIU), the COLA is 0.00%. The VRS also provides death and disability benefits. Title 51.1 of the Code of Virginia (1950), as amended, assigns the Authority to establish and amend benefit provisions to the General Assembly of Virginia.

The System issues a publicly available comprehensive annual financial report that includes financial statements and required supplementary information for the plans administered by VRS. A copy of the most recent report may be obtained from the VRS website at <http://www.varetire.org/pdf/publications/2022annualreport.pdf>, or by writing to the System's Chief Financial Officer at P.O. Box 2500, Richmond, VA 232182500.

b. Employees Covered by Benefit Terms

As of the June 30, 2021 actuarial valuation, the following employees were covered by the benefit terms of the pension plan:

Inactive members of their beneficiaries currently receiving benefits	369
Inactive members:	
Vested inactive members	48
Nonvested inactive members	118
LTD	1
Inactive members active elsewhere in VRS	48
Total inactive members	<u>215</u>
Active members	<u>218</u>
Total covered employees	<u><u>802</u></u>

8. Defined Benefit Pension Plan (continued)***c. Contributions***

The contribution requirement for active employees is governed by §51.1145 of the *Code of Virginia*, as amended, but may be impacted as a result of funding options provided to political subdivisions by the Virginia General Assembly. Employees are required to contribute 5.00% of their compensation toward their retirement. Prior to July 1, 2012, all or part of the 5.00% member contribution may have been assumed by the employer. Beginning July 1, 2012, new employees were required to pay the 5.00% member contribution. In addition, for existing employees, employers were required to begin making the employee pay the 5.00% member contribution. This could be phased in over a period of up to five years and the employer is required to provide a salary increase equal to the amount of the increase in the employee paid member contribution.

The Authority's actuarially determined required contribution rate for the year ended June 30, 2023 was 11.87% of covered employee compensation. This rate was actuarially determined from a valuation performed as of June 30, 2021. This rate, when combined with employee contributions, was expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. Contributions to the pension plan from the Authority were \$1,349,115 for the year ended June 30, 2023.

d. Net Pension Liability

The Authority's net pension liability recorded as of June 30, 2023 was measured as of June 30, 2022. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation performed as of June 30, 2021, updated for actuarial assumptions applied to all periods included in the measurement and rolled forward to the measurement date of June 30, 2022.

e. Actuarial Assumptions

The total pension liability for employees in the Defined Benefit Pension Plan was based on an actuarial valuation as of June 30, 2021, using the Entry Age Normal actuarial cost method and the following assumptions, applied to all periods included in the measurement and rolled forward to the measurement date of June 30, 2022.

Inflation	2.50%
Salary increases, including inflation	3.50% - 5.35%
Investment rate or return, net of pension plan investment expense, including inflation*	6.75%
Cost-of-living adjustment	2.25% - 2.50%

- * Administrative expenses as a percent of the market value of assets for the last experience study were found to be approximately 0.06% of the market assets for all of the VRS plans. This would provide an assumed investment return rate for GASB purposes of slightly more than the assumed 6.75%. However, since the difference was minimal, and a more conservative 6.75% investment return assumption provided a projected plan net position that exceeded the projected benefit payments, the longterm expected rate of return on investments was assumed to be 6.75% to simplify preparation of pension liabilities.

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

8. Defined Benefit Pension Plan (continued)

e. Actuarial Assumptions (continued)

Deaths assumed to be service related	Mortality assumptions
Pre-retirement	15%
	RP-2014 Employee Rates to age 80, Healthy Annuitant Rates at ages 81 and older projected with scale BB to 2020; males 95% rates; females 105% of rates.
Post-retirement	RP-2014 Employee Rates to age 49, Healthy Annuitant Rates at ages 50 and older projected with scale BB to 2020; males set forward 3 years; females 1.0% increase compounded from ages 70 to 90.
Post-disablement	RP-2014 Disabled Mortality Rates projected with scale BB to 2020; males set forward 2 years, 110% of rates, females 125% of rates.

f. Long-Term Expected Rate of Return

The long-term expected rate of return on pension system investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension System investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the longterm expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target asset allocation and best estimate of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset class (strategy)	Target allocation	Arithmetic long-term expected rate of return	Weighted average long-term expected rate of return
Public equity	34.00%	5.71%	1.94%
Fixed income	15.00%	2.04%	0.31%
Credit Strategies	14.00%	4.78%	0.67%
Real Assets	14.00%	4.47%	0.63%
Private Equity	14.00%	9.73%	1.36%
Multi-asset Public Strategies	6.00%	3.73%	0.22%
Private Investment Partnership	3.00%	6.55%	0.20%
Total	<u>100.00%</u>		<u>5.33%</u>
Inflation			<u>2.50%</u>
* Expected arithmetic nominal return			<u>7.83%</u>

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

8. Defined Benefit Pension Plan (continued)

f. Long-Term Expected Rate of Return (continued)

* The above allocation provides a one-year return of 7.83%. However, one-year returns do not take into account the volatility present in each of the asset classes. In setting the long-term expected return for the system, stochastic projections are employed to model future returns under various economic conditions. The results provide a range of returns over various time periods that ultimately provide a median return of 6.72%, including expected inflation of 2.50%.

g. Discount Rate

The discount rate used to measure the total pension liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that System member contributions will be made per the VRS Statutes and the employer contributions will be made in accordance with the VRS funding policy at rates equal to the difference between actuarially determined contribution rates adopted by the VRS Board of Trustees and the member rate. Through the fiscal year ending June 30, 2022, the rate contributed by the employer for the Defined Benefit Pension Plan will be subject to the portion of the VRS Board certified rates that are actually funded by the Virginia General Assembly (which may be higher or lower than the VRS Board certified rate). From July 1, 2022 on, participating employers are assumed to contribute 100% of the actuarially determined contribution rates. Based on those assumptions, the Defined Benefit Pension Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore the longterm expected rate of return was applied to all periods of projected benefit payments to determine the total pension liability.

h. Changes in Net Pension Liability

	Total pension liability (a)	Plan fiduciary net position (b)	Net pension liability (a) - (b)
Balances at June 30, 2021	\$ 106,753,968	101,221,403	5,532,565
Changes for the year:			
Service Cost	1,074,393	-	1,074,393
Interest	7,027,101	-	7,027,101
Changes of assumptions	-	-	-
Differences between expected and actual experience	(1,014,629)	-	(1,014,629)
Contributions - employer	-	1,216,405	(1,216,405)
Contributions - employee	-	570,252	(570,252)
Net investment income	-	(2,675)	2,675
Benefit payments, including refunds of employee contributions	(7,446,316)	(7,446,316)	-
Administrative expenses	-	(64,468)	64,468
Other changes	-	2,244	(2,244)
Net changes	<u>(359,451)</u>	<u>(5,724,558)</u>	<u>5,365,107</u>
Balance at June 30, 2022	<u>\$ 106,394,517</u>	<u>95,496,845</u>	<u>10,897,672</u>

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

8. Defined Benefit Pension Plan (continued)

i. *Sensitivity of the Net Pension Liability to Changes in the Discount Rate*

The following presents the net pension liability of the Authority using the discount rate of 6.75%, as well as what the Authority's net pension liability would be if it were calculated using a discount rate that is one percentage point lower (5.75%) or one percentage point higher (7.75%) than the current rate:

	1% Decrease (5.75%)	Current discount rate (6.75%)	1% Increase (7.75%)
Net pension liability	\$ 22,549,268	10,897,672	1,176,594

j. *Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions*

For the year ended June 30, 2023, the Authority recognized pension expense of \$690,538 within operating expenses on the Statement of Revenues, Expenses, and Changes in Fund Net Position. At June 30, 2022, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred outflows of resources	Deferred inflows of resources
Differences between expected and actual experience	\$ -	597,040
Changes of assumptions	412,186	-
Net difference between projected and actual earnings on pension plan investments	-	3,112,035
Employer contributions subsequent to the measurement date	-	-
Total	\$ <u>412,186</u>	<u>3,709,075</u>

Deferred outflows of resources related to pensions totaling \$-, resulting from the Authority's contributions subsequent to the measurement date, will be recognized as a reduction of the Net Pension Liability in the year ended June 30, 2023. Other amounts reported as deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended June 30	
2024	\$ (1,289,611)
2025	(1,292,135)
2026	(2,043,545)
2027	<u>1,328,402</u>
	\$ <u><u>(3,296,889)</u></u>

9. Deferred Compensation Plan

The Authority offers all regular employees a deferred compensation plan created in accordance with Internal Revenue Code, Section 457. The plan permits employees to defer a portion of their salary until future years. The deferred compensation is not available to employees or beneficiaries until termination, retirement, death, or unforeseeable emergency. All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are held in an annuity contract for the participants. The contract is managed by Voya Financial Partners. The assets are not included in the accompanying basic financial statements as of June 30, 2023.

10. Commitments and Contingencies

a. Federal Award Programs

The Authority participates in a number of federal award programs. Although the Authority is being audited in accordance with Title 2 U.S. Code of Federal Regulations Part 200 (2 CFR 200) *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (the Uniform Guidance), these programs are still subject to financial and compliance audits by the grantors or their representatives. Such audits could lead to requests for reimbursements to the grantor agency for expenditures disallowed under terms of the grant. Based on prior experience, the Authority believes such disallowances, if any, will not be significant.

b. Litigation

Various claims and lawsuits are pending against the Authority. In the opinion of the Authority's counsel, resolution of these cases would not involve a significant liability to the Authority.

c. Letters of Credit

The Authority has eight outstanding letters of credit with a bank for \$3,554,584. Monthly draws have been made against one of the letters of credit to pay interest on bonds issued by the bank. Those letters of credit are repaid from interest escrow accounts kept with the bank. No draws have been made against any of credit.

11. Conduit Debt

Periodically, the Authority has issued industrial revenue bonds to provide financial assistance to private sector entities for the acquisition and construction and rehabilitation of industrial and commercial facilities and multifamily residential facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans.

Upon repayment of the bonds, ownership of the acquired facilities transfers to the private sector entity served by the bond issuance. The Authority is not obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of June 30, 2023, there were five issues of industrial revenue bonds outstanding, with an aggregate principal amount payable of \$265,849,906.

12. Other Postemployment Benefits (OPEB) Plan - Authority Plan***a. Plan Description***

At its sole discretion, the Authority offers a Postretirement Healthcare Benefit Plan subject to eligibility. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75. Under the plan, the Authority will offer retirees access to health insurance at the same cost as active employees up through age 65 or until the retiree is eligible for Medicare. To be eligible to participate, the retiree must terminate service with the Authority and be receiving service or disability retirement through the VRS. The dependents of a retiree shall be eligible for coverage to the same extent as for the dependents of active employees.

Medical coverage, including prescription drugs as part of the medical plan, is offered to active employees and pre-65 retirees on a self-funded basis administered by Optima Health Plan. Medical plan options include Value POS, Plus POS, and Out-of-Area PPO for 2015 and Plans A-C and Out-of-Area PPO for 2016 for pre-65 retiree medical coverage. Medical benefits to the retiree, or dependent of retiree, are no longer available once the member is eligible for Medicare (i.e., post-65 retiree).

Dental and vision coverage is also offered to active employees and retirees of the NRHA. Retirees may continue both these coverage's for as long as they choose (i.e., pre-65 and post-65). Three dental plan options are available through Delta Dental, including DeltaCare DHMO, PPO Low option, and PPO High option. One vision plan through UniCare is also available.

Retirees pay 100% of the cost of all benefits (medical, dental, & vision), however, since the NRHA is self-funded with retiree costs blended with active costs, the retiree receives an implicit subsidy from the NRHA for medical coverage. Retirees are not reimbursed for Medicare Part B or Part D premium for retirees and dependents that are Medicare eligible.

b. Contributions

To receive benefits, the employee or their beneficiary must be making the required premium contribution on a timely basis. Retirees pay 100% of the required premiums. The cost of the benefits provided by the PHBP is currently being paid by the Authority on a pay-as-you-go basis.

As of the June 30, 2023 actuarial valuation, the following employees were covered by the benefit terms of the pension plan:

	<u>2023</u>
Inactive members or their beneficiaries	
currently receiving benefits	5
Active members	<u>154</u>
Total covered employees and retired members	<u>159</u>

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

12. Other Postemployment Benefits (OPEB) Plan - Authority Plan (continued)

c. PHBP Total OPEB Liability

The PHBP Total OPEB Liability was \$1,579,063 as of June 30, 2023, and was determined by an actuarial valuation as of July 1, 2022 which was rolled-forward to the measurement date of June 30, 2023. For the year ended June 30, 2023, the Authority recognized expense of \$44,821 related to the PHBP. There deferred outflows of resources and deferred inflows of resources related to the PHBP as of June 30, 2023 were as follows.

	Deferred outflows of resources	Deferred inflows of resources
Differences between expected and actual experience	\$ -	\$ 925,228
Change in assumptions	-	433,338
Total as of June 30, 2023	<u>\$ -</u>	<u>\$ 1,358,566</u>

d. Actuarial Assumptions

The PHBP Total OPEB liability in the June 30, 2021 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Actuarial cost method: Entry Age Normal as a Level Percentage of Payroll

Discount rate: 3.65% -The discount rate was based on the index provided by Bond Buyer 20-Bond General Obligation Index based on the 20 year AA municipal bond rate as of June 30, 2023

Health Care Cost Trend Assumptions: The following assumptions are used for annual healthcare cost inflation (trend):

	Year	Pre-65	Post-65
Year 1 Trend	January 1, 2023	7.5	7.5
Ultimate Trend	January 1, 2090 and later	4.54	4.54

Salary Changes: Average salary increase is assumed to be 3.5%.

Mortality: RP 2014 Healthy Male and Female Tables are based on the Employee and Healthy Annuitant Tables for both pre & Post retirement projected with mortality improvements using Projection Scale AA for 3.5 years, (i.e., from date of table to the valuation date), plus ten (10) years additional mortality improvement.

Future Retirees Opting Out: It is assumed that 100% participation for those covered as actives. All eligible active and retiree employee records provided by your organization were valued.

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

12. Other Postemployment Benefits (OPEB) Plan - Authority Plan (continued)

d. Actuarial Assumptions (continued)

Turnover Assumptions: This reflects rate of separation from the active plan and excludes retirement and disability. Turnover table varies by years of service with rates of turnover based on VRS.

Disability Assumptions: This reflects disability assumptions from the active plan and is based on age. This is the assumption used for the VRS.

Retirement Assumptions: This reflects rate of retirement from the active plan and is based on age and gender. This is the assumption used for the VRS.

Age and marital status difference: Spouses are valued for benefits similar to retired employees. Employees with spouses are assumed to be married to those spouses at and throughout retirement. Employees that are without spouses (or not covering a spouse) are assumed to be single at and throughout retirement. It is assumed that actives with dependent coverage will elect dependent coverage in retirement 80% of the time since contribution rates are significant. It is assumed that female spouses are three years younger than male employees and male spouses are three years older than female employees unless actual spouse date of birth information was provided. Spousal dates of birth were provided and reflected when available. Surviving dependents who elect coverage receive the same benefits as the retiree.

e. Changes in the Authority Plan OPEB Liability

	Total OPEB Liability
Balance at July 1, 2022	\$ 2,607,120
Changes for the year:	
Service cost	112,058
Interest	56,395
Assumption changes	(217,135)
Difference between actual and expected experience	(934,554)
Benefit payments	(44,821)
Net changes	(1,028,057)
Balance at June 30, 2023	\$ 1,579,063

f. Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the PHBP Total OPEB liability as of June 30, 2023 using the discount rate of 3.65%, as well as what the PHBP Total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (2.65%) or one percentage point higher (4.65%) than the current rate:

	1% decrease (2.65%)	Current discount rate (3.65%)	1% increase (4.65%)
PHBP OPEB liability as of June 30, 2022	\$ 1,659,162	1,579,063	1,499,885

12. Other Postemployment Benefits (OPEB) Plan - Authority Plan (continued)***g. Sensitivity of the PHBP OPEB Liability to Changes in the Healthcare Cost Trend Rates***

The following presents the PHBP OPEB liability as of June 30, 2023 as well as what the liability would be if it were calculated using healthcare cost trend rates that are one percentage point lower or one percentage point higher than the current healthcare cost trend rates:

	1% decrease 5.00%	Heathcare cost trend rates 6.00%	1% increase 7.00%
PHBP OPEB liability as of June 30, 2022	\$ 1,425,808	1,579,063	1,754,924

13. Other Postemployment Benefit Plans - Virginia Retirement System Plans***a. Plan descriptions*****(i) Group Life Insurance (GLI) plan**

All full-time, salaried permanent employees of the state agencies, teachers and employees of participating political subdivisions are automatically covered by the VRS Group Life Insurance Program upon employment. This plan is administered by the Virginia Retirement System (the System), along with pensions and other OBEB plans, for public employer groups in the Commonwealth of Virginia.

The GLI Program was established July 1, 1960, for state employees, teachers and employees of political subdivisions that elect the program. Basic group life insurance coverage is automatic upon employment. Coverage ends for employees who leave their position before retirement eligibility or who take a refund of their member contributions and accrued interest. Members are also eligible to elect additional coverage for themselves as well as spouse or dependent children through the Optional Group Life Insurance Program. For members who elect the optional group life insurance coverage, the insurer bills employers directly for the premiums. Employers deduct these premiums from members' paychecks and pay the premiums to the insurer. Since this is a separate and fully insured program, it is not included as part of the Group Life Insurance Program OPEB.

13. Other Postemployment Benefit Plans - Virginia Retirement System Plans (continued)

a. *Plan descriptions (continued)*

(i) Group Life Insurance (GLI) plan (continued)

The benefits payable under the GLI Program have several components. The natural death benefit is equal to the employee's covered compensation rounded to the next highest thousand and then doubled. The accidental death benefit is double the natural death benefit. In addition to the basic natural and accidental death benefits, the program provides additional benefits provided under specific circumstances. These include accidental dismemberment benefits, safety belt benefits, repatriation benefits, felonious assault benefits and accelerated death benefit options. The benefit amounts provided to members covered under the GLI Program are subject to a reduction factor. The benefit amount reduces by 25% on January 1 following one calendar year of separation. The benefit amount reduces by an additional 25% on each subsequent January 1 until it reaches 25% of its original value. The minimum benefit was set at \$8,000 by statute. This amount is increased annually based on the VRS Plan 2 cost-of-living adjustment and is currently \$8,984. For covered members with at least 30 years of creditable service, there is a minimum benefit payable under the GLI Program.

(ii) Virginia Local Disability Program (VLDP) plan

All full-time, salaried general employees; including local law enforcement officers, firefighters, or emergency medical technicians of political subdivisions who do not provide enhanced hazardous duty benefits; who are in the VRS Hybrid Retirement Plan benefit structure and whose employer has not elected to opt out of the VRS-sponsored program are automatically covered by the VLDP. This plan is administered by the VRS, along with pension and other OPEB plans, for eligible public employer groups in the Commonwealth of Virginia. Political subdivisions are required by Title 51.1 of the Code of Virginia, as amended to provide short-term and long-term disability benefits for their Hybrid employees either through a local plan or through the VLDP.

The VLDP was implemented January 1, 2014 to provide short-term and long-term disability benefits for non-work-related and work-related disabilities for employees with Hybrid retirement benefits.

Eligible employees are enrolled automatically upon employment, unless their employer has elected to provide comparable coverage. Eligibility includes full-time general employees; including local law enforcement officers, firefighters, or emergency medical technicians who do not have enhanced hazardous duty benefits; of public political subdivisions covered under VRS.

The VLDP provides a short-term disability benefit beginning after a seven-calendar-day waiting period from the first day of disability. Employees become eligible for non-work-related short-term disability coverage after one year of continuous participation in VLDP with their current employer. During the first five years of continuous participation in VLDP with their current employer, employees are eligible for 60% of their pre-disability income if they go out on non-work-related or work-related disability. Once the eligibility period is satisfied, employees are eligible for higher income replacement levels.

13. Other Postemployment Benefit Plans - Virginia Retirement System Plans (continued)

a. *Plan descriptions (continued)*

(ii) Virginia Local Disability Program (VLDP) plan (continued)

The VLDP program provides a long-term disability benefit beginning after 125 workdays of short-term disability. Members are eligible if they are unable to work at all or are working fewer than 20 hours per week. Members approved for long-term disability will receive 60% of their pre-disability income. If approved for work-related long-term disability, the VLDP benefit will be offset by the workers' compensation benefit. Members will not receive a VLDP benefit if their workers' compensation benefit is greater than the VLDP benefit.

b. *Contributions*

The contribution requirements for the GLI Program are governed by §51.1-506 and §51.1-508 of the Code of Virginia, as amended, but may be impacted as a result of funding provided to state agencies and school divisions by the Virginia General Assembly. The total rate for the GLI Program was 1.34% of covered employee compensation. This was allocated into an employee and an employer component using a 60/40 split. The employee component was 0.80% (1.34% X 60%) and the employer component was 0.54% (1.34% X 40%).

Employers may elect to pay all or part of the employee contribution; however the employer must pay all of the employer contribution. Each employer's contractually required employer contribution rate for the year ended June 30, 2021 was 0.54% of covered employee compensation. This rate was based on an actuarially determined rate from an actuarial valuation as of June 30, 2019. The actuarially determined rate, when combined with employee contributions, was expected to finance the costs of benefits payable during the year, with an additional amount to finance any unfunded accrued liability. Contributions to the GLI Program from the Authority were \$155,004 for the year ended June 30, 2023.

The contribution requirement for active Hybrid employees is governed by §51.1-1178(C) of the Code of Virginia, as amended, but may be impacted as a result of funding provided to political subdivisions by the Virginia General Assembly. Each political subdivision's contractually required employer contribution rate for the year ended June 30, 2022 was 0.85% of covered employee compensation for employees in the VLDP. This rate was based on an actuarially determined rate from an actuarial valuation as of June 30, 2015. The actuarially determined rate was expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. Contributions from the Authority to the VLDP were \$35,543 for the year ended June 30, 2023.

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

13. Other Postemployment Benefit Plans - Virginia Retirement System Plans (continued)

c. OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to the OPEB

At June 30, 2023, the Authority reported a liability of \$674,053 for its proportionate share of the Net GLI OPEB Liability. The Net GLI OPEB Liability was measured as of June 30, 2022 and the total GLI OPEB liability used to calculate the Net GLI OPEB Liability was determined by an actuarial valuation as of that date. The Authority's proportion of the Net GLI OPEB Liability was based on the Authority's actuarially determined employer contributions to the GLI Program for the year ended June 30, 2022 relative to the total of the actuarially determined employer contributions for all participating employers. At June 30, 2022, the Authority's proportion was 0.05598% as compared to 0.06395% at June 30, 2021.

For the year ended June 30, 2023, the Authority recognized GLI OPEB expense of \$(13,974). Since there was a change in proportionate share between measurement dates, a portion of the GLI OPEB expense was related to deferred amounts from changes in proportion.

At June 30, 2023, the Authority reported a liability of (\$4,831) for its proportionate share of the VLDP Net OPEB Liability. The Net VLDP OPEB Liability was measured as of June 30, 2022 and the total VLDP OPEB liability used to calculate the Net VLDP OPEB Liability was determined by an actuarial valuation as of that date. The Authority's proportion of the Net VLDP OPEB Liability was based on the Authority's actuarially determined employer contributions to the VLDP OPEB plan for the year ended June 30, 2021 relative to the total of the actuarially determined employer contributions for all participating employers. At June 30, 2022, the Authority's proportion of the VLDP was .82171% as compared to .91229% at June 30, 2021.

For the year ended June 30, 2022, the Authority recognized VLDP OPEB expense of \$25,930. Since there was a change in proportionate share between June 30, 2022 and June 30, 2021 a portion of the VLDP Net OPEB expense was related to deferred amounts from changes in proportion.

At June 30, 2022, the Authority reported deferred outflows of resources and deferred inflows of resources related to the GLI and VLDP OPEB plans from the following sources:

	Deferred outflows of <u>resources</u>	Deferred inflows of <u>resources</u>
Differences between expected and actual experience	\$ 60,170	\$ 37,379
Net difference between projected and actual earnings on OPEB plan investments	-	42,139
Investment experience	-	-
Change in assumptions	25,326	67,388
Changes in proportion	2,933	172,618
Employer contributions subsequent to the measurement date	-	-
Total as of June 30, 2022	\$ <u>88,429</u>	\$ <u>319,524</u>

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

13. Other Postemployment Benefit Plans - Virginia Retirement System Plans (continued)

c. OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to the OPEB (continued)

\$- reported as deferred outflows of resources related to the GLI and VLDP OPEB resulting from the Authority's contributions subsequent to the measurement date of June 30, 2022, will be recognized as a reduction of the Net OPEB Liability in the Fiscal Year ending June 30, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the OPEB plans will be recognized in the Authority's OPEB expense in future reporting periods as follows:

2024	\$ (51,742)
2025	(53,139)
2026	(73,182)
2027	(26,862)
2028	(24,015)
Thereafter	(2,141)
	<u>\$ (231,081)</u>

d. Actuarial Assumptions

The total GLI Program and VLDP OPEB liabilities were based on an actuarial valuation as of June 30, 2022, using the Entry Age Normal actuarial cost method and the following assumptions, long-term expected rate of return and discount rate consistent with the Defined Pension Plan applied to all periods included in the measurement and rolled forward to the measurement date of June 30, 2023.

The actuarial assumptions used in the June 30, 2022 valuation were based on the results of an actuarial experience study for the period from July 1, 2016 through June 30, 2020. Changes to the actuarial assumptions as a result of the experience study are as follows:

Mortality Rates (Pre-retirement, post-retirement healthy, and disabled)	Updated to a more current mortality table - RP-2014 projected to 2020
Retirement Rates	Lowered retirement rates at older ages and extended final retirement age from 75 to 80.
Withdrawal Rates	Adjusted rates to better fit experience at each age and service year
Disability Rates	Adjusted rates to better match experience
Salary Scale	No change
Line of Duty Disability	Increased rate from 14% to 25%

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

13. Other Postemployment Benefit Plans - Virginia Retirement System Plans (continued)

e. VRS Net OPEB Liability

The net OPEB liability represents the VRS's total OPEB liability determined in accordance with GASB Statement No. 74, less the associated fiduciary net position. As of June 30, 2022, net OPEB liability amounts are as follows (dollar amounts in thousands):

	GLI	VLDP
Total VRS OPEB liability	\$3,672,085	4,831
Plan fiduciary net position	<u>(2,467,988)</u>	<u>(6,168)</u>
Employers' net VRS OPEB liability	\$1,204,097	(1,337)
Plan fiduciary net position as a percentage of the total OPEB liability	67.21%	127.51%

The total OPEB liability is calculated by VRS' actuary, and each plan's fiduciary net position is reported in the VRS' financial statements. The net OPEB liability is disclosed in accordance with the requirements of GASB Statement No. 74 in the VRS' notes to the financial statements and required supplementary information.

f. Sensitivity of the Authority's Proportionate Share of the GLI Program and VLDP Net OPEB Liability to Changes in the Discount Rate

The following presents the Authority's proportionate share of the net OPEB liability using the current discount rates, as well as what the Authority's proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	1% Decrease <u>(5.75%)</u>	Current discount rate <u>(6.75%)</u>	1% Increase <u>(7.75%)</u>
The Authority's proportionate share of the GLI Net OPEB Liability \$	980,826	674,053	426,139
The Authority's proportionate share of the VLDP Net OPEB Liability	512	(4,831)	(9,471)

g. GLI and VLDP Program Fiduciary Net Position

Detailed information about the GLI and VLDP Fiduciary Net Position is available in the separately issued VRS 2020 Annual Comprehensive Financial Report (ACFR). A copy of the 2020 VRS ACFR may be downloaded from the VRS website at <http://www.varetire.org/Pdf/Publications/2021-annual-report.pdf>, or by writing to the System's Chief Financial Officer at P.O. Box 2500, Richmond, VA, 23218-2500.

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

14. Leases

The Authority owns a commercial building which houses its office space and also has commercial leases with third parties. The lease terms consist of a base rent plus a charge for common area maintenance. All leases are for office space located at 555 E. Main Street, Norfolk, VA. Deferred inflows related to these leases at June 30, 2023 amounted to \$2,830,882. Leases receivable at June 30, 2023 amounted to \$4,477,071 and is included in other assets on the Statement of Net Position. Leases receivable balances and activity for the year ended June 30, 2023 were as follows:

<u>Lease</u>	<u>Leases Receivable</u>	<u>Lease Revenue</u>	<u>Lease Interest Revenue</u>
Capital Financial Group	\$ 116,467	\$ 21,800	\$ 8,159
Patrick Thrasher, M.D., PC	49,694	16,776	2,938
W.M. Stone Logistics, LLC	192,286	33,775	9,851
PNC Bank	2,328,391	103,199	119,534
Peninsula Child & Family Services	160,491	44,217	9,113
IAT International Inc.	73,809	47,811	5,954
Law office of Eric Korslund	84,164	28,260	5,223
Law office of J.D. LeCruise	43,890	26,950	2,968
Kalbaugh, Pfund & Messersmith, PC	320,851	48,017	18,127
James R. Theurer, PLLC	95,296	22,640	5,550
Tavss, Fltcher, Maiden & Reed	910,383	44,023	48,019
B. Cullen Gibson	58,105	17,785	3,655
Virginia Stage Company	43,244	38,552	3,194
Totals	<u>\$ 4,477,071</u>	<u>\$ 493,805</u>	<u>\$ 242,285</u>

Capital Financial Group - On November 1, 2008, the Authority entered into a lease agreement including options with monthly payments through June 30, 2026 with Capital Financial Group.

Patrick Thrasher, M.D., PC - On February 1, 2020, the Authority entered into a lease agreement with monthly payments through January 31, 2026, with Patrick Thrasher.

W.M. Stone Logistics, LLC - On December 1, 2021, the Authority entered into a lease agreement with monthly payments through December 31, 2027, with W.M. Stone Logistics, LLC.

PNC Bank - On September 1, 2004, the Authority entered into a lease agreement including options with monthly payments through November 30, 2034, with PNC Bank.

Peninsula Child & Family Services - On November 15, 2021, the Authority entered into a lease agreement with monthly payments through November 15, 2026, with Peninsula Child & Family Services.

IAT International Inc. - On November 1, 2005, the Authority entered into a lease agreement including options with monthly payments through April 30, 2024, with IAT International Inc..

Law office of Eric Korslund - On June 1, 2013, the Authority entered into a lease agreement including options with monthly payments through June 30, 2025, with the Law office of Eric Korslund.

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

14. Leases (continued)

Law office of J.D. LeCruise - On December 1, 2019, the Authority entered into a lease agreement with monthly payments through November 30, 2024, with the Law office of J.D. LeCruise.

Kalbaugh, Pfund & Messersmith, PC - On January 1, 2007, the Authority entered into a lease agreement including options with monthly payments through December 31, 2026, with Kalbaugh, Pfund & Messersmith, PC.

James R. Theurer, PLLC - On May 1, 2016, the Authority entered into a lease agreement including options with monthly payments through April 1, 2026, with James R. Theurer, PLLC.

Tavss, Fltcher, Maiden & Reed - On June 1, 1995, the Authority entered into a lease agreement including options with monthly payments through May 31, 2030, with Tavss, Fltcher, Maiden & Reed.

B. Cullen Gibson - On September 1, 2008, the Authority entered into a lease agreement including options with monthly payments through May 31, 2025, with B. Cullen Gibson.

Virginia Stage Company - On February 1, 2022, the Authority entered into a lease agreement with monthly payments through July 31, 2024, with Virginia Stage Company.

Minimum future lease payments which include principal and interest due to the Authority under the lease agreements are as follows:

Year ending June 30	
2024	\$ 886,733
2025	772,851
2026	685,308
2027	527,117
2028	445,026
2029-2033	1,303,053
2034-2035	<u>433,222</u>
	<u>\$ 5,053,310</u>

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

15. Blended Component Units

Certain component units are blended with the primary government in the Authority's Basic Financial Statements. None of these component units are considered to be major, and therefore, the following condensed combining information is presented in aggregate of all blended component units.

Condensed Summary of Fund Net Position - Blended Component Units

June 30, 2023

Current assets	\$ 4,983,886
Capital assets	39,468,671
Other assets	7,047,928
Deferred outflow of resources	<u>22,348</u>
Total Assets and Deferred outflows of resources	<u>\$ 51,522,833</u>
Current liabilities	\$ 562,122
Noncurrent liabilities	<u>54,422,871</u>
Total Liabilities	<u>54,984,993</u>
Deferred Inflows of resources	<u>2,574,538</u>
Net investment in capital assets	(1,094,199)
Restricted net position	4,168,389
Unrestricted net position	<u>(9,110,888)</u>
Total net position	<u>(6,036,698)</u>
Total Liabilities, Deferred inflows of resources and equity	<u>\$ 51,522,833</u>

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

15. Blended Component Units (continued)

Condensed Summary of Revenues, Expenses, and Changes in Fund Net Position -
Blended Component Units

June 30, 2023

Tenant revenue	\$ 4,046,627
Government operating grants	1,601,682
Other revenue, net	<u>104,472</u>
Total Revenue	<u>5,752,781</u>
Administrative	1,804,939
Asset management fee	49,920
Tenant services	73,635
Utilities	1,597,608
Maintenance	1,848,603
Protective services	536,180
Insurance	411,883
Other general expenses	408,774
Interest	<u>1,464,290</u>
Total operating expenses	<u>8,195,832</u>
Operating loss	(2,443,051)
Extraordinary maintenance	73,832
Depreciation expense	<u>1,476,196</u>
Operating transfers	<u>(1,050,592)</u>
Change in fund net position	(2,942,487)
Total fund net position - beginning	8,625,774
Equity transfers	<u>(11,719,985)</u>
Total fund net position - ending	<u>\$ (6,036,698)</u>

16. Restricted Net Position

The restricted net position as of June 30, 2023 was as follows:

Business Activities	\$ 2,495,422
FSS Escrow Forfeiture Accountt	31,458
Low Income Public Housing	941,604
Housing Choice Vouchers	487,005
State / Local Projects	3,202,145
Section 8 Moderate Rehabilitation Single Room Occupancy	142
Mainstream Vouchers	769
Blended Component Units	<u>4,168,389</u>
Total	<u>\$ 11,326,934</u>

Norfolk Redevelopment and Housing Authority

Notes to Financial Statements (continued)

17. Grants

During the fiscal year ended June 30, 2023, the Authority did not close out any grants.

18. Uncertain Tax Positions

The Authority had no unrecognized tax benefits at June 30, 2023. The Authority files tax returns in the U.S. federal jurisdiction and various states. The Authority has no open years prior to June 30, 2020.

19. Subsequent Events

Management has evaluated subsequent events and transactions for potential recognition or disclosure in the financial statements through March 25, 2024, the date the financial statements were available to be issued.



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT
AUDITING STANDARDS

The Board of Commissioners of the
Norfolk Redevelopment and Housing Authority:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Norfolk Redevelopment and Housing Authority, as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise of the Norfolk Redevelopment and Housing Authority basic financial statements, and have issued our report thereon dated June 30, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Norfolk Redevelopment and Housing Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Norfolk Redevelopment and Housing Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Norfolk Redevelopment and Housing Authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Norfolk Redevelopment and Housing Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Toms River, New Jersey
March 25, 2024



INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND
ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

The Board of Commissioners of the
Norfolk Redevelopment and Housing Authority:

***Report on Compliance for Each Major Federal Program
Opinion on Each Major Federal Program***

We have audited Norfolk Redevelopment and Housing Authority's, (the "Authority"), compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Norfolk Redevelopment and Housing Authority's (the "Authority") major federal programs for the year ended June 30, 2023. The Authority's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion Norfolk Redevelopment and Housing Authority (the "Authority") complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2023.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and the audit requirements of *Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Norfolk Redevelopment and Housing Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of Norfolk Redevelopment and Housing Authority's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to Norfolk Redevelopment and Housing Authority's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Norfolk Redevelopment and Housing Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Norfolk Redevelopment and Housing Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding Norfolk Redevelopment and Housing Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Norfolk Redevelopment and Housing Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of Norfolk Redevelopment and Housing Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Other Matters

The results of our auditing procedures disclosed instances of noncompliance which are required to be reported in accordance with the Uniform Guidance and which are described in the accompanying schedule of findings and questioned costs as item Finding 2023-001 Eligibility. Our opinion on each major federal program is not modified with respect to these matters.

Government Auditing Standards requires the auditor to perform limited procedures on Norfolk Redevelopment and Housing Authority's response to the noncompliance findings identified in our audit described in the accompanying schedule of findings and questioned costs. Norfolk Redevelopment and Housing Authority's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

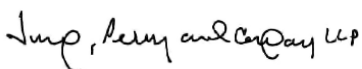
Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified. However, we identified a deficiency in internal control over compliance, as described in the accompanying schedule of findings and questioned costs as item 2023-001, that we consider to be a significant deficiency.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



Toms River, New Jersey
March 25, 2024

Norfolk Redevelopment and Housing Authority

Schedule of Expenditures of Federal Awards

For the Year Ended June 30, 2023

<u>Federal Grantor/Program Title</u>	<u>Federal CFDA Number</u>	<u>Grant Expenditures</u>
U.S. Department of Housing and Urban Development:		
Direct Awards:		
Public Housing	14.850	\$ 15,844,089
Emergency Housing Vouchers	14.871	216,045
Housing Choice Vouchers	14.871	43,948,523
Mainstream	14.879	<u>203,330</u>
Total Cluster		44,367,898
PIH Family Self-Sufficiency Program	14.896	207,053
Resident Opportunity and Support Services	14.870	<u>127,826</u>
Total Cluster		334,879
Section 8 Moderate Rehabilitation Single Room Occupancy	14.249	385,929
Public Housing Capital Fund Program	14.872	5,810,484
Choice Neighborhoods Implementation Grants	14.889	8,261,453
Pass-through from City of Norfolk:		
Community Development Block Grant	14.218	<u>226,999</u>
Home Investment Partnership Program	14.239	<u>933,581</u>
		<u>\$ 76,165,312</u>

Norfolk Redevelopment and Housing Authority

Notes to Schedule of Federal Awards

June 30, 2023

1. Basis of Presentation

The accompanying schedule of expenditures of federal awards includes the federal grant activity of Norfolk Redevelopment and Housing Authority and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of the Uniform Guidance, Audits of States, Local Governments, and Non-Profit Organizations. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the basic financial statements.

2. Loan Guarantees

At June 30, 2023, the Authority is not the guarantor of any loans outstanding, except as discussed in the notes to the financial statements.

3. Indirect Cost Rate

The Authority has elected not to use the 10% de minimis indirect cost rate allowed under Uniform Guidance.

Norfolk Redevelopment and Housing Authority

Schedule of Findings and Questioned Costs

June 30, 2023

I. Summary of Auditor's Results

Financial Statement Section

1.	Type of auditor's report issued:	Unmodified
2.	Internal control over financial reporting	
a.	Material Weakness(es) identified?	No
b.	Were significant deficiencies identified not considered to be material weaknesses?	No
3.	Noncompliance material to the financial statements?	No

Federal Awards Section

1.	Internal control over major programs:	
a.	Material Weakness(es) identified?	No
b.	Were significant deficiencies identified not considered to be material weaknesses?	No
2.	Type of auditor's report issued on compliance for major programs:	
	Housing Choice Vouchers / Mainstream Cluster	Unmodified
3.	Any audit findings disclosed that are required to be reported in accordance with the Uniform Guidance (section .516(a))	No
4.	Dollar threshold used to determine Type A Programs: type A and B programs	\$2,284,959
5.	Auditee qualified as low risk?	Yes

6. Major Programs:

<u>CFDA Number</u>	<u>Name of Federal Program</u>
Cluster:	
14.879	Mainstream
14.871	Housing Choice Vouchers
14.871	Emergency Housing Vouchers

Norfolk Redevelopment and Housing Authority

Schedule of Findings and Questioned Costs (continued)

June 30, 2023

II. Financial Statement Findings

None

III. Federal Award Findings and Questioned Costs

None

Reference Number

Finding No. 2023-001 Eligibility

Federal Program

Section 8 Housing Choice Voucher Program,
CFDA No. 14.871 Program year 2023, U.S.
Department of Housing and Urban Development

Criteria

In accordance with 24 CFR sections 5.230, 5.609 and 960.259, the PHA must, as a condition of admission or continued occupancy, require the tenant and other family members to provide necessary information, documentation, and releases for the PHA to verify income eligibility, including third-party verification of (1) reported family annual income; (2) the value of assets; (3) expenses related to deductions from annual income; and (4) other factors that affect the determination of adjusted income or income-based rent. Based on those factors, the PHA must determine income eligibility and calculate the tenant's rent payment using the documentation from third party verification. The PHA must reexamine family income and composition at least once every 12 months and adjust the tenant rent and housing assistance payment as necessary using the documentation from third-party verification.

Statement of Condition

In our sample of 40 program participants, we noted one instance in which the tenant's annual income was not calculated in accordance with the relevant program requirements.

Statement of Cause/Possible
Asserted Effect

The instances discussed above were the result of the controls to support review of tenant files for required documentation and tenant rent and housing assistance payment calculations not operating effectively. This deficiency in controls resulted in erroneous tenant annual income calculations in all the cases.

Norfolk Redevelopment and Housing Authority
Schedule of Findings and Questioned Costs (continued)
June 30, 2023

III. Federal Award Findings and Questioned Costs (continued)

<u>Reference Number</u>	Finding No. 2023-001 Eligibility (continued)
<u>Questioned Costs</u>	In the first instance, the tenant's annual income was incorrectly calculated.. This resulted in a higher housing assistance payment (HAP) for 4 month. There were no questioned costs associated with this instance.
Perspective Information	Sampling method- The sample was not intended to be, and was not, a statistically valid sample. Total fiscal year 2023 HAP expenditures associated with the 40 program participants tested in our sample was approximately \$406,404. The total population of HAP payments made during FY 2023 was approximately 41.0 million.
Identification of Repeat Findings	This finding is a repeat of a finding in fiscal year 2021, Reference Number 2021-001 Eligibility. That finding was not corrected in 2022.
Recommendation	The Authority should strengthen controls over its review processes regarding tenant eligibility and rent determinations, including that the correct information is used to determine rent amounts. We recommend that the Authority implement a secondary review procedure of annual recertifications for tenant files.
Views of Responsible Officials	Management agrees with this finding.

Norfolk Redevelopment and Housing Authority

Schedule of Findings and Questioned Costs (continued)

June 30, 2023

III. Federal Award Findings and Questioned Costs (continued)

Corrective action plan:

- On the first Friday of each month, the Housing Choice Voucher Program staff meets to discuss program policies and procedures for training purposes. At each meeting, specific aspects of administering the program are reviewed, along with the related HUD policies. Staff members are given the opportunity to ask any questions on any procedures or policies they may not understand. Activities from the Nan McKay Rent Calculation training are passed out to staff to complete individually. After staff completes the activity, the answers are reviewed as a group. Other activities take place which involve the staff answering questions regarding various case studies of situations that may occur in the daily activities of administering the HCV Program.
- January 9th - 11th, all HCV and PBV Specialist received Combo HCV/LIPH Rent Calculation training with HOTMA updates from Nan McKay and Associates.
- Review and update Administrative Plan/SOP with Policies and Procedures to ensure all staff is familiar with policies and procedures.
- Staff restructuring
- In-service meetings with Compliance Specialist as staff challenges some write ups of deficiencies to ensure that there are mutual understandings of policies.
- HCV/Occupancy Specialists have been instructed to triple check all certifications for accuracy to mitigate the possibility for careless errors

PERSONS INVOLVED

HCV Case Management Staff
Asset Manager
RAD Project Based Voucher Community Manager
Compliance Specialist
Compliance Supervisor
HCV Program Director
Occupancy Specialist

MONITORING

The Compliance Supervisor and Specialist will continue to monitor files.

The Compliance Supervisor and Specialist will begin adding the CFR Regulation and or Administrative Plan Policy and page number to each deficiency write-up to assist staff in understanding the error so that staff will not make consistent errors.

The Compliance Supervisor will provide to staff recommendations for improvement.

It is hopeful that a greater number of participant files will be audited throughout the year for both the HCV Program and for the PBV communities.

Norfolk Redevelopment and Housing Authority

Schedule of Findings and Questioned Costs (continued)

June 30, 2023

III. Federal Award Findings and Questioned Costs (continued)

MONITORING (CONTINUED)

On the first Friday of each month, the Housing Choice Voucher Program staff meets to discuss program policies and procedures for training purposes. During these meetings specific aspects of administering the program are reviewed, along with the related HUD policies. Staff members are given the opportunity to ask any questions on procedures or policies they may not understand. During many meetings, activities from the Nan McKay Rent Calculation training are passed out to staff to complete individually. After staff completes the activity, the answers are reviewed as a group. Staff also answers questions regarding various case studies that may occur in the daily activities of administering the HCV Program. We also have NRHA's Compliance staff provide training to review common errors and to discuss any areas staff may have that are gray with audited files. Staff has also gone through an intensive training on the common errors per NRHA's Compliance Department.

Quarterly Quality Control trainings are held with caseworkers lead by the NRHA Compliance Department to address concerns and common errors. The Admission and Continued Occupancy Policies (ACOP) and Administrative Plan policies and procedures are reviewed to ensure that all staff has a clear understanding of the proper ways of calculating income, applying allowances, using proper payment standards, and approvals of lease ups and completion of certifications.

A departmental quality control team was established to ensure there is consistency of policies and procedures and that when new procedures are implemented the processes are properly documented and disseminated to all staff.

A departmental quality control sub-team was formed after the audit to include the actual custodians of program participant files comprised of:

- 1 Tax Credit PBV Property Manager
- 1 LIPH Property Manager
- 1 Compliance Specialist
- 1 Occupancy Specialist
- 1 Senior HCV Specialist
- 1 Tax Credit Administrative Assistant

NRHA Caseworkers and Administrative Staff have been instructed to triple check all certifications for accuracy to mitigate the possibility for careless errors. The NRHA Compliance Department continues to audit files for the HCV Program to ensure that files are being processed properly; income calculated correctly, verifications are in the file, HAP payments issued are correct, and that units are inspected timely. Findings are noted and must be corrected by the Case Worker or Administrative Staff and the file is re-evaluated by the Compliance Department to ensure findings were corrected.

NRHA Caseworkers and Administrative Staff have been instructed to triple check all certifications for accuracy to mitigate the possibility for careless errors. The NRHA Compliance Department continues to audit files for the HCV Program to ensure that files are being processed properly; income calculated correctly, verifications are in the file, HAP payments issued are correct, and that units are inspected timely. Findings are noted and must be corrected by the Case Worker or Administrative Staff and the file is re-evaluated by the Compliance Department to ensure findings were corrected.

Norfolk Redevelopment and Housing Authority

Schedule of Findings and Questioned Costs (continued)

June 30, 2023

III. Federal Award Findings and Questioned Costs (continued)

MONITORING (CONTINUED)

NRHA will continue to investigate the possibility of increasing the number of program participant files reviewed by the Compliance Department.

NRHA has begun contract negotiations with a new software vendor. It is the feeling of the agency that with a different software platform the errors being made will lessen as the information gathered to perform rent calculations will be in a more automated form. It is anticipated that this will lessen staff time needed to enter the information and thus allow for more time to be spent verifying accuracy of information. The timeline for implementation is for the software to be live at the beginning of the 2026 fiscal year. This over-riding strategy is to be done in conjunction with the steps outlined below to mitigate this situation.

IV. Summary of Prior Audit Findings and Questioned Costs

None

Supplementary Information

Norfolk Redevelopment and Housing Authority

Schedule of Changes in Authority's Net Pension Liability and Related Ratios

For the Year Ended June 30, 2023
(Unaudited)

*For the measurement years ended June 30,

Change in the Net Pension Liability	2022	2021	2020	2019	2018	2017	2016	2015	2014
Total pension liability									
Service cost	\$ 1,074,393	\$ 1,254,202	\$ 1,291,085	\$ 1,198,522	\$ 1,231,648	\$ 1,249,467	\$ 1,278,158	\$ 1,340,253	\$ 1,427,541
Interest	7,027,101	6,678,676	6,603,021	6,579,077	6,476,369	6,595,203	6,522,549	6,529,011	6,395,438
Benefit changes	-	3,847,062	-	2,418,983	-	-	-	-	-
Difference between actual and expected experience	(1,014,629)	(548,453)	(100,235)	156,706	224,971	(3,402,034)	(796,693)	(2,014,395)	-
Assumption changes	-	-	-	-	-	50,823	-	-	-
Benefit payments, including refunds of contributions	<u>(7,446,316)</u>	<u>(6,841,734)</u>	<u>(6,504,367)</u>	<u>(6,530,791)</u>	<u>(6,400,663)</u>	<u>(5,981,509)</u>	<u>(5,950,690)</u>	<u>(5,943,678)</u>	<u>(5,885,924)</u>
Net change in total pension liability	(359,451)	4,389,753	1,289,504	3,822,497	1,532,325	(1,488,050)	1,053,324	(88,809)	1,937,055
Total pension liability - beginning	<u>106,753,968</u>	<u>102,364,215</u>	<u>101,074,711</u>	<u>97,252,214</u>	<u>95,719,889</u>	<u>97,207,939</u>	<u>96,154,615</u>	<u>96,243,424</u>	<u>94,306,369</u>
Total pension liability - ending	<u>106,394,517</u>	<u>106,753,968</u>	<u>102,364,215</u>	<u>101,074,711</u>	<u>97,252,214</u>	<u>95,719,889</u>	<u>97,207,939</u>	<u>96,154,615</u>	<u>96,243,424</u>
Plan fiduciary net position:									
Contributions - employer	1,216,405	1,320,284	1,248,740	1,262,481	1,666,860	1,646,508	1,875,845	1,857,568	1,722,710
Contributions - members	570,252	622,161	671,796	658,066	667,139	656,733	626,173	624,579	654,326
Net investment income	(2,675)	22,350,764	1,636,679	5,534,344	6,107,862	9,331,928	1,312,520	3,594,684	11,213,353
Benefit payments including refunds of contributions	(7,446,316)	(6,841,734)	(6,504,367)	(6,530,791)	(6,400,663)	(5,981,509)	(5,950,690)	(5,943,678)	(5,885,924)
Administrative expense	(64,468)	(58,820)	(58,430)	(58,371)	(54,990)	(56,368)	(51,265)	(51,962)	(62,862)
Other	<u>2,244</u>	<u>2,077</u>	<u>(1,890)</u>	<u>(3,466)</u>	<u>(5,334)</u>	<u>(8,206)</u>	<u>(575)</u>	<u>(750)</u>	<u>592</u>
Net change in plan fiduciary net position	(5,724,558)	17,394,732	(2,971,472)	862,263	1,980,874	5,589,086	(2,187,992)	80,441	7,642,195
Plan fiduciary net position - beginning	<u>101,221,403</u>	<u>83,826,671</u>	<u>86,798,143</u>	<u>85,935,880</u>	<u>83,955,006</u>	<u>78,365,920</u>	<u>80,553,912</u>	<u>80,473,471</u>	<u>72,831,276</u>
Plan fiduciary net position - ending	<u>95,496,845</u>	<u>101,221,403</u>	<u>83,826,671</u>	<u>86,798,143</u>	<u>85,935,880</u>	<u>83,955,006</u>	<u>78,365,920</u>	<u>80,553,912</u>	<u>80,473,471</u>
Net pension liability - ending	<u>\$ 10,897,672</u>	<u>\$ 5,532,565</u>	<u>\$ 18,537,544</u>	<u>\$ 14,276,568</u>	<u>\$ 11,316,334</u>	<u>\$ 11,764,883</u>	<u>\$ 18,842,019</u>	<u>\$ 15,600,703</u>	<u>\$ 15,769,953</u>
Plan fiduciary net position as a percentage of the total pension liability	89.76 %	94.82 %	81.89 %	85.88 %	88.36 %	87.71 %	80.62 %	83.78 %	83.61 %
Covered payroll	13,533,058	13,524,339	13,965,890	13,472,140	13,506,904	13,800,789	12,852,153	12,541,560	12,849,410
Net pension liability as a percentage of covered payroll	80.53 %	40.91 %	132.73 %	105.97 %	83.78 %	85.25 %	146.61 %	124.39 %	122.73 %

Norfolk Redevelopment and Housing Authority

Employer Contribution Schedule

For the Year Ended June 30, 2023
(Unaudited)

Year Ended <u>June 30</u>	Actuarially determined contribution <u>(a)</u>	Contributions in relation to actuarially determined contribution <u>(b)</u>	Contribution deficiency (Excess) <u>(c)</u>	Employer's covered employee payroll <u>(d)</u>	Contributions as a % of covered employee payroll <u>(b)/(d)</u>
2023	1,216,405	1,216,405	-	12,174,727	9.99 %
2022	1,320,284	1,320,284	-	13,533,058	9.76 %
2021	1,386,741	1,386,741	-	13,524,339	10.25 %
2020	1,340,196	1,340,196	-	13,965,890	9.60 %
2019	1,262,589	1,262,589	-	13,472,140	9.37 %
2018	1,666,752	1,666,752	-	13,506,904	12.34 %
2017	1,646,508	1,646,508	-	13,800,789	11.93 %
2016	1,875,845	1,875,845	-	12,852,153	14.60 %
2015	1,858,138	1,858,138	-	12,541,560	14.82 %
2014	1,722,710	1,722,710	-	12,849,410	13.41 %

Norfolk Redevelopment and Housing Authority

Schedule of Changes in Total OPEB Liability

For the Year Ended June 30, 2023
(Unaudited)

Year Ended <u>June 30</u>	<u>Program</u>	Contractually required contribution <u>(a)</u>	Contractually required contributions <u>(b)</u>	Contractually deficiency (excess) <u>(c)</u>	Employer's covered Payroll <u>(d)</u>	As a percentage of covered payroll <u>(b)/(d)</u>
2022	GLI	82,804	82,804	-	11,514,538	0.72 %
2022	VLDP	31,954	31,954	-	4,210,712	0.76 %
2021	GLI	71,495	71,495	-	13,239,815	0.54 %
2021	VLDP	30,448	30,448	-	3,582,118	0.85 %
2020	GLI	73,759	73,759	-	14,184,337	0.52 %
2020	VLDP	26,174	26,174	-	3,635,282	0.72 %
2019	GLI	180,948	180,948	-	13,801,027	1.31 %
2019	VLDP	23,202	23,202	-	3,222,482	0.72 %
2018	GLI	181,131	181,131	-	13,826,767	1.31 %
2018	VLDP	16,604	16,604	-	2,767,340	0.60 %
2017	GLI	70,517	70,517	-	13,560,912	0.52 %
2017	VLDP	13,235	13,235	-	2,205,898	0.60 %

Norfolk Redevelopment and Housing Authority

Schedule of Changes in Total OPEB Liability

For the Year Ended June 30, 2023
(Unaudited)

	<u>June 30, 2022</u>	<u>June 30, 2021</u>	<u>June 30, 2020</u>	<u>June 30, 2019</u>	<u>June 30, 2018</u>	<u>June 30, 2017</u>
<u>GLI Plan:</u>						
Authority's proportion of the net GLI OPEB liability	0.05598 %	0.06395 %	0.06892 %	0.07040 %	0.07271 %	0.07352 %
Authority's proportionate share of net GLI OPEB liability	674,053	744,551	1,150,162	1,145,596	1,104,000	1,106,000
Employer's covered payroll	11,514,538	13,239,815	14,184,337	13,801,027	13,826,767	13,560,912
Employer's proportionate share of the net GLI OPEB liability as a percentage of payroll	5.85 %	5.62 %	8.11 %	8.30 %	7.98 %	8.16 %
Plan fiduciary net position as a percentage of the total GLI OPEB liability	67.21 %	67.21 %	52.64 %	67.21 %	51.22 %	48.86 %
<u>VLDP:</u>						
Authority's proportion of the net VLDP OPEB liability	0.82171 %	0.91221 %	0.97561 %	1.04281 %	1.13973 %	1.20128 %
Authority's proportionate share of net VLDP OPEB liability	(4,831)	(9,234)	9,739	21,125	9,000	7,000
Employer's covered payroll	4,210,712	3,582,118	3,635,282	3,222,482	2,767,340	2,205,898
Employer's proportionate share of the net VLDP OPEB liability as a percentage of payroll	(0.11)%	(0.26)%	0.27 %	0.66 %	0.33 %	0.32 %
Plan fiduciary net position as a percentage of the total VLDP OPEB liability	127.51 %	127.51 %	49.21 %	49.21 %	51.39 %	38.40 %

* The Authority's net OPEB liability related to its participation in the VRS GLI and VLDP OPEB plans as of June 30, 2022 is measured as of June 30, 2021.

Norfolk Redevelopment and Housing Authority

Schedule of Changes in Total OPEB Liability

For the Year Ended June 30, 2023
(Unaudited)

	<u>June 30, 2023</u>	<u>June 30, 2022</u>	<u>June 30, 2021</u>	<u>June 30, 2020</u>	<u>June 30, 2019</u>	<u>June 30, 2018</u>
<u>PHBP Total OPEB liability:</u>						
Service cost	112,058	152,773	171,750	169,023	163,307	56,067
Interest	56,395	84,908	54,662	100,339	93,809	95,497
Differences between expected and actual experience	(934,554)	(300,829)	(389,212)	-	(40,100)	-
Changes in assumptions or other inputs	(217,135)	-	(151,854)	-	(7,304)	-
Benefit payments	<u>(44,821)</u>	<u>(58,206)</u>	<u>(57,161)</u>	<u>(71,775)</u>	<u>(69,348)</u>	<u>(235,412)</u>
Net changes in total OPEB liability	(1,028,057)	(121,354)	(371,815)	197,587	140,364	(83,848)
PHBP Total OPEB liability - beginning	<u>2,607,120</u>	<u>2,728,474</u>	<u>3,100,289</u>	<u>2,902,702</u>	<u>2,762,338</u>	<u>2,846,186</u>
PHBP Total OPEB liability - ending (a)	<u>1,579,063</u>	<u>2,607,120</u>	<u>2,728,474</u>	<u>3,100,289</u>	<u>2,902,702</u>	<u>2,762,338</u>
Covered-employee payroll (b)	8,820,178	11,161,797	10,836,696	14,058,138	13,801,027	13,826,767
Authority's total OPEB liability as a percentage of covered-employee payroll ((a)/(b))	17.90%	23.36%	25.18%	22.05%	21.03%	19.98%

Norfolk Redevelopment and Housing Authority

Notes to Required Supplementary Information

For the Year Ended June 30, 2023
(Unaudited)

1. Changes in Benefit Terms

There have been no actuarially material changes to the VRS benefit provisions since the prior actuarial valuation.

2. Changes in Assumptions

The following changes in pension and GLI Program and VLDP OPEB actuarial assumptions were made effective June 30, 2020 based on the most recent experience study of the System for the four-year period ending June 30, 2016, except the change in the discount rate, which was based on VRS Board action effective as of July 1, 2020.

- Mortality Rates were updated to PUB2010 public sector mortality tables. For future mortality improvements, replace load with a modified Mortality Improvement Scale MP-2020.
- Retirement Rates were adjusted to better fit experience for Plan 1; set separate rates based on experience for Plan 2/Hybrid; changed final retirement age from 75 to 80 for all.
- Withdrawal Rates were adjusted to better fit experience at each year age and service through 9 years of service;

There were no changes to the PHBP OPEB actuarial assumptions.

3. Years Presented in Schedules

The Schedule of Changes in the Authority's Net Pension Liability and Related Ratios and the Schedule of Employer Contributions to Defined Benefit Pension Plan are required to be presented for the last ten fiscal years. However, the Authority has only presented the information since the beginning of fiscal year 2015, as 2015 was the year of implementation.

The Schedule of Authority's Share of VRS Net OPEB Liability, Schedule of the Changes in PHBP Total OPEB Liability and Related Ratios, and the Schedule of VRS OPEB Plan Employer Contributions are required to be presented for the last ten fiscal years. However, the Authority has only presented the information since the beginning of fiscal year 2019, as 2019 was the year of implementation.

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	Project Total	14.PHC Public Housing CARES Act Funding	14.EFA FSS Escrow Forfeiture Account	14.218 Community Development Block Grants/Entitlement Grants	14.MSC Mainstream CARES Act Funding
111 Cash - Unrestricted	\$9,646,420				
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted	\$941,604		\$31,458		
114 Cash - Tenant Security Deposits	\$290,987				
115 Cash - Restricted for Payment of Current Liabilities	\$983,975				
100 Total Cash	\$11,862,986	\$0	\$31,458	\$0	\$0
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects	\$432,828				
124 Accounts Receivable - Other Government				\$9,072	
125 Accounts Receivable - Miscellaneous	\$95,523				
126 Accounts Receivable - Tenants	\$627,327				
126.1 Allowance for Doubtful Accounts -Tenants	-\$217,002				
126.2 Allowance for Doubtful Accounts - Other	-\$1,108			\$0	
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable					
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$937,568	\$0	\$0	\$9,072	\$0
131 Investments - Unrestricted					
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets					
143 Inventories	\$199,445				

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	Project Total	14.PHC Public Housing CARES Act Funding	14.EFA FSS Escrow Forfeiture Account	14.218 Community Development Block Grants/Entitlement Grants	14.MSC Mainstream CARES Act Funding
143.1 Allowance for Obsolete Inventories	\$0				
144 Inter Program Due From	\$132,448				
145 Assets Held for Sale				\$946,430	
150 Total Current Assets	\$13,132,447	\$0	\$31,458	\$955,502	\$0
161 Land	\$7,686,393				
162 Buildings	\$87,502,585				
163 Furniture, Equipment & Machinery - Dwellings					
164 Furniture, Equipment & Machinery - Administration	\$782,653				
165 Leasehold Improvements	\$41,474,550				
166 Accumulated Depreciation	-\$109,747,096				
167 Construction in Progress	\$20,314,538				
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$48,013,623	\$0	\$0	\$0	\$0
171 Notes, Loans and Mortgages Receivable - Non-Current	\$23,668,772				
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets	\$11,136,705				
176 Investments in Joint Ventures					
180 Total Non-Current Assets	\$82,819,100	\$0	\$0	\$0	\$0
200 Deferred Outflow of Resources	\$110,855			\$2,070	
290 Total Assets and Deferred Outflow of Resources	\$96,062,402	\$0	\$31,458	\$957,572	\$0

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	Project Total	14.PHC Public Housing CARES Act Funding	14.EFA FSS Escrow Forfeiture Account	14.218 Community Development Block Grants/Entitlement Grants	14.MSC Mainstream CARES Act Funding
311 Bank Overdraft					
312 Accounts Payable <= 90 Days	\$1,033,767				
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable					
322 Accrued Compensated Absences - Current Portion	\$14,973				
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government	\$117,578				
341 Tenant Security Deposits	\$290,987				
342 Unearned Revenue	\$148,816				
343 Current Portion of Long-term Debt - Capital	\$0				
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities				\$0	
346 Accrued Liabilities - Other	\$44,416				
347 Inter Program - Due To	\$264,803			\$82,152	
348 Loan Liability - Current					
310 Total Current Liabilities	\$1,915,340	\$0	\$0	\$82,152	\$0
351 Long-term Debt, Net of Current - Capital Projects/Mortgage					
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other	\$312,263			\$500	
354 Accrued Compensated Absences - Non Current	\$158,238				
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	Project Total	14.PHC Public Housing CARES Act Funding	14.EFA FSS Escrow Forfeiture Account	14.218 Community Development Block Grants/Entitlement Grants	14.MSC Mainstream CARES Act Funding
357 Accrued Pension and OPEB Liabilities	\$2,876,515			\$53,725	
350 Total Non-Current Liabilities	\$3,347,016	\$0	\$0	\$54,225	\$0
300 Total Liabilities	\$5,262,356	\$0	\$0	\$136,377	\$0
400 Deferred Inflow of Resources	\$1,177,917			\$22,000	
508.3 Nonspendable Fund Balance					
508.4 Net Investment in Capital Assets	\$48,013,623				
509.3 Restricted Fund Balance					
510.3 Committed Fund Balance					
511.3 Assigned Fund Balance					
511.4 Restricted Net Position	\$941,604		\$31,458		
512.3 Unassigned Fund Balance					
512.4 Unrestricted Net Position	\$40,666,902	\$0	\$0	\$799,195	\$0
513 Total Equity - Net Assets / Position	\$89,622,129	\$0	\$31,458	\$799,195	\$0
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$96,062,402	\$0	\$31,458	\$957,572	\$0

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	Project Total	14.PHC Public Housing CARES Act Funding	14.EFA FSS Escrow Forfeiture Account	14.218 Community Development Block Grants/Entitlement Grants	14.MSC Mainstream CARES Act Funding
70300 Net Tenant Rental Revenue	\$5,810,781				
70400 Tenant Revenue - Other	\$305,733			\$9,072	
70500 Total Tenant Revenue	\$6,116,514	\$0	\$0	\$9,072	\$0
70600 HUD PHA Operating Grants	\$16,625,283				
70610 Capital Grants	\$5,029,290			\$226,999	
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants					
71100 Investment Income - Unrestricted	\$68,983				
71200 Mortgage Interest Income	\$824,492				
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets	\$0				
71400 Fraud Recovery					
71500 Other Revenue	\$588,563		\$31,458		
71600 Gain or Loss on Sale of Capital Assets	-\$2,043,694				
72000 Investment Income - Restricted					
70000 Total Revenue	\$27,209,431	\$0	\$31,458	\$236,071	\$0
91100 Administrative Salaries	\$977,926			\$58,783	

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	Project Total	14.PHC Public Housing CARES Act Funding	14.EFA FSS Escrow Forfeiture Account	14.218 Community Development Block Grants/Entitlement Grants	14.MSC Mainstream CARES Act Funding
91200 Auditing Fees	\$58,282				
91300 Management Fee	\$1,533,494				
91310 Book-keeping Fee	\$149,583				
91400 Advertising and Marketing	\$7,435				
91500 Employee Benefit contributions - Administrative	\$698,772		\$0	\$43,143	
91600 Office Expenses	\$666,705			\$21,349	
91700 Legal Expense	\$64,677				
91800 Travel	\$19,154				
91810 Allocated Overhead					
91900 Other					
91000 Total Operating - Administrative	\$4,176,028	\$0	\$0	\$123,275	\$0
92000 Asset Management Fee	\$232,150				
92100 Tenant Services - Salaries	\$170,078		\$0		
92200 Relocation Costs	\$194,597			\$29,315	
92300 Employee Benefit Contributions - Tenant Services	\$44,049				
92400 Tenant Services - Other	\$56,052				
92500 Total Tenant Services	\$464,776	\$0	\$0	\$29,315	\$0
93100 Water	\$2,638,305				
93200 Electricity	\$1,561,176				
93300 Gas	\$492,786				
93400 Fuel					
93500 Labor					
93600 Sewer	\$2,076,224				
93700 Employee Benefit Contributions - Utilities					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	Project Total	14.PHC Public Housing CARES Act Funding	14.EFA FSS Escrow Forfeiture Account	14.218 Community Development Block Grants/Entitlement Grants	14.MSC Mainstream CARES Act Funding
93800 Other Utilities Expense					
93000 Total Utilities	\$6,768,491	\$0	\$0	\$0	\$0
94100 Ordinary Maintenance and Operations - Labor	\$1,950,910				
94200 Ordinary Maintenance and Operations - Materials and	\$513,939				
94300 Ordinary Maintenance and Operations Contracts	\$3,499,262				
94500 Employee Benefit Contributions - Ordinary Maintenance	\$620,450				
94000 Total Maintenance	\$6,584,561	\$0	\$0	\$0	\$0
95100 Protective Services - Labor	\$165,775				
95200 Protective Services - Other Contract Costs	\$627,345				
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services	\$41,078				
95000 Total Protective Services	\$834,198	\$0	\$0	\$0	\$0
96110 Property Insurance	\$275,146				
96120 Liability Insurance	\$129,303				
96130 Workmen's Compensation					
96140 All Other Insurance					
96100 Total insurance Premiums	\$404,449	\$0	\$0	\$0	\$0
96200 Other General Expenses	\$201,681				
96210 Compensated Absences	\$511				
96300 Payments in Lieu of Taxes	\$0				
96400 Bad debt - Tenant Rents	\$188,368				
96500 Bad debt - Mortgages					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	Project Total	14.PHC Public Housing CARES Act Funding	14.EFA FSS Escrow Forfeiture Account	14.218 Community Development Block Grants/Entitlement Grants	14.MSC Mainstream CARES Act Funding
96600 Bad debt - Other					
96800 Severance Expense					
96000 Total Other General Expenses	\$390,560	\$0	\$0	\$0	\$0
96710 Interest of Mortgage (or Bonds) Payable					
96720 Interest on Notes Payable (Short and Long Term)					
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$19,855,213	\$0	\$0	\$152,590	\$0
97000 Excess of Operating Revenue over Operating Expenses	\$7,354,218	\$0	\$31,458	\$83,481	\$0
97100 Extraordinary Maintenance	\$697,482				
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments					
97350 HAP Portability-In					
97400 Depreciation Expense	\$2,899,816				
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$23,452,511	\$0	\$0	\$152,590	\$0
10010 Operating Transfer In			\$0		
10020 Operating transfer Out					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	Project Total	14.PHC Public Housing CARES Act Funding	14.EFA FSS Escrow Forfeiture Account	14.218 Community Development Block Grants/Entitlement Grants	14.MSC Mainstream CARES Act Funding
10030 Operating Transfers from/to Primary Government					
10040 Operating Transfers from/to Component Unit	-\$1,050,592				
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In	\$1,000,000				
10092 Inter Project Excess Cash Transfer Out	-\$1,000,000				
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	-\$1,050,592	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$2,706,328	\$0	\$31,458	\$83,481	\$0
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$86,915,801	\$0	\$0	\$715,714	\$0
11040 Prior Period Adjustments, Equity Transfers and				\$0	
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available	21612				

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	Project Total	14.PHC Public Housing CARES Act Funding	14.EFA FSS Escrow Forfeiture Account	14.218 Community Development Block Grants/Entitlement Grants	14.MSC Mainstream CARES Act Funding
11210 Number of Unit Months Leased	19658				
11270 Excess Cash	\$8,464,398				
11610 Land Purchases	\$0				
11620 Building Purchases	\$4,994,272				
11630 Furniture & Equipment - Dwelling Purchases	\$0				
11640 Furniture & Equipment - Administrative Purchases	\$0				
11650 Leasehold Improvements Purchases	\$0				
11660 Infrastructure Purchases	\$0				
13510 CFFP Debt Service Payments	\$0				
13901 Replacement Housing Factor Funds	\$0				

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	14.895 Jobs-Plus Pilot Initiative	14.182 N/C S/R Section 8 Programs
111 Cash - Unrestricted	\$8,428,185	\$0			\$1,795,891
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted	\$420,667	\$4,168,389			
114 Cash - Tenant Security Deposits	\$63,432	\$104,262			\$34,519
115 Cash - Restricted for Payment of Current Liabilities	\$1,314,249	\$238,493			
100 Total Cash	\$10,226,533	\$4,511,144	\$0	\$0	\$1,830,410
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects			\$0		
124 Accounts Receivable - Other Government					
125 Accounts Receivable - Miscellaneous	\$152,280	\$0		\$138	
126 Accounts Receivable - Tenants	\$188,781	\$916,212			\$31,980
126.1 Allowance for Doubtful Accounts -Tenants	\$0	-\$692,078	\$0	\$0	\$0
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0	
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable	\$45,375	\$0			
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$386,436	\$224,134	\$0	\$138	\$31,980
131 Investments - Unrestricted					
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets	\$107,210	\$218,522			
143 Inventories	\$16,172	\$26,243			
143.1 Allowance for Obsolete Inventories	\$0	\$0			

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	14.895 Jobs-Plus Pilot Initiative	14.182 N/C S/R Section 8 Programs
144 Inter Program Due From		\$3,843			\$0
145 Assets Held for Sale					
150 Total Current Assets	\$10,736,351	\$4,983,886	\$0	\$138	\$1,862,390
161 Land	\$2,513,021	\$8,538,698			\$54,665
162 Buildings	\$68,950,731	\$39,828,308			\$1,823,235
163 Furniture, Equipment & Machinery - Dwellings					
164 Furniture, Equipment & Machinery - Administration	\$1,878,849	\$891,056			\$95,920
165 Leasehold Improvements		\$8,891,459			\$558,110
166 Accumulated Depreciation	-\$9,669,802	-\$20,653,618			-\$2,470,163
167 Construction in Progress		\$1,972,768			
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$63,672,799	\$39,468,671	\$0	\$0	\$61,767
171 Notes, Loans and Mortgages Receivable - Non-Current		\$1,737,000			
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets	\$1,023,437	\$5,310,928			
176 Investments in Joint Ventures		\$0			
180 Total Non-Current Assets	\$64,696,236	\$46,516,599	\$0	\$0	\$61,767
200 Deferred Outflow of Resources		\$22,348			\$5,808
290 Total Assets and Deferred Outflow of Resources	\$75,432,587	\$51,522,833	\$0	\$138	\$1,929,965
311 Bank Overdraft					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	14.895 Jobs-Plus Pilot Initiative	14.182 N/C S/R Section 8 Programs
312 Accounts Payable <= 90 Days	\$1,314,249	\$238,493			\$0
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable					\$0
322 Accrued Compensated Absences - Current Portion		\$2,392			
324 Accrued Contingency Liability					
325 Accrued Interest Payable	\$23,117				
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government	\$11,563	\$95,938			
341 Tenant Security Deposits	\$63,432	\$104,262			\$34,519
342 Unearned Revenue	\$234,396	\$115,471			\$40,837
343 Current Portion of Long-term Debt - Capital	\$10,504,015	\$264,654			
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities	\$305,930				
346 Accrued Liabilities - Other	\$79,294				\$31,370
347 Inter Program - Due To		\$5,566	\$0	\$483	
348 Loan Liability - Current					
310 Total Current Liabilities	\$12,535,996	\$826,776	\$0	\$483	\$106,726
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	\$35,598,483	\$40,298,216			
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other	\$3,916,873	\$13,254,839			
354 Accrued Compensated Absences - Non Current		\$25,275			
355 Loan Liability - Non Current		\$0			
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities		\$579,887			\$150,705

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	14.895 Jobs-Plus Pilot Initiative	14.182 N/C S/R Section 8 Programs
350 Total Non-Current Liabilities	\$39,515,356	\$54,158,217	\$0	\$0	\$150,705
300 Total Liabilities	\$52,051,352	\$54,984,993	\$0	\$483	\$257,431
400 Deferred Inflow of Resources		\$2,574,538			\$61,713
508.3 Nonspendable Fund Balance					
508.4 Net Investment in Capital Assets	\$17,570,301	-\$1,094,199			\$61,767
509.3 Restricted Fund Balance					
510.3 Committed Fund Balance					
511.3 Assigned Fund Balance					
511.4 Restricted Net Position	\$420,667	\$4,168,389			\$0
512.3 Unassigned Fund Balance					
512.4 Unrestricted Net Position	\$5,390,267	-\$9,110,888	\$0	-\$345	\$1,549,054
513 Total Equity - Net Assets / Position	\$23,381,235	-\$6,036,698	\$0	-\$345	\$1,610,821
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$75,432,587	\$51,522,833	\$0	\$138	\$1,929,965

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	14.895 Jobs-Plus Pilot Initiative	14.182 N/C S/R Section 8 Programs
70300 Net Tenant Rental Revenue	\$4,842,261	\$4,046,627			\$591,110
70400 Tenant Revenue - Other	\$261,940	\$1,601,682			\$16,050
70500 Total Tenant Revenue	\$5,104,201	\$5,648,309	\$0	\$0	\$607,160
70600 HUD PHA Operating Grants			\$0		\$222,169
70610 Capital Grants		\$7,302			
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants		\$0			
71100 Investment Income - Unrestricted	\$0				\$42,028
71200 Mortgage Interest Income	\$0	\$104,220			
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery					
71500 Other Revenue	\$2,639,542	\$210,402			\$35,222
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted					
70000 Total Revenue	\$7,743,743	\$5,970,233	\$0	\$0	\$906,579
91100 Administrative Salaries	\$484,559	\$247,751			\$164,894
91200 Auditing Fees	\$63,600	\$45,773			

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	14.895 Jobs-Plus Pilot Initiative	14.182 N/C S/R Section 8 Programs
91300 Management Fee	\$274,101	\$404,473			\$50,515
91310 Book-keeping Fee	\$0	\$35,461			
91400 Advertising and Marketing	\$0				\$7,680
91500 Employee Benefit contributions - Administrative	\$248,540	\$852,491	\$72,933		\$81,338
91600 Office Expenses	\$715,832	\$203,557			\$23,184
91700 Legal Expense	\$136,226	\$11,190			\$4,372
91800 Travel	\$58,002	\$4,243			
91810 Allocated Overhead					
91900 Other	\$144,970				
91000 Total Operating - Administrative	\$2,125,830	\$1,804,939	\$72,933	\$0	\$331,983
92000 Asset Management Fee		\$49,920			
92100 Tenant Services - Salaries	\$12,821	\$48,428	\$262,729		
92200 Relocation Costs		\$7,313			
92300 Employee Benefit Contributions - Tenant Services		\$0			
92400 Tenant Services - Other	\$14,391	\$17,894			
92500 Total Tenant Services	\$27,212	\$73,635	\$262,729	\$0	\$0
93100 Water	\$342,188	\$420,075			\$101,928
93200 Electricity	\$395,358	\$841,001			\$8,353
93300 Gas	\$71,579	\$27,629			
93400 Fuel					
93500 Labor					
93600 Sewer	\$201,671	\$308,903			\$8,742
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	14.895 Jobs-Plus Pilot Initiative	14.182 N/C S/R Section 8 Programs
93000 Total Utilities	\$1,010,796	\$1,597,608	\$0	\$0	\$119,023
94100 Ordinary Maintenance and Operations - Labor	\$247,406	\$319,694			
94200 Ordinary Maintenance and Operations - Materials and	\$84,431	\$217,768			\$68,346
94300 Ordinary Maintenance and Operations Contracts	\$453,788	\$1,528,593			\$100,504
94500 Employee Benefit Contributions - Ordinary Maintenance	\$73,548				
94000 Total Maintenance	\$859,173	\$2,066,055	\$0	\$0	\$168,850
95100 Protective Services - Labor	\$0	\$18,612			
95200 Protective Services - Other Contract Costs	\$119,364	\$517,568			\$10,395
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	\$119,364	\$536,180	\$0	\$0	\$10,395
96110 Property Insurance	\$229,247	\$159,716			\$26,499
96120 Liability Insurance	\$44,718	\$113,317			\$3,909
96130 Workmen's Compensation					
96140 All Other Insurance	\$26,329	\$138,850			
96100 Total insurance Premiums	\$300,294	\$411,883	\$0	\$0	\$30,408
96200 Other General Expenses	\$2,040,651	\$82,935			
96210 Compensated Absences	\$80,046	\$53,375			
96300 Payments in Lieu of Taxes	\$0	\$145,499			
96400 Bad debt - Tenant Rents	\$44,111	\$126,965			\$21,018
96500 Bad debt - Mortgages					
96600 Bad debt - Other					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	14.895 Jobs-Plus Pilot Initiative	14.182 N/C S/R Section 8 Programs
96800 Severance Expense					
96000 Total Other General Expenses	\$2,164,808	\$408,774	\$0	\$0	\$21,018
96710 Interest of Mortgage (or Bonds) Payable	\$1,670,381	\$1,464,290			
96720 Interest on Notes Payable (Short and Long Term)					
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	\$1,670,381	\$1,464,290	\$0	\$0	\$0
96900 Total Operating Expenses	\$8,277,858	\$8,413,284	\$335,662	\$0	\$681,677
97000 Excess of Operating Revenue over Operating Expenses	-\$534,115	-\$2,443,051	-\$335,662	\$0	\$224,902
97100 Extraordinary Maintenance	\$4,104	\$73,832			
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments					
97350 HAP Portability-In					
97400 Depreciation Expense	\$2,440,504	\$1,476,196			\$14,380
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$10,722,466	\$9,963,312	\$335,662	\$0	\$696,057
10010 Operating Transfer In			\$335,660		
10020 Operating transfer Out					
10030 Operating Transfers from/to Primary Government	\$0				

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	14.895 Jobs-Plus Pilot Initiative	14.182 N/C S/R Section 8 Programs
10040 Operating Transfers from/to Component Unit	\$0	\$1,050,592			
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)	-\$2,470,000				
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	-\$2,470,000	\$1,050,592	\$335,660	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	-\$5,448,723	-\$2,942,487	-\$2	\$0	\$210,522
11020 Required Annual Debt Principal Payments	\$112,717	\$281,197	\$0	\$0	\$0
11030 Beginning Equity	\$17,109,973	\$8,625,774	\$2	-\$345	\$1,400,299
11040 Prior Period Adjustments, Equity Transfers and	\$11,719,985	-\$11,719,985			
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available	4068	8352			972
11210 Number of Unit Months Leased	3888	7818			958

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	14.895 Jobs-Plus Pilot Initiative	14.182 N/C S/R Section 8 Programs
11270 Excess Cash					
11610 Land Purchases					
11620 Building Purchases					
11630 Furniture & Equipment - Dwelling Purchases					
11640 Furniture & Equipment - Administrative Purchases					
11650 Leasehold Improvements Purchases					
11660 Infrastructure Purchases					
13510 CFFP Debt Service Payments					
13901 Replacement Housing Factor Funds					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	1 Business Activities	14.866 Revitalization of Severely Distressed Public Housing	2 State/Local	91 Other Federal Program 3	8 Other Federal Program 1
111 Cash - Unrestricted	\$12,469,629		\$2,435,502	\$77,871	
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted	\$2,495,422		\$3,202,145		
114 Cash - Tenant Security Deposits	\$300,456				
115 Cash - Restricted for Payment of Current Liabilities	\$0		\$115,782	\$0	
100 Total Cash	\$15,265,507	\$0	\$5,753,429	\$77,871	\$0
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects	\$0				
124 Accounts Receivable - Other Government	\$765,071		\$2,706,267		
125 Accounts Receivable - Miscellaneous	\$25,963		\$2,130		
126 Accounts Receivable - Tenants	\$46,282				
126.1 Allowance for Doubtful Accounts -Tenants	\$0				
126.2 Allowance for Doubtful Accounts - Other	\$0		\$0		
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable	\$0				
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$837,316	\$0	\$2,708,397	\$0	\$0
131 Investments - Unrestricted	\$0				
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets	\$16,665				
143 Inventories					
143.1 Allowance for Obsolete Inventories					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	1 Business Activities	14.866 Revitalization of Severely Distressed Public Housing	2 State/Local	91 Other Federal Program 3	8 Other Federal Program 1
144 Inter Program Due From	\$478,538		\$11,011	\$0	
145 Assets Held for Sale			\$3,438,903	\$282,292	
150 Total Current Assets	\$16,598,026	\$0	\$11,911,740	\$360,163	\$0
161 Land	\$2,390,424	\$1,562,498	\$4,507,134		
162 Buildings	\$46,944,608				
163 Furniture, Equipment & Machinery - Dwellings					
164 Furniture, Equipment & Machinery - Administration	\$175,996			\$55,480	
165 Leasehold Improvements	\$3,906,862				
166 Accumulated Depreciation	-\$33,940,313			-\$55,480	
167 Construction in Progress	\$4,742,875		\$764,355		
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$24,220,452	\$1,562,498	\$5,271,489	\$0	\$0
171 Notes, Loans and Mortgages Receivable - Non-Current	\$26,940,123	\$17,332,728	\$13,132,723		
172 Notes, Loans, & Mortgages Receivable - Non Current - Past			\$0		
173 Grants Receivable - Non Current					
174 Other Assets	\$341,317	\$28,915,409	\$3,529,057		
176 Investments in Joint Ventures					
180 Total Non-Current Assets	\$51,501,892	\$47,810,635	\$21,933,269	\$0	\$0
200 Deferred Outflow of Resources	\$40,249		\$15,035		
290 Total Assets and Deferred Outflow of Resources	\$68,140,167	\$47,810,635	\$33,860,044	\$360,163	\$0
311 Bank Overdraft					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	1 Business Activities	14.866 Revitalization of Severely Distressed Public Housing	2 State/Local	91 Other Federal Program 3	8 Other Federal Program 1
312 Accounts Payable <= 90 Days	\$30,763		\$115,782	\$1,795	
313 Accounts Payable >90 Days Past Due			\$1,682		
321 Accrued Wage/Payroll Taxes Payable					
322 Accrued Compensated Absences - Current Portion			\$3,251		
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs			\$0		
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government	\$572		\$1,203		
341 Tenant Security Deposits	\$299,242				
342 Unearned Revenue	\$343,377		\$0		
343 Current Portion of Long-term Debt - Capital	\$610,322				
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities	\$0		\$0		
346 Accrued Liabilities - Other	\$266,982		\$119,183		
347 Inter Program - Due To			\$478,538		
348 Loan Liability - Current					
310 Total Current Liabilities	\$1,551,258	\$0	\$719,639	\$1,795	\$0
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	\$28,723,359				
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other	\$11,259,269		\$1,894,188		
354 Accrued Compensated Absences - Non Current			\$34,363		
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities	\$1,044,401		\$390,113		

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	1 Business Activities	14.866 Revitalization of Severely Distressed Public Housing	2 State/Local	91 Other Federal Program 3	8 Other Federal Program 1
350 Total Non-Current Liabilities	\$41,027,029	\$0	\$2,318,664	\$0	\$0
300 Total Liabilities	\$42,578,287	\$0	\$3,038,303	\$1,795	\$0
400 Deferred Inflow of Resources	\$427,677		\$159,753		
508.3 Nonspendable Fund Balance					
508.4 Net Investment in Capital Assets	-\$5,113,229	\$1,562,498	\$5,271,489		
509.3 Restricted Fund Balance					
510.3 Committed Fund Balance					
511.3 Assigned Fund Balance					
511.4 Restricted Net Position	\$2,495,422		\$3,202,145		
512.3 Unassigned Fund Balance					
512.4 Unrestricted Net Position	\$27,752,010	\$46,248,137	\$22,188,354	\$358,368	\$0
513 Total Equity - Net Assets / Position	\$25,134,203	\$47,810,635	\$30,661,988	\$358,368	\$0
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$68,140,167	\$47,810,635	\$33,860,044	\$360,163	\$0

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	1 Business Activities	14.866 Revitalization of Severely Distressed Public Housing	2 State/Local	91 Other Federal Program 3	8 Other Federal Program 1
70300 Net Tenant Rental Revenue	\$9,259,224			\$13,440	
70400 Tenant Revenue - Other	\$314,822		\$2,128		
70500 Total Tenant Revenue	\$9,574,046	\$0	\$2,128	\$13,440	\$0
70600 HUD PHA Operating Grants					
70610 Capital Grants					
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants			\$6,925,074		
71100 Investment Income - Unrestricted	\$9,805		\$32,076		
71200 Mortgage Interest Income	\$598,136	\$2,376,985	\$934,376		
71300 Proceeds from Disposition of Assets Held for Sale			\$479,547		
71310 Cost of Sale of Assets			\$0		
71400 Fraud Recovery					
71500 Other Revenue	\$2,389,170		\$95,463		
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted					
70000 Total Revenue	\$12,571,157	\$2,376,985	\$8,468,664	\$13,440	\$0
91100 Administrative Salaries	\$378,043		\$423,839		
91200 Auditing Fees					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	1 Business Activities	14.866 Revitalization of Severely Distressed Public Housing	2 State/Local	91 Other Federal Program 3	8 Other Federal Program 1
91300 Management Fee	\$354,882				
91310 Book-keeping Fee					
91400 Advertising and Marketing	\$132,451		\$3,032		
91500 Employee Benefit contributions - Administrative	\$433,079		-\$61,139		
91600 Office Expenses	\$157,857		\$20,923		
91700 Legal Expense	\$80,237		\$2,111	\$2,518	
91800 Travel	\$20,678		\$3,035		
91810 Allocated Overhead					
91900 Other	\$0				
91000 Total Operating - Administrative	\$1,557,227	\$0	\$391,801	\$2,518	\$0
92000 Asset Management Fee					
92100 Tenant Services - Salaries	\$10,569		\$3,003		
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services			\$0		
92400 Tenant Services - Other	\$686,086		\$988		
92500 Total Tenant Services	\$696,655	\$0	\$3,991	\$0	\$0
93100 Water	\$583,903				
93200 Electricity	\$123,219				
93300 Gas	\$86,267				
93400 Fuel					
93500 Labor					
93600 Sewer	\$333,436				
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense	\$150,313				

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	1 Business Activities	14.866 Revitalization of Severely Distressed Public Housing	2 State/Local	91 Other Federal Program 3	8 Other Federal Program 1
93000 Total Utilities	\$1,277,138	\$0	\$0	\$0	\$0
94100 Ordinary Maintenance and Operations - Labor	\$754,121				
94200 Ordinary Maintenance and Operations - Materials and	\$172,066				
94300 Ordinary Maintenance and Operations Contracts	\$1,294,204				
94500 Employee Benefit Contributions - Ordinary Maintenance					
94000 Total Maintenance	\$2,220,391	\$0	\$0	\$0	\$0
95100 Protective Services - Labor					
95200 Protective Services - Other Contract Costs	\$114,547				
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	\$114,547	\$0	\$0	\$0	\$0
96110 Property Insurance	\$118,312				
96120 Liability Insurance	\$41,540		\$3,447		
96130 Workmen's Compensation					
96140 All Other Insurance					
96100 Total insurance Premiums	\$159,852	\$0	\$3,447	\$0	\$0
96200 Other General Expenses	\$2,528		\$1,597,963		
96210 Compensated Absences					
96300 Payments in Lieu of Taxes					
96400 Bad debt - Tenant Rents	\$212,168				
96500 Bad debt - Mortgages					
96600 Bad debt - Other					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	1 Business Activities	14.866 Revitalization of Severely Distressed Public Housing	2 State/Local	91 Other Federal Program 3	8 Other Federal Program 1
96800 Severance Expense					
96000 Total Other General Expenses	\$214,696	\$0	\$1,597,963	\$0	\$0
96710 Interest of Mortgage (or Bonds) Payable	\$1,565,883				
96720 Interest on Notes Payable (Short and Long Term)					
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	\$1,565,883	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$7,806,389	\$0	\$1,997,202	\$2,518	\$0
97000 Excess of Operating Revenue over Operating Expenses	\$4,764,768	\$2,376,985	\$6,471,462	\$10,922	\$0
97100 Extraordinary Maintenance	\$320,223		\$1,675,305		
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments			\$367,213		
97350 HAP Portability-In					
97400 Depreciation Expense	\$1,844,583				
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$9,971,195	\$0	\$4,039,720	\$2,518	\$0
10010 Operating Transfer In			\$30,751		
10020 Operating transfer Out	-\$3,835,660		-\$1,030,751		
10030 Operating Transfers from/to Primary Government		\$0			

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	1 Business Activities	14.866 Revitalization of Severely Distressed Public Housing	2 State/Local	91 Other Federal Program 3	8 Other Federal Program 1
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	-\$3,835,660	\$0	-\$1,000,000	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	-\$1,235,698	\$2,376,985	\$3,428,944	\$10,922	\$0
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$26,369,901	\$45,433,650	\$27,233,044	\$347,446	\$0
11040 Prior Period Adjustments, Equity Transfers and					
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available					
11210 Number of Unit Months Leased					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	1 Business Activities	14.866 Revitalization of Severely Distressed Public Housing	2 State/Local	91 Other Federal Program 3	8 Other Federal Program 1
11270 Excess Cash					
11610 Land Purchases					
11620 Building Purchases					
11630 Furniture & Equipment - Dwelling Purchases					
11640 Furniture & Equipment - Administrative Purchases					
11650 Leasehold Improvements Purchases					
11660 Infrastructure Purchases					
13510 CFFP Debt Service Payments					
13901 Replacement Housing Factor Funds					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	9 Other Federal Program 2	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services
111 Cash - Unrestricted	\$765,149	\$4,614		\$225,590	
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted		\$769		\$487,005	
114 Cash - Tenant Security Deposits					
115 Cash - Restricted for Payment of Current Liabilities			\$0		
100 Total Cash	\$765,149	\$5,383	\$0	\$712,595	\$0
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects		\$7,500		\$807,892	\$291,701
124 Accounts Receivable - Other Government			\$63,452	\$340,309	
125 Accounts Receivable - Miscellaneous	\$2,000			\$668	
126 Accounts Receivable - Tenants			\$0	\$2,323	
126.1 Allowance for Doubtful Accounts -Tenants			\$0	\$0	
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0	\$0
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable					
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$2,000	\$7,500	\$63,452	\$1,151,192	\$291,701
131 Investments - Unrestricted					
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets					
143 Inventories					
143.1 Allowance for Obsolete Inventories					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	9 Other Federal Program 2	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services
144 Inter Program Due From	\$0	\$22,363		\$0	
145 Assets Held for Sale					
150 Total Current Assets	\$767,149	\$35,246	\$63,452	\$1,863,787	\$291,701
161 Land					
162 Buildings	\$12,230				\$5,333
163 Furniture, Equipment & Machinery - Dwellings					
164 Furniture, Equipment & Machinery - Administration					
165 Leasehold Improvements					
166 Accumulated Depreciation	-\$12,230				-\$5,333
167 Construction in Progress					
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$0	\$0	\$0	\$0
171 Notes, Loans and Mortgages Receivable - Non-Current					
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets					
176 Investments in Joint Ventures					
180 Total Non-Current Assets	\$0	\$0	\$0	\$0	\$0
200 Deferred Outflow of Resources			\$5,402	\$51,207	
290 Total Assets and Deferred Outflow of Resources	\$767,149	\$35,246	\$68,854	\$1,914,994	\$291,701
311 Bank Overdraft					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	9 Other Federal Program 2	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services
312 Accounts Payable <= 90 Days			\$480	\$8,231	\$1,210
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable					
322 Accrued Compensated Absences - Current Portion				\$12,836	
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government					
341 Tenant Security Deposits					
342 Unearned Revenue		\$0		\$0	
343 Current Portion of Long-term Debt - Capital					
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities	\$2,000				
346 Accrued Liabilities - Other				\$443,382	
347 Inter Program - Due To		\$0	\$322,692	\$69,842	\$290,534
348 Loan Liability - Current					
310 Total Current Liabilities	\$2,000	\$0	\$323,172	\$534,291	\$291,744
351 Long-term Debt, Net of Current - Capital Projects/Mortgage					
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other					
354 Accrued Compensated Absences - Non Current				\$135,656	
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities			\$140,176	\$1,328,750	

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	9 Other Federal Program 2	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services
350 Total Non-Current Liabilities	\$0	\$0	\$140,176	\$1,464,406	\$0
300 Total Liabilities	\$2,000	\$0	\$463,348	\$1,998,697	\$291,744
400 Deferred Inflow of Resources			\$57,401	\$544,117	
508.3 Nonspendable Fund Balance					
508.4 Net Investment in Capital Assets				\$0	
509.3 Restricted Fund Balance					
510.3 Committed Fund Balance					
511.3 Assigned Fund Balance					
511.4 Restricted Net Position		\$769		\$487,005	
512.3 Unassigned Fund Balance					
512.4 Unrestricted Net Position	\$765,149	\$34,477	-\$451,895	-\$1,114,825	-\$43
513 Total Equity - Net Assets / Position	\$765,149	\$35,246	-\$451,895	-\$627,820	-\$43
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$767,149	\$35,246	\$68,854	\$1,914,994	\$291,701

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	9 Other Federal Program 2	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services
70300 Net Tenant Rental Revenue					
70400 Tenant Revenue - Other					
70500 Total Tenant Revenue	\$0	\$0	\$0	\$0	\$0
70600 HUD PHA Operating Grants		\$203,330		\$43,948,523	\$127,826
70610 Capital Grants			\$0		
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants			\$933,581		
71100 Investment Income - Unrestricted					
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery				\$0	
71500 Other Revenue				\$168,027	
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted					
70000 Total Revenue	\$0	\$203,330	\$933,581	\$44,116,550	\$127,826
91100 Administrative Salaries			\$153,374	\$1,155,111	
91200 Auditing Fees		\$3,985		\$44,292	

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	9 Other Federal Program 2	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services
91300 Management Fee				\$595,740	
91310 Book-keeping Fee				\$372,338	
91400 Advertising and Marketing		\$33		\$10,533	
91500 Employee Benefit contributions - Administrative		\$1,821	\$82,228	\$720,621	\$34,468
91600 Office Expenses		\$384	\$14,918	\$142,785	\$16,312
91700 Legal Expense			\$1,836	\$6,517	
91800 Travel			\$80	\$7,514	
91810 Allocated Overhead					
91900 Other			\$0	\$0	
91000 Total Operating - Administrative	\$0	\$6,223	\$252,436	\$3,055,451	\$50,780
92000 Asset Management Fee					
92100 Tenant Services - Salaries					\$68,227
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services					
92400 Tenant Services - Other		\$5		\$1,412	
92500 Total Tenant Services	\$0	\$5	\$0	\$1,412	\$68,227
93100 Water					
93200 Electricity					
93300 Gas					
93400 Fuel					
93500 Labor					
93600 Sewer					
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	9 Other Federal Program 2	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services
93000 Total Utilities	\$0	\$0	\$0	\$0	\$0
94100 Ordinary Maintenance and Operations - Labor		\$1,019		\$298,743	
94200 Ordinary Maintenance and Operations - Materials and					
94300 Ordinary Maintenance and Operations Contracts					
94500 Employee Benefit Contributions - Ordinary Maintenance					
94000 Total Maintenance	\$0	\$1,019	\$0	\$298,743	\$0
95100 Protective Services - Labor					
95200 Protective Services - Other Contract Costs					
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance					
96120 Liability Insurance				\$17,734	
96130 Workmen's Compensation					
96140 All Other Insurance					
96100 Total insurance Premiums	\$0	\$0	\$0	\$17,734	\$0
96200 Other General Expenses			\$578,109		\$0
96210 Compensated Absences				\$1,952	
96300 Payments in Lieu of Taxes					
96400 Bad debt - Tenant Rents				\$22,442	\$8,819
96500 Bad debt - Mortgages					
96600 Bad debt - Other					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	9 Other Federal Program 2	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services
96800 Severance Expense					
96000 Total Other General Expenses	\$0	\$0	\$578,109	\$24,394	\$8,819
96710 Interest of Mortgage (or Bonds) Payable					
96720 Interest on Notes Payable (Short and Long Term)					
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$0	\$7,247	\$830,545	\$3,397,734	\$127,826
97000 Excess of Operating Revenue over Operating Expenses	\$0	\$196,083	\$103,036	\$40,718,816	\$0
97100 Extraordinary Maintenance					
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments		\$171,247		\$40,968,180	
97350 HAP Portability-In				\$308	
97400 Depreciation Expense					
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$0	\$178,494	\$830,545	\$44,366,222	\$127,826
10010 Operating Transfer In					
10020 Operating transfer Out					
10030 Operating Transfers from/to Primary Government					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	9 Other Federal Program 2	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$0	\$24,836	\$103,036	-\$249,672	\$0
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$765,149	\$10,410	-\$554,931	-\$378,148	-\$43
11040 Prior Period Adjustments, Equity Transfers and					
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity				-\$627,820	
11180 Housing Assistance Payments Equity				\$0	
11190 Unit Months Available		480		53431	
11210 Number of Unit Months Leased		176		53431	

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	9 Other Federal Program 2	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services
11270 Excess Cash					
11610 Land Purchases					
11620 Building Purchases					
11630 Furniture & Equipment - Dwelling Purchases					
11640 Furniture & Equipment - Administrative Purchases					
11650 Leasehold Improvements Purchases					
11660 Infrastructure Purchases					
13510 CFFP Debt Service Payments					
13901 Replacement Housing Factor Funds					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.HCC HCV CARES Act Funding	20.516 Job Access_Reverse Commute	14.889 Choice Neighborhoods Implementation Grants	14.EHV Emergency Housing Voucher	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy
111 Cash - Unrestricted				\$151,483	
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted					\$142
114 Cash - Tenant Security Deposits					
115 Cash - Restricted for Payment of Current Liabilities			\$0		
100 Total Cash	\$0	\$0	\$0	\$151,483	\$142
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects			\$1,570,692		
124 Accounts Receivable - Other Government					
125 Accounts Receivable - Miscellaneous					
126 Accounts Receivable - Tenants					
126.1 Allowance for Doubtful Accounts -Tenants					\$0
126.2 Allowance for Doubtful Accounts - Other			\$0	\$0	
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable					
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$0	\$0	\$1,570,692	\$0	\$0
131 Investments - Unrestricted					
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets					
143 Inventories					
143.1 Allowance for Obsolete Inventories					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.HCC HCV CARES Act Funding	20.516 Job Access_Reverse Commute	14.889 Choice Neighborhoods Implementation Grants	14.EHV Emergency Housing Voucher	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy
144 Inter Program Due From					
145 Assets Held for Sale					
150 Total Current Assets	\$0	\$0	\$1,570,692	\$151,483	\$142
161 Land					
162 Buildings					
163 Furniture, Equipment & Machinery - Dwellings					
164 Furniture, Equipment & Machinery - Administration					
165 Leasehold Improvements					
166 Accumulated Depreciation					
167 Construction in Progress			\$12,461,583		
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$0	\$12,461,583	\$0	\$0
171 Notes, Loans and Mortgages Receivable - Non-Current			\$0		
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets					
176 Investments in Joint Ventures					
180 Total Non-Current Assets	\$0	\$0	\$12,461,583	\$0	\$0
200 Deferred Outflow of Resources					\$2,174
290 Total Assets and Deferred Outflow of Resources	\$0	\$0	\$14,032,275	\$151,483	\$2,316
311 Bank Overdraft					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.HCC HCV CARES Act Funding	20.516 Job Access_Reverse Commute	14.889 Choice Neighborhoods Implementation Grants	14.EHV Emergency Housing Voucher	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy
312 Accounts Payable <= 90 Days			\$550,723		
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable					
322 Accrued Compensated Absences - Current Portion					
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government					
341 Tenant Security Deposits					
342 Unearned Revenue				\$0	
343 Current Portion of Long-term Debt - Capital					
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities					
346 Accrued Liabilities - Other			\$0	\$112,174	
347 Inter Program - Due To			\$1,377,743		\$30,920
348 Loan Liability - Current					
310 Total Current Liabilities	\$0	\$0	\$1,928,466	\$112,174	\$30,920
351 Long-term Debt, Net of Current - Capital Projects/Mortgage					
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other			\$63,271		
354 Accrued Compensated Absences - Non Current					
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities					\$56,420

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.HCC HCV CARES Act Funding	20.516 Job Access_Reverse Commute	14.889 Choice Neighborhoods Implementation Grants	14.EHV Emergency Housing Voucher	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy
350 Total Non-Current Liabilities	\$0	\$0	\$63,271	\$0	\$56,420
300 Total Liabilities	\$0	\$0	\$1,991,737	\$112,174	\$87,340
400 Deferred Inflow of Resources					\$23,104
508.3 Nonspendable Fund Balance					
508.4 Net Investment in Capital Assets			\$12,461,583		
509.3 Restricted Fund Balance					
510.3 Committed Fund Balance					
511.3 Assigned Fund Balance					
511.4 Restricted Net Position					\$142
512.3 Unassigned Fund Balance					
512.4 Unrestricted Net Position	\$0	\$0	-\$421,045	\$39,309	-\$108,270
513 Total Equity - Net Assets / Position	\$0	\$0	\$12,040,538	\$39,309	-\$108,128
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$0	\$0	\$14,032,275	\$151,483	\$2,316

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.HCC HCV CARES Act Funding	20.516 Job Access_Reverse Commute	14.889 Choice Neighborhoods Implementation Grants	14.EHV Emergency Housing Voucher	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy
70300 Net Tenant Rental Revenue					
70400 Tenant Revenue - Other					
70500 Total Tenant Revenue	\$0	\$0	\$0	\$0	\$0
70600 HUD PHA Operating Grants			\$514,278	\$216,045	\$385,929
70610 Capital Grants			\$7,747,175		
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants					
71100 Investment Income - Unrestricted					
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery					
71500 Other Revenue					
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted					
70000 Total Revenue	\$0	\$0	\$8,261,453	\$216,045	\$385,929
91100 Administrative Salaries			\$362,678	\$9,657	\$61,732
91200 Auditing Fees			\$10,500		

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.HCC HCV CARES Act Funding	20.516 Job Access_Reverse Commute	14.889 Choice Neighborhoods Implementation Grants	14.EHV Emergency Housing Voucher	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy
91300 Management Fee					\$7,332
91310 Book-keeping Fee					\$4,583
91400 Advertising and Marketing				\$80	
91500 Employee Benefit contributions - Administrative			\$127,450	\$4,456	\$25,228
91600 Office Expenses			\$0	\$925	\$100
91700 Legal Expense					
91800 Travel					
91810 Allocated Overhead					
91900 Other					
91000 Total Operating - Administrative	\$0	\$0	\$500,628	\$15,118	\$98,975
92000 Asset Management Fee					
92100 Tenant Services - Salaries					
92200 Relocation Costs			\$13,650		
92300 Employee Benefit Contributions - Tenant Services					
92400 Tenant Services - Other				\$12,532	
92500 Total Tenant Services	\$0	\$0	\$13,650	\$12,532	\$0
93100 Water					
93200 Electricity					
93300 Gas					
93400 Fuel					
93500 Labor					
93600 Sewer					
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.HCC HCV CARES Act Funding	20.516 Job Access_Reverse Commute	14.889 Choice Neighborhoods Implementation Grants	14.EHV Emergency Housing Voucher	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy
93000 Total Utilities	\$0	\$0	\$0	\$0	\$0
94100 Ordinary Maintenance and Operations - Labor				\$2,463	
94200 Ordinary Maintenance and Operations - Materials and					
94300 Ordinary Maintenance and Operations Contracts					
94500 Employee Benefit Contributions - Ordinary Maintenance					
94000 Total Maintenance	\$0	\$0	\$0	\$2,463	\$0
95100 Protective Services - Labor					
95200 Protective Services - Other Contract Costs					
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance					
96120 Liability Insurance					
96130 Workmen's Compensation					
96140 All Other Insurance					
96100 Total insurance Premiums	\$0	\$0	\$0	\$0	\$0
96200 Other General Expenses					
96210 Compensated Absences					
96300 Payments in Lieu of Taxes					
96400 Bad debt - Tenant Rents					
96500 Bad debt - Mortgages					
96600 Bad debt - Other					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.HCC HCV CARES Act Funding	20.516 Job Access_Reverse Commute	14.889 Choice Neighborhoods Implementation Grants	14.EHV Emergency Housing Voucher	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy
96800 Severance Expense					
96000 Total Other General Expenses	\$0	\$0	\$0	\$0	\$0
96710 Interest of Mortgage (or Bonds) Payable					
96720 Interest on Notes Payable (Short and Long Term)					
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$0	\$0	\$514,278	\$30,113	\$98,975
97000 Excess of Operating Revenue over Operating Expenses	\$0	\$0	\$7,747,175	\$185,932	\$286,954
97100 Extraordinary Maintenance					
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments				\$396,341	\$281,424
97350 HAP Portability-In					
97400 Depreciation Expense					
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$0	\$0	\$514,278	\$426,454	\$380,399
10010 Operating Transfer In				\$0	
10020 Operating transfer Out					
10030 Operating Transfers from/to Primary Government				\$0	

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.HCC HCV CARES Act Funding	20.516 Job Access_Reverse Commute	14.889 Choice Neighborhoods Implementation Grants	14.EHV Emergency Housing Voucher	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$0	\$0	\$7,747,175	-\$210,409	\$5,530
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$0	\$0	\$4,293,363	\$249,718	-\$113,658
11040 Prior Period Adjustments, Equity Transfers and					
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available				756	
11210 Number of Unit Months Leased				426	

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.HCC HCV CARES Act Funding	20.516 Job Access_Reverse Commute	14.889 Choice Neighborhoods Implementation Grants	14.EHV Emergency Housing Voucher	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy
11270 Excess Cash					
11610 Land Purchases					
11620 Building Purchases					
11630 Furniture & Equipment - Dwelling Purchases					
11640 Furniture & Equipment - Administrative Purchases					
11650 Leasehold Improvements Purchases					
11660 Infrastructure Purchases					
13510 CFFP Debt Service Payments					
13901 Replacement Housing Factor Funds					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.169 Housing Counseling Assistance Program	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted		\$8,061,019	\$44,061,353		\$44,061,353
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted			\$11,747,601		\$11,747,601
114 Cash - Tenant Security Deposits			\$793,656		\$793,656
115 Cash - Restricted for Payment of Current Liabilities		\$215,450	\$2,867,949		\$2,867,949
100 Total Cash	\$0	\$8,276,469	\$59,470,559	\$0	\$59,470,559
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects			\$3,110,613		\$3,110,613
124 Accounts Receivable - Other Government	\$0		\$3,884,171		\$3,884,171
125 Accounts Receivable - Miscellaneous	\$0	\$2,113,306	\$2,392,008		\$2,392,008
126 Accounts Receivable - Tenants			\$1,812,905		\$1,812,905
126.1 Allowance for Doubtful Accounts -Tenants			-\$909,080		-\$909,080
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	-\$1,108		-\$1,108
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable			\$45,375		\$45,375
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$0	\$2,113,306	\$10,334,884	\$0	\$10,334,884
131 Investments - Unrestricted		\$24,167	\$24,167		\$24,167
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets		\$253,221	\$595,618		\$595,618
143 Inventories		\$295,478	\$537,338		\$537,338
143.1 Allowance for Obsolete Inventories		\$0	\$0		\$0

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.169 Housing Counseling Assistance Program	COCC	Subtotal	ELIM	Total
144 Inter Program Due From		\$2,300,755	\$2,948,958	-\$2,948,958	\$0
145 Assets Held for Sale		\$228,700	\$4,896,325		\$4,896,325
150 Total Current Assets	\$0	\$13,492,096	\$78,807,849	-\$2,948,958	\$75,858,891
161 Land		\$115,568	\$27,368,401		\$27,368,401
162 Buildings		\$3,224,722	\$248,291,752		\$248,291,752
163 Furniture, Equipment & Machinery - Dwellings					
164 Furniture, Equipment & Machinery - Administration		\$2,874,498	\$6,754,452		\$6,754,452
165 Leasehold Improvements		\$236,437	\$55,067,418		\$55,067,418
166 Accumulated Depreciation		-\$5,754,778	-\$182,308,813		-\$182,308,813
167 Construction in Progress			\$40,256,119		\$40,256,119
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$696,447	\$195,429,329	\$0	\$195,429,329
171 Notes, Loans and Mortgages Receivable - Non-Current		\$5,920,363	\$88,731,709	-\$37,719,197	\$51,012,512
172 Notes, Loans, & Mortgages Receivable - Non Current - Past			\$0		\$0
173 Grants Receivable - Non Current					
174 Other Assets		\$197,089	\$50,453,942	-\$13,322,595	\$37,131,347
176 Investments in Joint Ventures			\$0		\$0
180 Total Non-Current Assets	\$0	\$6,813,899	\$334,614,980	-\$51,041,792	\$283,573,188
200 Deferred Outflow of Resources		\$251,842	\$506,990		\$506,990
290 Total Assets and Deferred Outflow of Resources	\$0	\$20,557,837	\$413,929,819	-\$53,990,750	\$359,939,069
311 Bank Overdraft					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.169 Housing Counseling Assistance Program	COCC	Subtotal	ELIM	Total
312 Accounts Payable <= 90 Days	\$37	\$215,450	\$3,510,980		\$3,510,980
313 Accounts Payable >90 Days Past Due			\$1,682		\$1,682
321 Accrued Wage/Payroll Taxes Payable		\$566,827	\$566,827		\$566,827
322 Accrued Compensated Absences - Current Portion		\$76,240	\$109,692		\$109,692
324 Accrued Contingency Liability					
325 Accrued Interest Payable			\$23,117		\$23,117
331 Accounts Payable - HUD PHA Programs			\$0		\$0
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government		\$277,906	\$504,760		\$504,760
341 Tenant Security Deposits			\$792,442		\$792,442
342 Unearned Revenue			\$882,897		\$882,897
343 Current Portion of Long-term Debt - Capital			\$11,378,991		\$11,378,991
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities			\$307,930		\$307,930
346 Accrued Liabilities - Other		\$17,152	\$1,113,953		\$1,113,953
347 Inter Program - Due To	\$25,685		\$2,948,958	-\$2,948,958	\$0
348 Loan Liability - Current					
310 Total Current Liabilities	\$25,722	\$1,153,575	\$22,142,229	-\$2,948,958	\$19,193,271
351 Long-term Debt, Net of Current - Capital Projects/Mortgage			\$104,620,058	-\$37,815,197	\$66,804,861
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other		\$1,950	\$30,703,153	-\$13,226,595	\$17,476,558
354 Accrued Compensated Absences - Non Current		\$805,762	\$1,159,294		\$1,159,294
355 Loan Liability - Non Current			\$0		\$0
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities		\$6,534,927	\$13,155,619		\$13,155,619

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.169 Housing Counseling Assistance Program	COCC	Subtotal	ELIM	Total
350 Total Non-Current Liabilities	\$0	\$7,342,639	\$149,638,124	-\$51,041,792	\$98,596,332
300 Total Liabilities	\$25,722	\$8,496,214	\$171,780,353	-\$53,990,750	\$117,789,603
400 Deferred Inflow of Resources		\$2,676,022	\$7,724,242		\$7,724,242
508.3 Nonspendable Fund Balance					
508.4 Net Investment in Capital Assets		\$696,447	\$79,430,280	\$37,815,197	\$117,245,477
509.3 Restricted Fund Balance					
510.3 Committed Fund Balance					
511.3 Assigned Fund Balance					
511.4 Restricted Net Position			\$11,747,601		\$11,747,601
512.3 Unassigned Fund Balance					
512.4 Unrestricted Net Position	-\$25,722	\$8,689,154	\$143,247,343	-\$37,815,197	\$105,432,146
513 Total Equity - Net Assets / Position	-\$25,722	\$9,385,601	\$234,425,224	\$0	\$234,425,224
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$0	\$20,557,837	\$413,929,819	-\$53,990,750	\$359,939,069

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.169 Housing Counseling Assistance Program	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue			\$24,563,443	-\$711,272	\$23,852,171
70400 Tenant Revenue - Other			\$2,511,427		\$2,511,427
70500 Total Tenant Revenue	\$0	\$0	\$27,074,870	-\$711,272	\$26,363,598
70600 HUD PHA Operating Grants			\$62,243,383		\$62,243,383
70610 Capital Grants			\$13,010,766		\$13,010,766
70710 Management Fee		\$3,220,537	\$3,220,537	-\$3,220,537	\$0
70720 Asset Management Fee		\$282,070	\$282,070	-\$282,070	\$0
70730 Book Keeping Fee		\$561,965	\$561,965	-\$561,965	\$0
70740 Front Line Service Fee		\$2,018,130	\$2,018,130	-\$2,018,130	\$0
70750 Other Fees					
70700 Total Fee Revenue		\$6,082,702	\$6,082,702	-\$6,082,702	\$0
70800 Other Government Grants	\$32,931		\$7,891,586		\$7,891,586
71100 Investment Income - Unrestricted		\$121,921	\$274,813		\$274,813
71200 Mortgage Interest Income		\$13,129	\$4,851,338	-\$117,178	\$4,734,160
71300 Proceeds from Disposition of Assets Held for Sale		\$16,700	\$496,247		\$496,247
71310 Cost of Sale of Assets		\$0	\$0		\$0
71400 Fraud Recovery			\$0		\$0
71500 Other Revenue	\$0	\$170,137	\$6,327,984		\$6,327,984
71600 Gain or Loss on Sale of Capital Assets		\$0	-\$2,043,694		-\$2,043,694
72000 Investment Income - Restricted					
70000 Total Revenue	\$32,931	\$6,404,589	\$126,209,995	-\$6,911,152	\$119,298,843
91100 Administrative Salaries	\$66,960	\$4,025,605	\$8,570,912		\$8,570,912
91200 Auditing Fees		\$29,736	\$256,168		\$256,168

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.169 Housing Counseling Assistance Program	COCC	Subtotal	ELIM	Total
91300 Management Fee			\$3,220,537	-\$3,220,537	\$0
91310 Book-keeping Fee			\$561,965	-\$561,965	\$0
91400 Advertising and Marketing		\$28,811	\$190,055		\$190,055
91500 Employee Benefit contributions - Administrative	\$21,736	\$1,422,649	\$4,809,814		\$4,809,814
91600 Office Expenses	\$37	\$466,908	\$2,451,776		\$2,451,776
91700 Legal Expense		\$287,423	\$597,107		\$597,107
91800 Travel	\$0	\$56,184	\$168,890		\$168,890
91810 Allocated Overhead					
91900 Other	\$0	\$566,302	\$711,272	-\$711,272	\$0
91000 Total Operating - Administrative	\$88,733	\$6,883,618	\$21,538,496	-\$4,493,774	\$17,044,722
92000 Asset Management Fee			\$282,070	-\$282,070	\$0
92100 Tenant Services - Salaries		\$135,842	\$711,697		\$711,697
92200 Relocation Costs			\$244,875		\$244,875
92300 Employee Benefit Contributions - Tenant Services			\$44,049		\$44,049
92400 Tenant Services - Other		\$21,934	\$811,294		\$811,294
92500 Total Tenant Services	\$0	\$157,776	\$1,811,915	\$0	\$1,811,915
93100 Water		\$13,550	\$4,099,949		\$4,099,949
93200 Electricity		\$49,708	\$2,978,815		\$2,978,815
93300 Gas		\$23,489	\$701,750		\$701,750
93400 Fuel					
93500 Labor					
93600 Sewer		\$21,016	\$2,949,992		\$2,949,992
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense			\$150,313		\$150,313

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.169 Housing Counseling Assistance Program	COCC	Subtotal	ELIM	Total
93000 Total Utilities	\$0	\$107,763	\$10,880,819	\$0	\$10,880,819
94100 Ordinary Maintenance and Operations - Labor		\$1,963,446	\$5,537,802	-\$1,854,002	\$3,683,800
94200 Ordinary Maintenance and Operations - Materials and		\$635,046	\$1,691,596		\$1,691,596
94300 Ordinary Maintenance and Operations Contracts		\$711,676	\$7,588,027	-\$398,484	\$7,189,543
94500 Employee Benefit Contributions - Ordinary Maintenance			\$693,998		\$693,998
94000 Total Maintenance	\$0	\$3,310,168	\$15,511,423	-\$2,252,486	\$13,258,937
95100 Protective Services - Labor		\$265,506	\$449,893		\$449,893
95200 Protective Services - Other Contract Costs		\$164,910	\$1,554,129		\$1,554,129
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services			\$41,078		\$41,078
95000 Total Protective Services	\$0	\$430,416	\$2,045,100	\$0	\$2,045,100
96110 Property Insurance		\$38,252	\$847,172		\$847,172
96120 Liability Insurance		\$119,893	\$473,861		\$473,861
96130 Workmen's Compensation					
96140 All Other Insurance			\$165,179		\$165,179
96100 Total insurance Premiums	\$0	\$158,145	\$1,486,212	\$0	\$1,486,212
96200 Other General Expenses		\$0	\$4,503,867		\$4,503,867
96210 Compensated Absences		\$1,305,525	\$1,441,409		\$1,441,409
96300 Payments in Lieu of Taxes			\$145,499		\$145,499
96400 Bad debt - Tenant Rents			\$623,891		\$623,891
96500 Bad debt - Mortgages					
96600 Bad debt - Other					

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.169 Housing Counseling Assistance Program	COCC	Subtotal	ELIM	Total
96800 Severance Expense					
96000 Total Other General Expenses	\$0	\$1,305,525	\$6,714,666	\$0	\$6,714,666
96710 Interest of Mortgage (or Bonds) Payable			\$4,700,554	\$117,178	\$4,817,732
96720 Interest on Notes Payable (Short and Long Term)					
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$4,700,554	\$117,178	\$4,817,732
96900 Total Operating Expenses	\$88,733	\$12,353,411	\$64,971,255	-\$6,911,152	\$58,060,103
97000 Excess of Operating Revenue over Operating Expenses	-\$55,802	-\$5,948,822	\$61,238,740	\$0	\$61,238,740
97100 Extraordinary Maintenance		\$19,548	\$2,790,494		\$2,790,494
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments			\$42,184,405		\$42,184,405
97350 HAP Portability-In			\$308		\$308
97400 Depreciation Expense		\$167,029	\$8,842,508		\$8,842,508
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$88,733	\$12,539,988	\$118,788,970	-\$6,911,152	\$111,877,818
10010 Operating Transfer In	\$0	\$4,500,000	\$4,866,411	-\$4,866,411	\$0
10020 Operating transfer Out			-\$4,866,411	\$4,866,411	\$0
10030 Operating Transfers from/to Primary Government			\$0		\$0

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.169 Housing Counseling Assistance Program	COCC	Subtotal	ELIM	Total
10040 Operating Transfers from/to Component Unit			\$0		\$0
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)			-\$2,470,000		-\$2,470,000
10091 Inter Project Excess Cash Transfer In			\$1,000,000	-\$1,000,000	\$0
10092 Inter Project Excess Cash Transfer Out			-\$1,000,000	\$1,000,000	\$0
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	\$0	\$4,500,000	-\$2,470,000	\$0	-\$2,470,000
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	-\$55,802	-\$1,635,399	\$4,951,025	\$0	\$4,951,025
11020 Required Annual Debt Principal Payments	\$0	\$0	\$393,914		\$393,914
11030 Beginning Equity	\$30,080	\$11,021,000	\$229,474,199		\$229,474,199
11040 Prior Period Adjustments, Equity Transfers and			\$0		\$0
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity			-\$627,820		-\$627,820
11180 Housing Assistance Payments Equity			\$0		\$0
11190 Unit Months Available			89671		89671
11210 Number of Unit Months Leased			86355		86355

Norfolk Redevelopment & Housing Authority (VA006)

NORFOLK, VA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2023

	14.169 Housing Counseling Assistance Program	COCC	Subtotal	ELIM	Total
11270 Excess Cash			\$8,464,398		\$8,464,398
11610 Land Purchases		\$0	\$0		\$0
11620 Building Purchases		\$0	\$4,994,272		\$4,994,272
11630 Furniture & Equipment - Dwelling Purchases		\$0	\$0		\$0
11640 Furniture & Equipment - Administrative Purchases		\$0	\$0		\$0
11650 Leasehold Improvements Purchases		\$0	\$0		\$0
11660 Infrastructure Purchases		\$0	\$0		\$0
13510 CFFP Debt Service Payments		\$0	\$0		\$0
13901 Replacement Housing Factor Funds		\$0	\$0		\$0



Independent Accountant's Report on Applying
Agreed-Upon Procedures

To Norfolk Redevelopment and Housing Authority:

We have performed the procedure described in the second paragraph of this report, which was agreed to by Norfolk Redevelopment and Housing Authority and the U.S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC), on whether the electronic submission of certain information agrees with the related hard copy documents included within the reporting package. Norfolk Redevelopment and Housing Authority is responsible for accuracy and completeness of the electronic submission. Norfolk Redevelopment and Housing Authority is responsible for the accuracy and completeness of the electronic submission. The sufficiency of the procedure is solely the responsibility of Norfolk Redevelopment and Housing Authority and REAC. Consequently, we make no representation regarding the sufficiency of the procedure described below for which this report has been requested or for any other purpose.

We compared the electronic submission of the items listed in the "UFRS Rule Information" column with the corresponding printed documents listed in the "Hard Copy Documents" column. The associated findings from the performance of our agreed-upon procedure indicate agreement or non-agreement of the electronically submitted information and hard copy documents as shown in the attached chart.

We were engaged to perform an audit in accordance with *OMB Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (OMB Uniform Guidance)*, by Norfolk Redevelopment and Housing Authority as of and for the year ended June 30, 2023, and have issued our reports thereon dated March 25, 2024. The information in the "Hard Copy Documents" column was included within the scope, or was a by-product of that audit. Further, our opinion on the fair presentation of the supplemental financial data templates dated March 25, 2024, was expressed in relation to the basic financial statements of Norfolk Redevelopment and Housing Authority taken as a whole.

A copy of the financial statement package required by the Uniform Guidance, which includes the auditor's reports is available in its entirety from Norfolk Redevelopment and Housing Authority. We have not performed any additional auditing procedures since the date of the aforementioned audit reports. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, REAC.

This report is intended solely for the information and use of Norfolk Redevelopment and Housing Authority and the U.S. Department of Housing and Urban Development, REAC, and is not intended to be and should not be used by anyone other than these specified parties.

Jump, Perry and Company LLP

Toms River, New Jersey
March 25, 2024

Attachment to Independent Accountant's Report on Applying
Agreed-Upon Procedures

UFRS Rule Information	Hard Copy Document(s)	Findings
Balance Sheet and Revenue and Expense (data line items 111 to 1121)	Financial Data Schedules, all CFDA's	Agrees
Footnotes (data element G5000-010)	Footnotes to audited basic financial statements	Agrees
Type of Opinion on the Financial Data Schedule (data element G5100-010)	Auditor's supplemental report on Financial Data Schedule	Agrees
Audit Findings Narrative (data element G5200-010)	Schedule of Findings and Questioned Costs	Agrees
General information (data element series G2000, G2100, G2200, G2300, G9000, G9100)	OMB Data Collection Form	Agrees
Financial statement report information (data element G3000-010 to G3000-050, G3100-010 to G3100-030, G3200-010 to G3200-030, G3300-010 to G3300-060, G3400-010 to G3400-020)	Schedule of Findings and Questioned costs, Part 1 and OMB Data Collection Form.	Agrees
Federal program report information (data element G4000-010 to G4000-040)	Schedule of Findings and Questioned costs, Part 1 and OMB Data Collection Form.	Agrees
Federal agencies required to receive reporting package (data element G4000-050)	OMB Data Collection Form	Agrees
Basic financial statements and auditor's reports required to be submitted electronically.	Basic financial statements (inclusive of auditor reports)	Agrees