

## Mayor's St. Paul's Advisory Committee

### Meeting Minutes

Date of Meeting: September 20, 2022

Minutes Prepared By: Krystle Glover, City of Norfolk

**1. Purpose of Meeting: To provide updates and receive feedback on the project, including relocation, People First, year 3 annual report, and development.**

### 2. Attendance at Meeting

Mr. Alphonso Albert – present	Ms. Rene Barco – absent	Mr. Bruce Brady – Present	Ms. Kimberly Bray – absent
Ms. LaEunice Brown – present	Rev. James P. Curran – present	Ms. Caz Ferguson – Absent	Mr. Earl P. Fraley, Jr. – absent
Mr. William Harrell – present	Pastor Kirk T. Houston, Sr. – absent	Ms. Shamika Kirby – absent	Ms. Deirdre Love – present
Dr. Robert G. Murray – absent	Mr. Don Musacchio – absent, out of town	Dr. Glenn Porter – Absent	Councilperson Paul Riddick – absent
Councilperson Danica Royster – present	Ms. Tara Saunders – absent	Christopher Tan – Present	Dr. Doreathea White – absent

### 3. Agenda

- |   |             |
|---|-------------|
| <b>I. Welcome/Opening Comments</b>  | <b>6:00</b> |
| <ul style="list-style-type: none"><li>• Barbara Hamm Lee, SPAC Liaison</li><li>• Councilwoman Danica Royster, Chair</li></ul> |             |
| <b>II. Relocation Dashboard/People First Update</b>   | <b>6:10</b> |
| <ul style="list-style-type: none"><li>• Kim Thomas, NRHA</li><li>• People First Update, USI</li></ul>                         |             |
| <b>III. People First Year Three Annual Report</b>   | <b>6:20</b> |
| <ul style="list-style-type: none"><li>• Nicole Brown, USI</li></ul>   |             |
| <b>IV. Development Update</b>   | <b>6:45</b> |
| <ul style="list-style-type: none"><li>• John Majors, Brinshore</li></ul>  |             |
| <b>V. Open Discussion</b>   | <b>7:15</b> |
| <ul style="list-style-type: none"><li>• SPAC Members</li></ul>  |             |
| <b>VI. Adjournment</b>  | <b>7:30</b> |

## Mayor's St. Paul's Advisory Committee

### Meeting Minutes

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#### 4. Meeting Notes, Decisions, Issues

##### I. Welcome/Opening Comments

6:00

- **Barbara Hamm Lee, SPAC Liaison**
- **Councilwoman Danica Royster, Chair**
- Ms. Hamm Lee welcomed the committee and read the attendance roster.
- Councilwoman Royster thanked everyone for attending tonight's meeting.

##### II. Relocation Dashboard

6:10

- Ms. Thomas shared an overview of the Tidewater Gardens relocation dashboard as of August 31, 2022. Presentation slides are attached.
- Ms. Hamm Lee asked Ms. Thomas to define "areas of opportunity", a term reference in the presentation.
- Ms. Thomas responded, as defined by the Housing and Urban Development (HUD), an area of opportunity is less than 62% minority concentration and less than 40% poverty rate.

##### III. People First Year Three Annual Report

6:20

- Ms. Norfleet, Assistant Project Manager of USI, provided a brief overview of resident engagement events held in summer 2022 and upcoming opportunities. She stated that transportation will be provided to and from each event by USI to Tidewater Gardens families.
- Ms. Brown continued by sharing a comprehensive overview of the People First USI Year 3 Report covering July 1, 2021, to June 30, 2022. The presentation slides are attached.
- Ms. Love thanked Ms. Brown for utilizing the words "our families" in place of "residents" during her presentation.
- Councilwoman Royster inquired about the plan to share the year three report.
- Dr. Perry advised that the team would publish the report on the [www.stpaulsdistrict.org](http://www.stpaulsdistrict.org) website now that it had been presented to SPAC and hard copies would be mailed to partners. A media release would also follow.

##### IV. Development Update

6:45

- Mr. Majors shared an overview of construction, financing, design, survey, and MWBE updates. He stated that Brinshore would work with the naming consultants to narrow down the theme of the newly redeveloped community. The presentation slides are attached.
- Councilwoman Royster added that while conversing with various contractors and developers, there is a common issue with the capacity to do the work based on the size of project and the labor force that is required. She asked if People First was connecting Tidewater Gardens families with any specialized training programs that would land them in these jobs.
- Ms. Brown responded USI will continue to refer families to the Workforce Council and Mr. Majors for construction jobs.

## **Mayor's St. Paul's Advisory Committee**

### *Meeting Minutes*

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#### **V. Open Discussion**

**7:15**

- Due to the low attendance of committee members in recent meetings, Ms. Hamm Lee proposed the possibility of expanding the group, considering who else is needed at the table, how many would be a manageable amount, and the types of persons to be considered. The floor was then opened for discussion.
- Mr. Albert agreed that while significant voices were in the room, there are not enough opportunity for additional voices to be heard and weigh in. Mr. Albert proposed for consideration adding local Pastor Keith Jones of Shiloh Baptist Church to the committee, in addition to, Ulysses Turner, a local builder.
- After reviewing the listing of People First partners, Mr. Harrell suggested the inclusion of some of these partners because of their in-depth interest in seeing the long-term success of Tidewater Gardens families.
- Ms. Love suggested for the committee to ensure whoever comes to the table is aware that their participation is a long-term commitment, thinking beyond the scope of where the housing development is and to the people, is concerned about the marginalized persons, not just in the Tidewater Gardens Community, who are affected by the development.
- Father Curran inquired as to how Mayor Kenneth Alexander sees the effectiveness of the committee, in addition to, areas for improvement.
- Councilperson Royster responded from her perspective that there has been a lot of pivots for the good increasing transparency and noted one of the biggest impacts was the development of the subcommittee forged to address youth and young adult violence prevention solutions, which was led by SPAC member Deirdre Love. Another measurable success was offering the Bank On program specifically to the St. Paul's communities.
- Councilwoman Royster challenged the committee to provide updates and outcomes on which programs each agency is currently working on to impact the community.
- Ms. Hamm Lee proposed that everyone reach out to other committee members to check in.
- Ms. Love suggested offering the option to share the responsibility of attending the meetings by utilizing alternates to prevent burnout.
- Father Curran asked for a report on the general state of housing in Norfolk due to his knowledge of two parishioners experiencing housing instability.
- Dr. Perry shared staff are currently conducting a housing study and will follow up in early November with the results.

#### **VI. Adjournment**

**7:30**

- In closing, Councilwoman Royster encouraged the committee to propose discussion topics and presentations for the upcoming meetings.
- Christopher Tan, the new CEO of the Foodbank, inquired about the food plan for Norfolk moving forward as his organization is not a long-term solution.

## **Mayor's St. Paul's Advisory Committee**

### *Meeting Minutes*

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- Ms. Hamm Lee responded that the St. Paul's area is considered a food desert and retail space is coming with hopes of resolving the issue.
- Father Curran thanked the Foodbank for providing food services to partner organizations at no cost.
- Ms. Hamm Lee reminded the committee to connect with their peers who serve on the committee and stated the next meeting will take place on the third Tuesday in October.
- Ms. Hamm Lee asked if there were any further comments or questions. There were no comments or questions. Ms. Hamm Lee stated that the meeting was adjourned and thanked everyone for coming.



# St. Paul's Advisory Committee Meeting

Basilica of St. Mary  
September 20, 2022

# Agenda

- **Welcome**
  - *Barbara Hamm Lee, SPAC Liaison; Councilwoman Danica Royster, Chair*
- **Relocation Dashboard Update**
  - *Kim Thomas, NRHA*
- **People First Update – Year 3 Annual Report**
  - *Nicole Brown, USI*
- **Development Update**
  - *John Majors, Brinshore*
- **Open Discussion - Expanding SPAC membership**
  - *Councilwoman Royster, SPAC Members*
- **Next Steps/Announcements/Adjournment**

# Relocation Dashboard

*Kim Thomas, NRHA*



# Tidewater Gardens Relocation Dashboard

Summary as of August 31, 2022

- **579 household (94% vacancy)** have transitioned out of Tidewater Gardens
- **54%** express a desire to return to the new community
- **83% (483 households)** have selected housing options in Norfolk
- **51% (294 households)** moved to private rental through the HCV program





- **31% (469 households)** have moved into defined Area of Opportunities as defined by HUD (**not including** moves to other NRHA assisted communities)
  - 87% in neighborhoods with <40% poverty (without minority concentration considered)
  - 41% in neighborhoods with <20% poverty (without minority concentration considered)
  
- **25% (579 households)** have moved into defined Area of Opportunities as defined by HUD (including moves to other NRHA assisted communities)
  - 67% in neighborhoods with <40% poverty (without minority concentration considered)
  - 31% in neighborhoods with <20% poverty (without minority concentration considered)



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## People First USI SPAC Update

*Nicole Brown, Senior Project Manager*

YEAR

3

TIDEWATER GARDENS

# IMPACT REPORT

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# TIDEWATER GARDENS

## IMPACT REPORT

YEAR

# 3



Mayor **Kenneth Cooper Alexander**, Ph.D.

*“The City of Norfolk remains committed to the success of People First, mainly through the yearly \$3 million appropriation, approved by City Council, to fund the initiative and by the work of dedicated citizens and organizations that make up the St. Paul’s Advisory Committee (SPAC).”*



Superward 7 Councilwoman **Danica Royster**, chair, St. Paul’s Advisory Council

*“SPAC... has never wavered in its commitment to advise and guide city staff, our development partners, and staff of People FirstUSI to ensure that our residents receive the services they need to succeed, including relocation services, education, healthcare, job training and employment.”*



Executive Director **Ronald Jackson**, NRHA

*“One of the most heart-warming accomplishments to date is the level of engagement our residents are demonstrating. ... Residents are not just looking for a better place to live, they’re working to build better futures.”*



**Esther Shin**, President & CEO, Urban Strategies, Inc.

*“Together, with our partners, we stand boldly to promote equitable investment in and a joint partnership with the people of the Tidewater Gardens community to ensure that individuals and families are safe, supported, and able to thrive.”*

## The team on the ground



From left to right: Kaberlyn Johnson, Thomasine Norfleet, Kimi Reid-Smith, Alton Howard, Kierra Mason, Brittany Sutton, Pam Blount, Kashira Wilson, Cricket Johnson, Jill White, Dominique Hoskins, Amber Swain, Aimee Barrett-Battle, Imani Smith, Nicole Brown and Marcus Clarke.

Not pictured are Pam Young, Lashanda Riddick and Siray Stevens.

## About People First<sup>USI</sup>

Engagement with the Tidewater Gardens families follows a professional process, but our commitment to the success of that process is deeply personal for every member of the People First<sup>USI</sup> team.

Right from the start, our goal is to get to know the residents as individuals. Only then can we target their specific challenges and open doors to meaningful opportunities. We develop individual- and family-focused plans, and then establish organic, collaborative relationships with residents to see that they are safe, supported, and thriving.

## Y3: Moving onward, building upward

We are excited about work done to date and laser-focused on what is to come. As construction gets under way on new homes for Tidewater Gardens residents, we continue to build on the foundation of trust and community engagement that we originally envisioned.



## Partner profiles:



Landlord Incentive Program



Kaleidoscope Counseling

## Resident spotlight:



Deborah Ross



## Housing Stability



### **Anyla Williams-Johnson on buying a house:**

"I knew if I was going to buy a house, I had to increase my hours to work 40 hours. So I got me a surfboard and started riding the waves."



By the end of 2021, Ms. Williams-Johnson was ready. With a full-time job and steady work history of 13 years at Walmart, money in the bank, and acceptable credit, she qualified for a three-bedroom, two-bath home owned by the NRHA that the authority was going to rehabilitate before selling. ... On June 10, 2022, she closed on her newly refurbished home and received the keys to the Princess Anne Road property that has everything she dreamed of.



## Health & Wellness



### **Leo Cox on his “beautiful” pearly white smile:**

Mr. Cox, 72, was fortunate to receive a full set of dentures last September at Hampton Roads Community Health Center.

For the first time in his life, Mr. Cox had dental insurance at Hampton Roads that he was able to secure with the assistance of his family-support staff member at People First<sup>USI</sup>, Lashanda Riddick.

“It was a good experience,” he says.

## Education



Norfolk Public Schools



**Bruce Brady, NPS Executive Director for Curriculum and Instruction, on People First<sup>USI</sup>:**

Norfolk's partnership with People First<sup>USI</sup> is one of the best in the school system.

"They're able to provide students not just academic support, but also social and emotional support, getting them involved in after-school activities, keeping track of their academic progress and attendance, and providing mentoring."

He also attributes the 2021-2022 school year's 100-percent graduation rate for Tidewater Gardens students to that support.

## *Economic Mobility*



### **‘Boss Lady’ Shantae Brown on owning her own business:**

Determined to become an entrepreneur so she could be her own boss, Ms. Brown opened a business, Aqua Green Cleaning Company & Lawn Care LLC, which specializes in residential, commercial, and post-construction clean-up, and landscaping. Her goal is to have a long roster of clients in the naval shipyard industry.

“I’ve always wanted to be my own boss. Being able to take advantage of (the DreamBuilder program at Old Dominion University) opened a whole lot of doors.

“After being in the class, I was able to build a much stronger foundation than what I had before. With DreamBuilder, the resources and help are beyond unbelievable. Everything is at your fingertips, but you have to want it and work for it.”

# TIDEWATER GARDENS

## IMPACT REPORT

YEAR

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### PEOPLE FIRST<sup>USI</sup> ENGAGEMENT



By the end of Year Three, 596, or **97.5%** of the 611 original Tidewater Gardens families had **engaged with the People First<sup>USI</sup> Team!**

**Our team in Norfolk, from left to right:** Kaberlyn Johnson, Thomasine Norfleet, Kimi Reid-Smith, Alton Howard, Kierra Mason, Brittany Sutton, Pam Blount, Kashira Wilson, Cricket Johnson, Jill White, Dominique Hoskins, Amber Swain, Aimee Barrett-Battle, Imani Smith, Nicole Brown and Marcus Clarke.

Not pictured are Pam Young, Lashanda Riddick and Siray Stevens.



## HEALTH & WELLNESS

- Out of 571 adult residents, 469, or **82.1%**, secured a health care provider they regularly see for care.
- 520 out of 571 residents, or **91%**, obtained health insurance.
- Of the 239 individuals with chronic health conditions, 218, or **91.2%**, connected with services to manage them.
- 535, or **99.3%**, of 539 resident children have health insurance.



## EDUCATION



- Of the 262 children ages 0-3, 121, or **41.2%**, participated in center-based or formal home-learning programs.
- Of eligible seniors, 18 out of 18, or **100%**, graduated from high school in Year Three. The Year Two rate was 83%.
- Of target children ages 0-5, **4.69%** more were enrolled and assessed in early-learning programs in Year Three than in Year Two.
- Of the 196 eligible resident children, 82, or **42%**, participated in center-or formal home-based early-learning settings and programs.
- 133, or **55.9%**, of resident children are receiving early-childhood-development screening.



## ECONOMIC MOBILITY

	Baseline	Year 1	Year 2	Year 3	% over Y2
Percent of residents ages 18-64 with wage income (employed)	47%/152	74%/199	73%/255	73%/297	- 0 -
Average annual wage income	\$14,177	\$18,005	\$18,826	\$21,037	11.74%
Full-time employment (>30 hours)	N/A	71.20%	77%	80.50%	4.55%
Of-age/able-bodied unemployed	89%	67	94	110	17%
Of-age/able-bodied working fewer than <30 hours	N/A	29.80%	27%	27.30%	1.12%



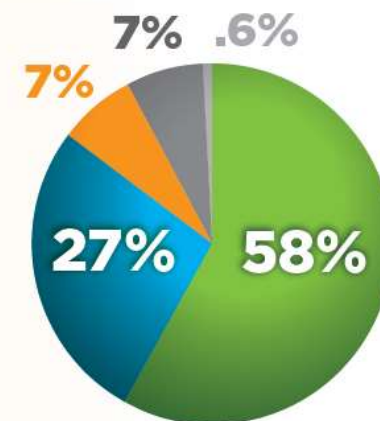
## HOUSING STABILITY

In Year Three, People First<sup>USI</sup> assisted 167, or **89%**, of the 188 total households that relocated from Tidewater Gardens. Of those 167:

- 97, or **58%**, relocated using a housing-choice voucher (HCV).
- 45, or **27%**, transferred to another public-housing community.
- 12, or **7%**, relocated to project-based housing.
- 12, or **7%**, rented elsewhere.
- 1, or **.6%**, purchased a home.

Since Year One, People First<sup>USI</sup> has helped to relocate 447 residents of the 611 original residents in Tidewater Gardens. Of those:

- 142, or **31%**, relocated to a Neighborhood of Opportunity as defined by HUD (<40% poverty and <62% minority concentration).
- 389, or **85%**, relocated to a neighborhood with <40% poverty but >62% minority concentration.
- 182, or **40%**, relocated to a neighborhood with <20% poverty.
- 47, or **10%**, relocated to a neighborhood with >40% poverty.



# TIDEWATER GARDENS

## IMPACT REPORT

YEAR

3

# A Year Filled with Fun!



In June '22, ***Honoring Our Legacy*** brought over 100 past and current Tidewater Gardens residents together to share the community's history and heritage.



Following a collection drive, more than 50 coats were provided to 35 residents at a Worth it Wednesdays ***Cocoa and Coats*** event in December '21.



July '21's **Summer Blast** welcomed 217 current and former Tidewater Gardens residents, 40 People First<sup>USI</sup> partners, and local entertainers who gathered to reach out with support services and celebrate resident achievements.



A **school-supplies giveaway** event in August '21 helped Tidewater Gardens families prepare for the new school year.



The **Historically Black Colleges and Universities College Expo** in April '22 gave students ages 13-18 and their parents information about scholarships, financial aid, virtual college tours, college options, athletics, and sororities/fraternities.



TIDEWATER  
GARDENS

IMPACT  
REPORT

YEAR

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# *Breaking Ground*

AND MAKING A DIFFERENCE



PEOPLE  FIRST

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People First Empowered by USI will continue in Year Four to build and foster strong relationships with families in their new communities, assuring them access to education, employment, health and housing stability. USI will seek supports and resources to address family needs and meet those needs in the communities where our families live.

## Looking ahead:

### Year Four Results and Outcomes



- 1) Support **family-readiness** to relocate and make housing choices that are right for their family
- 2) Continue to support families in moving to **Neighborhoods of Opportunity** or neighborhoods with lower poverty rates
- 3) Build **family capacity** to negotiate challenges after relocation.



- 1) Continue to increase resident participation in annual, preventive **health screenings**
- 2) Continue to **address chronic health conditions** and connect individuals to services to appropriately manage those conditions
- 3) Continue to **support COVID-19 education** and access to its vaccines
- 4) Support, educate, and connect families to **innovative self-care programs and resources** that build safety in their surroundings, mastery in their lives, and connection to others



- 1) Increase parents' capacity for **supporting their children's educational needs**
- 2) Build **support networks for children** transferring or who have transferred schools as a result of relocation
- 3) Create programming to **support learning loss** as a result of the pandemic
- 4) Prioritize enrollment in **two-generation literacy programs**, where parents participate in learning with their children
- 5) Focus on **early-learning enrollment** to increase the number of children safely enrolled in high-quality early



- 1) Continue to focus on enrollment of job seekers in **workforce-development opportunities** that lead to employment
- 2) Continue to provide **workforce training** to newly employed families while identifying and encouraging families to obtain better-paying jobs
- 3) Enroll residents in **skill-building programs** that lead to Section 3 employment
- 4) Continue to activate partnerships to support the **entrepreneurship goals of residents**
- 5) Focus on asset-building through **financial empowerment and homeownership**

# Development Update

## Final Housing Phase Design

*John Majors, Brinshore*

Blocks	Status
<b>Blocks 19 and 20</b>	Under Construction
<b>Blocks 17 and 18</b>	Potential Combination of Blocks in Progress Projected Bond Application: October 3, 2022 Projected Closing: March / April, 2023
<b>TWG A1 and A2</b> (Blocks 9 and 10/16)	Potential Combination of Blocks in Progress Projected Closing: 3Q, 2023
<b>TWG B1 and B2</b> B1: Blocks 2,4,5,6 B2: Blocks 3A, 3B, 11	Presented to ARB for “Information Only” (Monday 9/19/22) Surveys in process to solicit community feedback Projected Timeline: October 24 <sup>th</sup> – ARB for Formal Approval October 27 <sup>th</sup> – City Planning Commission November 15 <sup>th</sup> – City Council for Rezoning and Conditional Use Permit





Excavation for underground retention system.



Stored material: ductile iron pipe.



Water riser pipe.



Building pad stake out.



Footings in place, elevator shaft in progress.



Electrical duct banks.



Back filling underground water retention system.



Backfill of underground storm retention system.



BRINSHORE

TWG B1 and B2 Design Images





BRINSHORE

## TWG B1 and B2 Diversity of Housing Options



Images from Survey posted at: [www.StPaulsDistrict.org](http://www.StPaulsDistrict.org)



## OUR WORLD-CLASS DESIGN TEAM



Tom Gallas, CPA, CEO  
Troy McGhee, AICP, Principal Planner  
Mark Bombaugh, Lead Architectural Designer  
Michaela Mahon, Architectural Designer



Jeff Bone, FAIA, Principal  
Peter Landon, FAIA, Principal  
Trish Girdwood, AIA, Principal  
Catherine Ward, Senior Project Architect  
Mitchell Hawkins, Architectural Designer



Mel Price, AIA, Principal  
Peter Johnston, Urban Designer  
Sam Bowling, AIA, Architect  
Erin Hostetler, Architectural Designer



William H. Milligan III, Managing Principal  
George Faulkner Jr., AIA, NCARB Architect  
Louis Johnson, Jr., RA Architect



Brad McCauley, PLA, ASLA, CDT, Managing Principal  
Jessie King, PLA, ASLA, Project Manager Designer



John Zaszwski, PE, Civil Engineer

**Visionary:** Embody the aspirational future of the City of Norfolk and the St. Paul's residents

**Sustainable:** Transformational design that sets a precedent for the most sustainable neighborhood in the City

**Quality:** Incorporate durable and cohesive materials

**Comfortable Streetscapes:** Every street is designed for people first, providing slow streets that are safe, beautiful, and comfortable

**Contemporary Compatible:** Architecture responds directly residents desire for a unique, new place that seamlessly blends with a historic city

**Family-Centric Design:** Every building and block supports the needs of families

**Amenity-Packed:** Every block has a unique amenity that gives back to the community

**Diverse Neighborhood of Choices:** Variety of housing types and scales for people to choose

**Celebrates History and Culture:** Wayfinding by way of historic landmarks acknowledges and celebrates history as a way to lift the community up and move the City forward

BLOCK DISTRIBUTION SITE PLAN





BRINSHORE

TWG B1 and B2 Design Fly-Thru



Video at: <https://vimeo.com/749784374/8cb791e2f8>

## COMMUNITY SURVEY AND VIDEO RESPONSE

09 / 16

SURVEY LIVE ON  
CITY WEBSITE

# Give Your Feedback

on new St. Paul's Area housing designs

10 / 20

SURVEY RESULTS  
COLLECTED

## TWO WAYS TO SHARE YOUR THOUGHTS

## 1 – IN PERSON

**DOWNTOWN TRANSIT CENTER**  
434 St. Pauls Boulevard  
Monday thru Friday 7am to 2:30pm

**PEOPLE FIRST OFFICE**  
447 Walke Street  
Monday thru Friday 10am to 4pm

## 2 – ONLINE

<https://www.opentownhall.com/12219>



SCAN ME



DRAFT - FOR DISCUSSION PURPOSES ONLY

**TIDEWATER GARDEN BLOCKS NEIGHBORHOOD DEVELOPMENT**  
SEPTEMBER 18, 2022

NORFOLK



**ST. PAUL'S + TIDEWATER GARDENS**  
NORFOLK | VIRGINIA

CHOICE NEIGHBORHOOD  
IMPLEMENTATION

## ❑ Recap of Naming Elements

- ❑ **Triumph:** Resilience; Strength through Adversity; Celebrating Successes Together
- ❑ **Kindred:** Unity; Tight Knit Community; “All looked out for one another...”
- ❑ **Greenway:** Restoration back to Nature; Connection to Trees and Blue/Greenway

## ❑ Naming Survey conducted throughout Summer

## ❑ Extensive boots on the ground efforts by People First and City of Norfolk

## ❑ Over 1,000 responses; 70+ percent have lived at Tidewater Gardens at some point.

## ❑ Next Step: Brinshore to select general naming theme and talk through options of specific names with City and NRHA Staff

## ❑ Early in Process – 19/20 < 10% into construction

### ❑ Wins include:

- ❑ BBRM Norfolk Partners (Local MBE) as Development Partner
- ❑ Moody Nolan (2021 AIA “Firm of the Year”) as Architect on 17/18
- ❑ The Livas Group (Local MBE) as part of the A1/A2 and B1/B2 design team
- ❑ WPA (Local WBE) as part of the A1/A2 and B1/B2 design team

### ❑ Challenges include MWBE firms not responding to bid invitations

## ❑ Our Response to Challenges: Establishing strong relationships with MBE firms and processes to help respond to bids

### ❑ August 9<sup>th</sup> Event at Kroc Center

- ❑ Over 100 attendees
- ❑ Opportunity for candid IN-PERSON conversations with multiple MBE firms
  - ❑ Challenges included lack of familiarity with bidding software, learning curve on “Statement of Qualifications” and questions about genuineness of opportunities
- ❑ 3+ MBE bids submitted since August 9<sup>th</sup> event



- ❑ Next phase (Blocks 17/18) – Breeden (GC) planning to release subcontractor bids in January, 2023
  - ❑ Dev team working with MWBE firms now to get them prepared for January timeframe
  
- ❑ Phase 3 (TWG A1 and A2 – Blocks 9, 10 and 16)
  - ❑ GC RFP to be released in 4Q2022
  - ❑ Working to include potential MBEs as GC respondents and/or mentor-protégé partners



# Open Discussion

## Expanding SPAC Membership

*Who else needs to be at the table?*

*Who's missing as we move into implementation?*





*Questions, Comments,  
Next Steps, Announcements*



## Tidewater Gardens Relocation Dashboard - 8/31/2022

### Resident Relocation Choices by Phase

Phases	Total Units	TPV Choice	LIPH/PBV Choice	Total Current Relocation Choices	Change from Prior Report
Phase 1	187	129	52	181	0
Phase 2	262	165	68	233	0
Phase 3	116	87	12	99	0
Phase 4	53	35	11	46	0
<b>Grand Total</b>	<b>618</b>	<b>416</b>	<b>143</b>	<b>559</b>	<b>0</b>

\* Phase 1 = 181 + 3 prior move-outs + 1 deceased + 2 evictions = 187 total units

### Residents Desire to Return to St. Paul's Area

Phases	Total Units	Total Choices	Total Residents Desire to Return	Percentage Residents Desire to Return	Change from Prior Report
Phase 1	187	181	83	45.86%	0
Phase 2	262	233	139	59.66%	0
Phase 3	116	99	50	50.51%	0
Phase 4	53	46	30	65.22%	0
<b>Grand Total</b>	<b>618</b>	<b>559</b>	<b>302</b>	<b>54.03%</b>	<b>0</b>

### Vacancy Statistics by Phase

Phases	Total Units	Total Vacant Units	Total Occupied Units	Percentage Vacant Units	Change from Prior Report
Phase 1	187	176	11	94.12%	0
Phase 2	262	257	5	98.09%	+8
Phase 3	116	102	14	87.93%	+15
Phase 4	53	44	9	83.02%	+3
<b>Grand Total</b>	<b>618</b>	<b>579</b>	<b>39</b>	<b>93.69%</b>	<b>+26</b>

### People First Empowered by Urban Strategies, Inc. Case Management

Household Served by Phase	Change Prior Report	Service and Assessments	Total	Change from Prior Report
Phase 1	191	-1	Service linkages June 2022	193
Phase 2	237	-1	Total number of household assessments completed	578
Phase 3	115	0	Collaborative housing stability interventions	62
Phase 4	56	0		
<b>Grand Total</b>	<b>599</b>	<b>-2</b>		

### Reason for Vacancy

Reason for Vacancy	Total Count Vacancy Reason	Percentage by Move Out Reason
Moved to Housing Choice Voucher	294	51%
Unit Transfer	122	21%
Rented Elsewhere	64	11%
Moved to Project Based Housing	61	11%
Purchased Home	4	1%
Eviction	19	3%
Termination	1	0%
Deceased	12	2%
Moved Without Notice	2	0%
<b>Grand Total</b>	<b>579</b>	<b>100%</b>

### CNI Areas of Opportunity

Reason for Vacancy	Total	Count
Housing Choice Voucher	294	101
Rented Elsewhere	64	21
Project Based Voucher	61	5
Family Splits	30	10
Purchased Home	4	3
Second Moves	16	6
<b>Total</b>	<b>469</b>	<b>146</b>

Areas of Opportunity - includes 469 units noted above

* < 62% mi concentration and <40% poverty	31%
<40% poverty	398 87%
<20% poverty	187 41%

### Relocation by City

Relocation City	Count of City	Percentage by Relocation City
Norfolk, Virginia	483	83%
Chesapeake, Virginia	16	3%
Hampton, Virginia	1	0%
Newport News, Virginia	1	0%
Portsmouth, Virginia	9	2%
Suffolk, Virginia	1	0%
Virginia Beach, Virginia	22	4%
Arlington, Virginia	1	0%
Columbia, Maryland	1	0%
Fort Still, Oklahoma	1	0%
Greensboro, North Carolina	1	0%
Atlanta, Georgia	1	0%
Grovetown, Georgia	1	0%
Peach Tree Corners, Georgia	1	0%
Pensacola, Florida	1	0%
Eviction/Termination	20	3%
Deceased	10	2%
No Forwarding Address	8	1%
<b>Grand Total</b>	<b>579</b>	<b>100%</b>

### Youth Relocation

<b>Total Youth Relocation</b>	<b>873</b>
Youth Relocated to HCV	506
Youth Relocated to LIPH/Project Based	367

Areas of Opportunity - 579 total including transfers to other NRHA properties

* < 62% mi concentration and <40% poverty	25%
<40% poverty	380 67%
<20% poverty	177 31%