

Mayor's St. Paul's Advisory Committee

Meeting Minutes

Date of Meeting: December 20, 2022

Minutes Prepared By: Ha Chau, City of Norfolk

1. Purpose of Meeting: To provide updates and receive feedback on the project, including upcoming family engagement activities, SPAC, People First' subcommittee, dashboard, and community naming progress.

2. Attendance at Meeting

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

3. Agenda

- I. Welcome/Opening Comments** **6:00**
 - *Barbara Hamm Lee, SPAC Liaison*
 - *Councilwoman Danica Royster, Chair*
- II. People First Update** **6:10**
 - *Nicole Brown, USI*
- III. SPAC People First Subcommittee** **6:20**
 - *Dr. Susan Perry, DHCD*
 - *Barbara Hamm Lee, SPAC Liaison*
- IV. NRHA Update** **6:30**
 - *Kim Thomas, NRHA*
- V. Development Update** **6:40**
 - *John Majors, Brinshore*
- VI. Open Discussion/Dinner/Fellowship** **7:00**
 - *SPAC members*
- VII. Adjournment** **7:30**

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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 acknowledged the presence of Delegate Angelia Williams Graves, a former city councilwoman, Ward 7, and former chair of the St. Paul's Advisory committee. She also thanked everyone for attending tonight's meeting. She appreciated everyone's feedback and exceptional work for overcoming challenges to help the families. Councilwoman Royster hoped everyone has a wonderful holiday and look forward to working with everyone in a new year.
- Ms. Hamm Lee also stated that we extend sincere condolences to our SPAC member, Alfonso Albert in the passing of his wife and wished him well.

II. People First Update

6:10

- *Nicole Brown, USI*

Upcoming Family Engagement Activities

- Ms. Brown stated that as we close out the year, we were looking forward to engaging more with the Tidewater Gardens families. She provided the information about the engagement events in January and USI's strategic plan to inform the residents regarding the new housing units coming online (see attached slides).
- Councilwoman Royster thanked Nicole for her presentation. Regarding the resident engagement events, she asked if USI had a plan to help residents in using Zoom as it could be a barrier for seniors. She suggested connecting with public library so that the seniors can access the virtual meeting with their assistance.
- Ms. Brown informed that USI offers two vans for the residents who need transportation to the engagement events. The case manager and family support specialist are also assigned to help residents access the virtual links. If needed, the residents can come to USI office as well. She appreciated the suggestions and will work on that.
- Since Ms. Brown asked for coats (adults and children) to support the families via the Cocoa and Coats drive in her presentation, Councilwoman Royster asked USI the number of coats needed. Ms. Brown informed that she could email the outline of the numbers needed by sizes to the Councilwoman.
- Delegate Graves shared that she had the same question as Councilwoman Royster. She asked if there were any sizes or a specific need. She appreciated USI and the case managers for their hard work and coaching efforts.
- Ms. Brown thanked Delegate Graves and stated that she would send the outline tomorrow morning.

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Choice Neighborhoods Conference Celebration

- Ms. Brown presented the success of the Choice Neighborhoods Conference in Fort Myers from November 30 to December 2, 2022. On behalf of the City and People First, she presented the Landlord Incentive Program in the Housing Stability section. She emphasized the importance of the program, which allows us to reach landlords in units and neighborhoods of opportunity and contribute to the relocation's success. As HUD and other CNI sites valued our program, she proudly stated that we are setting the example of not just being a CNI site, but also being intentional in working with our families to ensure each family receives the best services (see attached slides).
- Regarding the Cocoa and Coats event, Dr. Houston asked USI to keep them in the loop.
- Ms. Saunders appreciated the amazing work and asked if we could inform the public about the good news. She suggested putting these stories in the City's newsletter.
- Dr. Perry stated that would be a good point as we could put it in our January newsletter in addition to the media channels.

III. SPAC People First Subcommittee

6:20

- Dr. Perry stated that a subcommittee would be established to address People First's two challenges based on the last meeting. The main purpose is to tackle the port out policy (out-of-state policy) and Barrier Removal fund utilization (see attached slides).
- Ms. Hamm Lee asked to inform her by the end of this meeting if anyone wants to be a part of the subcommittee. She said the plan would be to have an hour meeting on Zoom every other week (or every week if needed). She stated that she would send an email within the first week of January to set up a day and start the process.
- Ms. Saunders replied that she would like to be on the subcommittee.
- Dr. Perry said that it would not be an indefinite time as we could reevaluate after establishing the policies. She appreciated everyone who volunteered and would look to start the subcommittee in the new year.
- Councilwoman Royster stressed that we should be careful with using "requirement" in the Barrier Removal fund as it is not creating a barrier for someone to get access to help. She suggested using "strongly encourage to take ...". Councilwoman Royster also emphasized information confidentiality. She stated that we should ensure the families know that we are supporting them not only during the hardship but also with resources to help them not have to keep coming back in case the funds run out and eventually this program stops. She reiterated the mission of this newly established subcommittee.
- Councilwoman Royster asked if we had mentoring or a pairing group system to assist our families. For instance, in church, there would be a family to help guide or offer support for a new family along.
- Mr. Tan mentioned that the Open Table model could be useful in this case. Similar to Councilwoman's suggestion, a group of professionals works with individuals or families seeking support to create positive change.

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- Regarding adding training to the Barrier Removal Fund, Delegate Graves suggested offering a similar concept like the Bank On program. She explained that the fund is not free as it could be taxpayer dollars. Therefore, she emphasized that we should have a responsibility to be good stewards. Moreover, it should not be out of bounds if we require families to take financial literacy as an essential tool to help the families to be self-sufficient. She suggested adding training for residents to get second assistance, as it shows that the families need help in making suitable financial decisions.
- Ms. Brown confirmed that People First does not deny any families for barrier relief. She said that some families requested assistance multiple times with over a thousand dollars, such as utilities, but refused the People First' supporting service. As the fund is not unlimited and perpetual, we should figure out a suitable way to support these families. She stated that it would be a disservice not to prepare them for that journey.
- Delegate Graves agreed with Ms. Brown and stated that the families should have responsibility or accountability in these cases.
- Ms. Hamm Lee confirmed that the committee would come up with creative ways and ideas to support the families.
- Mr. Tan stated that based on this experience, the financial literacy class would be too broad as it would not address individual's specific issues. He suggested adding counseling to the actual application process. Therefore, the discussion of families' budget would be a part of the application.
- Ms. Brown agreed with Mr. Tan. She suggested focusing on creating a program that fits our families, not fit them into a program.
- Dr. Perry asked if the committee could email a topic that they would like to discuss at the first meeting.

IV. NRHA Update

6:30

- Ms. Thomas presented the Tidewater Gardens Relocation dashboard summary as of October 31, 2022 (see attached slides).
- Councilwoman Royster asked if the team conducted a thorough check before the demolition, as unhoused persons could utilize these vacant units for shelter.
- Ms. Thomas informed that they always check the vacant units physically to ensure no one is occupying the units before any demolition. Moreover, she stated that NRHA also has a contract with a third-party security company to do rounds (boots on the ground).
- Ms. Thomas asked the committee to email her any suggestions to include in the upcoming dashboard.
- Councilwoman Royster asked NRHA to share its upcoming role with the committee for clarity purposes.
- Ms. Thomas replied that NRHA continues to determine residents' eligibility who seek assistance through any of their housing assistance programs (Housing Choice Voucher program or homeownership). NRHA also maintains a list that shows any kind of adverse actions while the families are in the communities or in the subsidized properties. Moreover, NRHA keeps track of the residents who move from the low-income public housing community to the Housing Choice Voucher Program.

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- Ms. Hamm Lee asked if NRHA also keeps track of employed residents, who may move out of the program completely when things move along in the next couple of years.
- Ms. Thomas answered that NRHA has an end of participation list, which would provide similar information.
- Ms. Saunders asked if the initial prediction of returned residents to the redeveloped community is 60%.
- Ms. Thomas replied that the return rate of 54% is in the initial anticipated range of 50% - 60% based on the Broad Creek and other projects.
- Dr. Houston wondered if the Phase I returning process information has been provided to the residents.
- Ms. Thomas confirmed that the information has been sent out. She also explained that the right to return policy is based on the resident's preference, move out phases and original head of households. NRHA informs every resident about the available units by letters or other forms of communication. They go through the list of potentially eligible residents for these new phases and the moving dates. The eligible residents, who moved out in Phase I, would be pulled first because of the sequential order. Moreover, the original head of households would be housed before the newly created family split households.
- Ms. Hamm Lee asked if the residents have received the letters.
- Ms. Thomas responded that the resident got the letters as there have been some available replacement off site units such as Riverside Station and Market Heights. She explained that offsite units are units not necessarily built back on the grounds of Tidewater Gardens. As the application process opens, the letters will be sent out to the residents.
- Dr. Perry stated that the larger housing units, like the four- and five-bedroom units are only going to be built onsite, that the offsite units likely would not have these larger units.
- Mr. Majors confirmed and stated that we would not construct the four-bedroom units until Phase Three when construction crossed Church Street. He explained that after receiving the resident's valuable feedback, the team worked on the design and included these types of units in Phase 3 and 4 due to space limitation.

V. Development Update

6:40

- Mr. Majors wished everyone a great holiday season. He introduced Mr. Lafayette Tatem and his team from BBRM Norfolk partners, a Brinshore development partner. He appreciated their support to the project. In addition, he shared that many people discouraged him at the beginning of the project regarding the MWBE work. However, with the strong support from BBRM Norfolk partners, he always believed that we could overcome challenges, resulting in the achievements in helping create opportunities for contracts and subcontractors. He stated that they also have Moody Nolan to help design Blocks 17 and 18. They are not only the largest African American owned architectural firm in the country, but also won the architectural industry award in 2021. We have Norfolk's local architectural firm, The Livas Group, participating in the design of four- and five-bedroom units. Based

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on his background from Atlanta and strong support from partners, he proudly stated that we are having the opportunity and capacity to build the greater good for the community.

- Mr. Majors started providing the development update, which included the status of the community naming (see attached slides).
- Ms. Hamm Lee asked the committee members for their feedback on the logo.
- Councilwoman Royster stated that she liked A, B and D because of the tree (elongated roots) and church.
- Dr. Houston informed that he preferred C and D, but D would be his first choice
- Ms. Saunders stated that she liked A.
- Mr. Musacchio said that he liked everything but C because it does not look like a K (for Kindred).
- Dr. Perry and Ms. Pope preferred D with color.
- Ms. Hamm Lee stated that the pallet is soft in her opinion.
- Ms. Thomas had no comments on color but asked to ensure the logo or color not associated with negative group or gangs.
- Ms. Hamm Lee asked for comments on the name Kindred.
- Councilwoman Royster confirmed that she liked the name.
- Ms. Hamm Lee asked when we could make public announcement.
- Mr. Majors answered that in next couple weeks, we will release the information. He will send an email with name, color, logo to the City and Stakeholders.
- Councilwoman Royster asked the team to provide the breakdown units of each block and the proposed makeup by blocks including proposed number of bedrooms.
- Mr. Majors said yes and would email her the information.
- Dr. Houston said that he is glad to see the development with brick and mortar as well as looking forward to seeing the wonderful return and placement.
- Ms. Hamm Lee asked the committee members to reach out if there are any issues or missed information.

VI. Open Discussion

7:00

- Councilwoman Royster stated that with HUD requirements related to illegal activities, she would have a conversation with the Chief of Police and a representative from NRHA regarding the reporting illegal activities within family members, especially the minors. She explained that if a person has a parent or guardian who wants to do the right thing and is put in a position where they must report or turn in someone, it is concerning that they would be met with the consequences of being ineligible as the result of reported illegal activities. She expected to find a win-win solution that aligns with the HUD requirements while creating a safe way for our families to proceed.
- Dr. Houston appreciated the hard work of all departments for helping the families and achieve the goals.
- Councilwoman thanked Mr. Tan for allowing us to utilize the facility for the SPAC meetings.
- Mr. Tan said that he was glad to help and offered an office tour in the following meeting.

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VII. Adjournment

7:30

- 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. Merry Christmas and Happy New Year.