

Mayor's St. Paul's Advisory Committee

Meeting Minutes

Date of Meeting: February 21, 2023

Minutes Prepared By: Ha Chau, City of Norfolk

1. Purpose of Meeting: To provide updates and receive feedback on the project, including the dashboard, SPAC People First Subcommittee, demolition, Section 3, the community naming, and Aspire groundbreaking.

2. Attendance at Meeting

Mr. Alphonso Albert – present	Mr. Bruce Brady – present	Ms. LaEunice Brown – present	Ms. Ebony Burnham – absent
Rev. James Curran – absent	Ms. Regina Daye – absent	Ms. Cazandra Ferguson – absent	Mr. William Harrell – present
Pastor Kirk Houston, Sr. – present	Ms. Deirdre Love – present	Mr. Don Musacchio – present	Councilperson John Paige - present
Dr. Glenn Porter – absent	Councilperson Danica Royster – present	Ms. Tara Saunders – absent	Mr. Kevin Murphy - present
Mr. Christopher Tan – absent	Ms. Vanessa Turner - absent	Dr. Doreathea White – absent	

3. Agenda

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| I. Welcome/Opening Comments | 6:00 |
| <ul style="list-style-type: none">○ Barbara Hamm Lee, SPAC Liaison○ Councilwoman Danica Royster, Co-Chair | |
| II. People First Update | 6:15 |
| <ul style="list-style-type: none">○ Nicole Brown, USI | |
| III. SPAC People First Subcommittee | 6:20 |
| <ul style="list-style-type: none">○ Pastor Kirk Houston | |
| IV. NRHA Update | 6:30 |
| <ul style="list-style-type: none">○ Kim Thomas, NRHA | |
| V. Development Update | 6:40 |
| <ul style="list-style-type: none">○ Todd Leiberman, Brinshore○ Richard Sciortino, Brinshore | |

Mayor's St. Paul's Advisory Committee

Meeting Minutes

VI. Aspire Groundbreaking	7:00
○ <i>Pastor Jerry Holmes, ISSA of Virginia</i>	
VII. Open Discussion/Dinner/Fellowship	7:10
○ <i>SPAC members</i>	
VIII. Adjournment	7:30

4. Meeting Notes, Decisions, Issues

I. Welcome/Opening Comments	6:00
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- *Barbara Hamm Lee, SPAC Liaison*
- *Councilwoman Danica Royster, Co-Chair*

- Ms. Hamm Lee welcomed the committee and read the attendance roster.
- Councilwoman Royster introduced Councilman John Paige, a newly elected council representative for Ward 4.
- Councilman Paige expressed his gratitude to Councilwoman Royster for the kind introduction. He thanked everyone for all their efforts to ensure our citizens were taken care of. He also explained that as a Norfolk citizen, his sole purpose is to serve the people of Norfolk. With his background in Norfolk, he expressed eagerness to learn and help the families during this transition.

II. People First Update	6:15
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- *Nicole Brown, USI*

- Ms. Brown provided information on the key service pillars and results statements, barriers and strategies in the areas of economic mobility, and workforce and education, as shown in the attached slides.
- Pastor Houston sought clarification from Ms. Brown about whether the chart indicated that 80% of the children who were former Tidewater Gardens residents are now in schools outside the area. He also inquired about the meaning of the green column in the slide.
- Ms. Brown confirmed that the statement was accurate and explained that the green column represented 91 or 20% of children are attending CNI Neighborhood Schools, including P.B. Young, Tidewater Park Elementary, Ruffner Middle, and Booker T. Washington High School. The info was supported by scattered data across the sites.
- Councilman Paige asked if the team keeps track of relocated residents who utilized vouchers.
- Ms. Brown confirmed that the team keeps track of the residents who engage in supportive services, including housing choice voucher holders and project-based voucher holders.
- Mr. Brady raised a concern that the number of students appearing in the slides seemed low, as the number of students as of January 7 was identified as 837.
- Ms. Brown explained that the number reflected only the families enrolled in the People First program. With permission from the families, USI compared the data from the schools provided by Norfolk Public Schools to track progress.

Mayor's St. Paul's Advisory Committee

Meeting Minutes

- Ms. Hamm Lee added that the USI team does not have a way to track the number of families who have not engaged with People First. She also stated that the USI team is working on getting more families involved in the program.
- Ms. Brown mentioned that USI is also working on a dashboard with school data and will provide it to SPAC members in April.
- Ms. LaEunice Brown asked about the differences between enrolled in Early Learning 0-4 and enrolled in Early Learning 0-5.
- Ms. Nicole Brown clarified that their database includes all kindergarten children, which means five-year-olds enrolled in kindergarten are also included. This is why both columns are included in the youth engagement slides.

III. SPAC People First Subcommittee

6:20

○ Pastor Kirk Houston

- Before starting the SPAC People First subcommittee presentation, Ms. Hamm Lee announced that Mr. Kevin Murphy, the chair of the Planning Commission, would be working with the SPAC going forward. Moreover, she welcomed Mr. Alphonso Albert back and offered him condolences again on the passing of his wife. Since Mr. Tan was out of town, she introduced Pastor Houston as the speaker for the subcommittee report out.
- Pastor Houston stated that the subcommittee was formed to develop policies and solutions in response to People First request regarding the Barrier Removal Fund and Port Out Policy. He also acknowledged Ms. Brown's and the staff's efforts in seeking solutions to help our families. The subcommittee, consisting of himself, Ms. Love, Father Curran, and Mr. Tan, has held two productive meetings to discuss various approaches, including budget counseling requirements or the possibility of limiting the number of funding requests, etc. Although no official policy recommendations have been made, he assured the committee that the subcommittee is committed to exploring ways to be responsible stewards of the funding while ensuring that the team continues providing assistance and removing barriers. He stated that the subcommittee would continue to provide updates.
- Ms. Hamm Lee added that the subcommittee would also examine actual case studies without revealing any identifying information to determine the effectiveness of the ideas discussed in real-world situations.

IV. NRHA Update

6:30

○ Kim Thomas, NRHA

- Ms. Thomas began her presentation by providing an update on the Tidewater Gardens demolition (see the attached slides). She acknowledged the previous concerns regarding ensuring units were vacant before any demolition and during the abatement phase. She confirmed that the NRHA team conducts regular checks to ensure no individuals are inside the units and monitors any boards or doors left open. The NRHA team also reminds individuals that this is not a safe place to stay but does not

Mayor's St. Paul's Advisory Committee

Meeting Minutes

respond with force as some may seek shelter during the cold weather. Ms. Thomas said the team would continue monitoring and intervening when necessary.

- Ms. Thomas also presented the CNI Section 3 activity (see the attached slides).
- Ms. Love asked if M/WBE contractors have completed all the demolition.
- Ms. Thomas replied that efforts had been made to provide opportunities to minority contractors; however, not all the demolition was completed by M/WBE contractors. She mentioned that there were still opportunities, such as fencing and landscaping, that needed to be completed. Therefore, the team continues to seek minority contract opportunities but that they have had great success in awarding contracts to M/WBE contractors.
- Ms. Thomas informed the SPAC committee that with Ronald Jackson's retirement, Michael Clark would serve as the Interim Executive Director for NRHA while they begin the vetting process for a new executive director. Moreover, she stated that additional members would be added to the CNI team in the near future, and more updates would follow.

V. Development Update

6:40

- *Todd Leiberman, Brinshore*
- *Richard Sciortino, Brinshore*
- Ms. Hamm Lee announced that Todd Leiberman and Richard Sciortino from Brinshore would be presenting the development updates in place of John Majors, who could not attend due to illness.
- Mr. Leiberman, Executive Vice President, presented the replacement housing plan with total units by development and breakdown by bedroom numbers (see the attached slides).
- Ms. Love requested additional details about the street presented in the slide.
- Mr. Leiberman explained that it was the new Church Street, which would end at the Basilica, acting as a focal point for the area. He explained that as people drive down the new Church Street, they will be able to see the church prominently. The planning process aimed to highlight the church as a significant point of interest for visitors as they drive down the street.
- Mr. Sciortino, one of the principals of Brinshore Development, presented Kindred's logo and color palette (see the attached slides).
- Ms. Love raised a question about the marketing displays discussed in the previous meeting, emphasizing the need to represent diverse families. She recalled Father Curran's emphasis on showcasing underrepresented groups to make them feel included in the community. Ms. Love suggested that the marketing should reflect the fully diverse community we aim to attract rather than only featuring a few diverse individuals among predominantly white representations.
- Mr. Sciortino agreed and stated that it is important to represent this diversity in the marketing materials as a historically African American neighborhood. He confirmed the marketing materials would showcase diverse families, including intermarriage, black, white, and Asian families. The team would ensure that the materials predominantly feature diverse families.
- Ms. Love also questioned the leasing process for the first available units and whether the families have been informed about the upcoming opportunity.

Mayor's St. Paul's Advisory Committee

Meeting Minutes

- Ms. Brown responded, noting that NRHA, USI, and the city were coordinating efforts to inform families in advance about the leasing process for available units. The team ensured that families had all the necessary documentation and were prepared to apply once the process opened. Additionally, during the first 45-day period, these families would have exclusive access to apply for the units before others.
- Ms. Love inquired whether the team could identify which families have completed the application process or are eligible for the available units based on the current data.
- Ms. Brown responded that the team uses the information to assist specific groups, such as seniors, for the units that become available soon. The team will continue to help the families based on their group sizes and ensure their eligibility for the application. She assured that the team is working to coordinate all aspects of the leasing process to ensure that families are fully prepared.
- Ms. Love requested more information about the Right to Return requirements.
- Ms. Thomas explained that screening families who wish to return is a complex and individualized process. The primary goal is to ensure the families meet the criteria for the Right to Return, including maintaining good standing. This means that families must either maintain their rent balance or make arrangements for any money owed and should not have any adverse actions against them, such as legal issues. She emphasized that it must be evaluated on a case-by-case basis as each application will be assessed individually, considering any changes in circumstances. Despite these challenges, our team is committed to supporting families and overcoming obstacles.
- Ms. Love expressed appreciation for the team's explanation and the complexity of the process.
- Ms. Hamm Lee elaborated that several considerations need to be taken into account, such as moving in phases before the families can come back.
- Ms. Thomas mentioned that the team had met for four hours to discuss the process of assigning responsibilities for when the units become available and for advertisement. The meeting is crucial to ensure that the process is streamlined and efficient to avoid any potential delay.
- Ms. Hamm Lee stated that the resident newsletter is scheduled to be released in the next few weeks, including information about the Right to Return policy. The team is also promoting the policy by constantly printing and distributing the information to ensure residents can access it. Additionally, the policy is also available on St. Paul's website.
- Pastor Houston said that since family support specialists are working closely with residents to ensure they are on track for when they are able to move into the new housing units, there should not be many nuances. He expressed concern about potential complications that may arise regarding the qualification process. He requested further clarification to help alleviate any uncertainty.
- Ms. Hamm Lee explained that residents might face issues, such as missing too many of their 30% rent payments at the time they are able to move, which could impact their ability to move into the new units. She emphasized that if the families are in the People First program, the team will ensure the families are on track and in compliance with program requirements.

VI. Aspire Groundbreaking

7:00

- *Pastor Jerry Holmes, ISSA of Virginia*

Mayor's St. Paul's Advisory Committee

Meeting Minutes

- Ms. Hamm Lee stated that in addition to the Tidewater Gardens' footprint, St. Paul's area is undergoing private development, including the Aspire development. She introduced Pastor Holmes from ISSA of Virginia to start the presentation.
- Pastor Holmes presented Aspire groundbreaking and the development information (see the attached slides).
- Pastor Houston sought confirmation on the Area Median Income percentage for the families who will reside in Aspire buildings.
- Pastor Holmes confirmed that families with incomes ranging from 30% to 80% of the area median income would be eligible.
- Ms. Hamm Lee added that the Aspire project would include at least 21 project-based voucher units to support families relocated from Tidewater Gardens. Pastor Holmes emphasized the importance of diversity within the development, drawing from his experiences growing up in Portsmouth and Lincoln Park public housing. He stated that having a mix of backgrounds and skill sets creates opportunities for learning and growth.

VII. Open Discussion

7:10

- Ms. Hamm Lee invited committee members to suggest topics to report on the next month.
- Mr. Murphy expressed interest in having a clear understanding of the Right to Return process and requested a map outlining the responsibilities.
- Dr. Perry added that an update on the Blue/Greenway project would be provided next meeting.
- Councilwoman Royster asked for dashboard updates.
- Ms. Thomas explained that the team is modifying the dashboard to display the utilization of the housing subsidy types. The team proposed incorporating data from quarterly CN Inform the report to HUD, public information, allowing the team to spend more time cultivating individual series on specific topics monthly.
- Councilwoman Royster emphasized the importance of tracking progress quarterly and using that information to report monthly.
- Ms. Thomas confirmed that all the requested information would be included in the dashboard, condensing the CN Inform information and providing an in-depth examination.
- Councilwoman Royster requested updates from USI on resident engagement events.
- Ms. Norfleet shared upcoming events, including the Career College and Workshop for juniors and seniors and two resident engagement events hosted by People First in March to assist families in enrolling in pre-K programs and finding daycare options. These events will be held on March 15 and March 22.

VIII. Adjournment

7:30

- Ms. Hamm Lee asked if there were any further comments or questions. When none were raised, she concluded the meeting by announcing its adjournment and expressing gratitude to all those who attended.



St. Paul's Advisory Committee Meeting

Foodbank of Southeastern Virginia and the Eastern Shore

February 21, 2023

Agenda

- **Welcome**
 - *Barbara Hamm Lee, SPAC Liaison; Danica Royster and John Paige, City Council Members*
- **People First Update**
 - *Nicole Brown, USI*
- **SPAC People First Subcommittee**
 - *Pastor Kirk Houston*
- **NRHA Update**
 - *Kim Thomas, NRHA*
- **Development Update**
 - *Brinshore*
- **Aspire Groundbreaking**
 - *Pastor Jerry Holmes, ISSA of Virginia*
- **Open Discussion**
 - *SPAC Members*
- **Next Steps/Announcements/Adjournment**

PEOPLE FIRST



EMPOWERED BY
URBAN STRATEGIES, INC.

Nicole Brown, Senior Project Manager

Education: All children and youth in Tidewater Gardens are ready for school, thrive in and out of school, graduate from high school, and are prepared for college, career and life.



Economic Mobility: All households in Tidewater Gardens, before and after redevelopment, are economically independent.



Health: All children and adults living in Tidewater Gardens, before and after redevelopment, are mentally and physically healthy.



Housing Stability: All Tidewater Gardens households remain stably housed in their housing of choice.



Key Service Pillars and Results Statements



Barriers and Strategies

Barriers

Strategies

Communication



- Door Hangers, Email, Text, Emergency Contacts Listed & One Call System To Get Out Information

Maintaining Communication with the Landlord



- Attend lease signing review, review lease term with resident and offer access to Lead Mobility Specialist and FSS to resolve issues.

Ensuring residents understand the importance of medical/dental health services



- Link residents with local Medical and Dental Services and in the community

Economic Mobility



- Link residents to Workforce Development and Education Specialist



Economic Mobility & Workforce

Present Success

January 2022

The Data below reflects numbers in our LEARN system as of 01/31/2022

- Employed (18-64) : 256
- Unemployed (18-64) : 121
- 251 had Fulltime Hours
- Average Hourly wage : \$12.56
- Average Annual Income: \$22,718.00

January 2023

The Data below reflects numbers in our LEARN system as of 01/31/2023

- Employed (18-64): 318
- Unemployed (18-64) : 102
- 277 families have Fulltime Employment
- Average Hourly wage: \$13.52
- Average Annual Income : \$24,041.00

Our families are moving toward STABLE AND THRIVING.



Barriers and Strategies-Unemployed Population

Barriers

Digital Divide



Lack of education and or training
Programs to propel families forward



Lack of basic soft skills



Transportation



Strategies

Our families may use computers, printers, scanners, and email during weekly technology lab hours at the People-first office to apply for employment and become familiar with the components of a CPU.

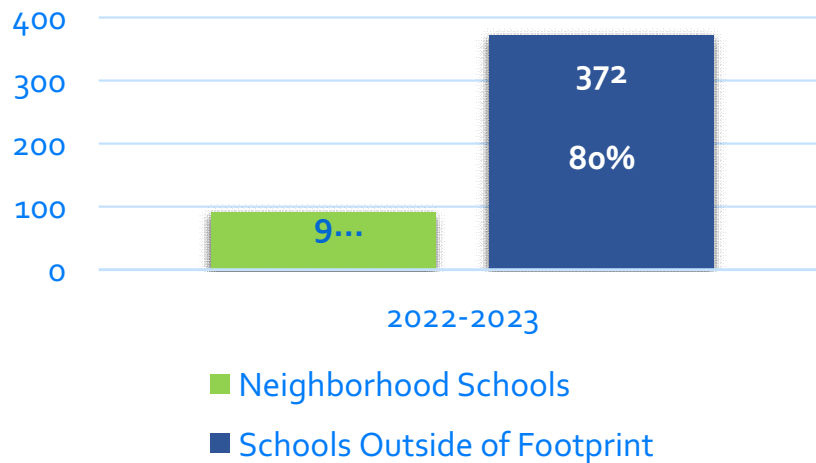
Referring our families to community partners that provide career training and skill certification programs as well as funds for enrollment, such as the TCC workforce department.

Every other month, PeopleFirst hosts a Thriving Tuesday session in which the workforce specialist facilitates discussions on themes including professionalism, workplace communication, conflict resolution, understanding work-life balance, resume development, and mock interviews.

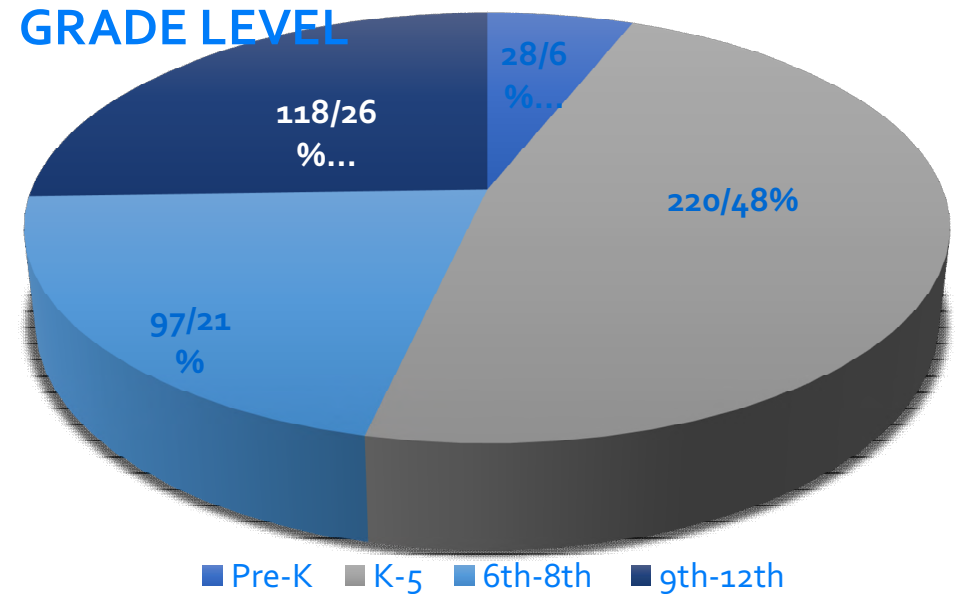
To create a family's sustainable mobility strategy, PeopleFirst works closely with the families. The families are helped in a variety of ways, including by giving them bus tickets, utilizing barrier reliefs for small Vehicle repairs, and, to make sure they are driving lawfully, helping residents settle their DMV accounts or obtaining a Virginia drivers license.

Education

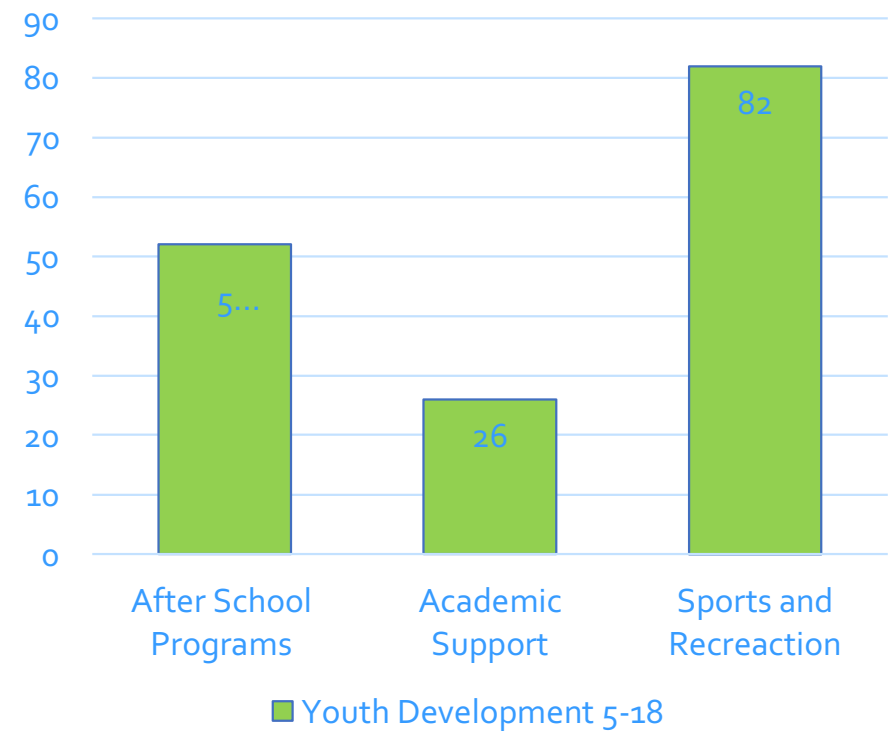
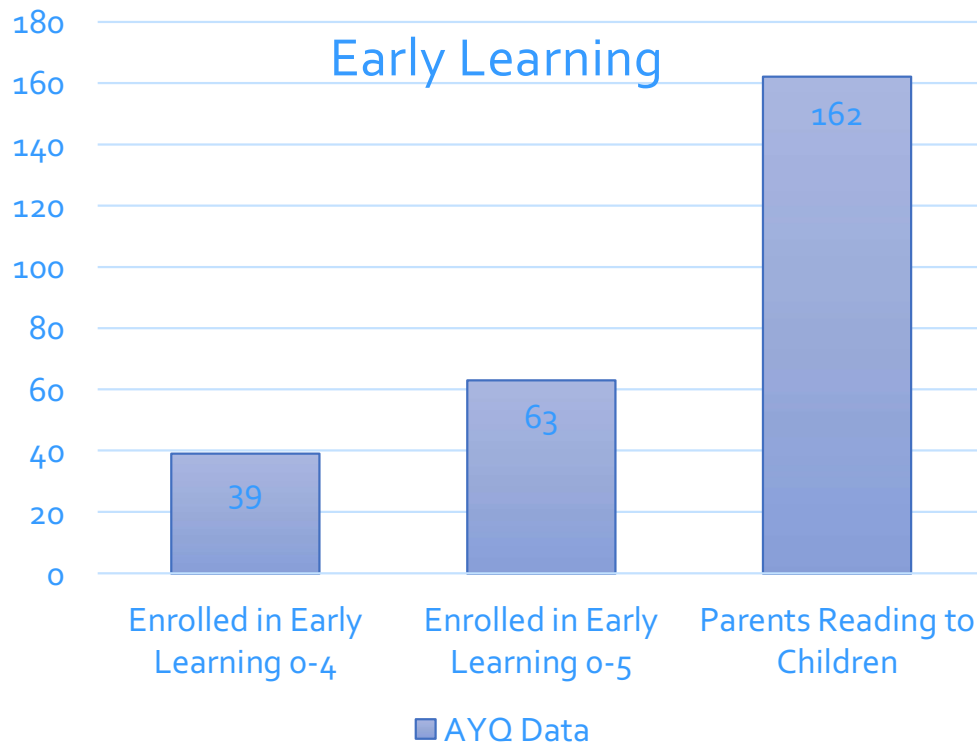
CNI Neighborhood Schools: P.B. Young, Tidewater Park Elementary, Ruffner Middle, Booker T. Washington



Tidewater Gardens School Demographics for all Schools (2022-2023)



Youth Engagement



People First Policy Sub-committee Update

*Pastor Kirk Houston, SPAC Sub-committee
Member*



NRHA Updates



Kim Thomas, NRHA



Tidewater Gardens Demolition Update February 2023



NRHA: CNI Section 3 Activity

St. Paul / Tidewater Garden Minority Contractor Participation				
Updated 3/21/13				
E1024/E1024/E1020/Tidewater Garden Various Building Abatement (IDIQ Contract)				
Contractor Name / Contract #	Contract Amount	Contract Balance	Minority Owned	Women Own
D & S Electric E1024	\$150,000.00	\$38,643.00	Yes	No
P & M Construction E1023	\$150,000.00	\$2,199.00	Yes	No
K-Contractors E1020	\$150,000.00	\$2,451.00	Yes	Yes
TG Pile Removal E1025/Tidewater Garden Pile Removal (P&M)				
Contractor Name / Contract #	Contract Amount	Contract Balance	Minority Owned	Women Own
P & M Construction E1025	\$150,062.00	\$0.00	Yes	No
TG Various Bldg Demolition E1040/E1041/E1042/Tidewater Garden Various Building Demolition (IDIQ)				
Contractor Name / Contract #	Contract Amount	Contract Balance	Minority Owned	Women Own
Powermovent E1042	\$150,000.00	\$21,880.79	Yes	No
P & M Construction E1041	\$150,000.00	\$136.00	Yes	No
K-Contractors E1040	\$150,000.00	\$5,630.00	Yes	Yes
TG Building Board Ups / Contract G1011 Small Purchase				
Contractor Name / Contract #	Contract Amount	Contract Balance	Minority Owned	Women Own
Powermovent G1011	\$150,000.00	\$0	Yes	No
TG Additional Piles and Concrete Removal - Contract G1045				
Contractor Name / Contract #	Contract Amount	Contract Balance	Minority Owned	Women Own
K-Contractors G1045	588,282.00	\$0.00	Yes	Yes

Development Update

BRINSHORE

Replacement Housing Plan -- Total Units By Development

EWAFI -- For HUD Housing Purposes Only



Development:	Replacement	LIHTC (non-repl)	Market	TOTAL
Block 17 and 18 Combined	48	45	83	140
	34%	35%	31%	100%
TWG Phase A Combined	70	39	66	135
	47%	31%	32%	100%
TWG B1 (Blocks 2, 4, 5) -- Split	32	21	28	81
	40%	26%	15%	100%
Block 19 and 20 Combined	28	28	28	84
	33%	33%	33%	100%
TOTAL UNITS	260	238	216	714
	36%	33%	30%	100%
FAMILY UNITS ONLY	238	194	112	544
	37%	30%	33%	100%

Replacement Housing Plan -- Breakdown by Number of Bedrooms

By Development:	TOTAL UNITS					
	Bedroom Size					Total
	1	2	3	4	5	Units
Reamien	44	28	0	0	0	72
Orion Circle	18	75	26	0	0	120
Block 17 and 18 Combined	24	97	29	0	0	140
FWG Phase A Combined	69	83	25	13	1	191
FWG B1	13	40	24	3	1	81
FWG B2	30	34	33	12	1	110
Total	199	347	137	28	3	714
	27.9%	48.6%	19.2%	3.9%	0.4%	100%

REPLACEMENT UNITS ONLY					
Bedroom Size					Total
1	2	3	4	5	Units
14	10	0	0	0	24
4	23	10	0	0	37
7	20	31	0	0	48
14	28	17	10	1	70
4	10	15	2	1	32
6	11	19	12	1	43
49	112	72	24	3	260
18.8%	43.1%	27.7%	9.2%	1.2%	100%



Yellow: Happiness, Optimism
Dark Blue: Confidence; family loyalty



BRINSHORE

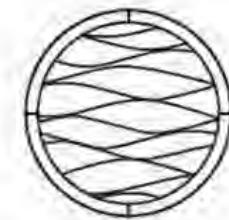




BRINSHORE



Reunion
SENIOR LIVING • AT KINDRED



ORIGIN CIRCLE
AT KINDRED

BRINSHORE



Aspire Groundbreaking

*Pastor Jerry Holmes,
ISSA of Virginia*

Existing Site



VIEW FROM TULIP LANE LOOKING EAST



VIEW FROM CHURCH STREET LOOKING NORTH



VIEW FROM BRAMBLETON AVE LOOKING EAST



VIEW FROM INTERSECTION OF CHURCH AND BRAMBLETON



EXISTING MAP



SITE BIRD'S EYE VIEW

Development Information

- The project shall consist of 85 newly constructed affordable apartment units that will serve families with incomes ranging from 30% to 80% Area Median Income (AMI), with 6 of the units reserved for homeless and formerly homeless households.
- The project shall include no fewer than 21 project-based voucher units to support families living in the Tidewater Gardens public housing community having incomes at or below 40% AMI.
- The project will include a business center, clubroom/lounge area, permanent fixtures of art, fitness center, a playground, outdoor grilling area, dog park, allocated space for virtual medical care, and community garden, and art programs available to both residents of the project and the broader community
- Developer shall adopt and comply with the City's economic inclusion plan that supports the City's established contracting goals for certified Women Businesses (13.3% of total construction costs) and certified Minority Businesses (12% of total construction costs).
- Total Investment (Total Development Cost): \$27,209,680
- Total Direct Construction Cost (Labor and Materials): \$18,206,000
- Total # of Full Time Jobs: 3 Full Time Permanent Positions (Operations)
- Total # of Construction Jobs: 187 total Construction Jobs

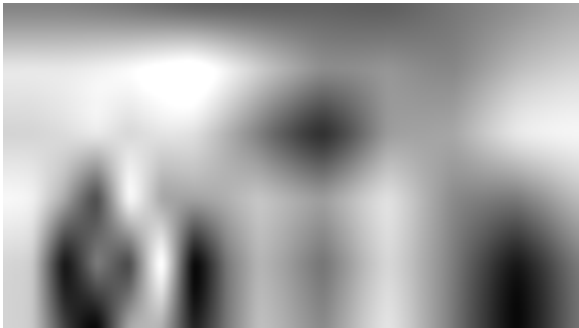
Groundbreaking February 16, 2023



Groundbreaking February 16, 2023



Groundbreaking February 16, 2023





***Questions, Comments,
Next Steps, Announcements***