

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

### Meeting Minutes

**Date of Meeting:** February 20, 2024

**Minutes Prepared By:** Ruby Eskenazi, City of Norfolk

**1. Purpose of Meeting:** To provide project development updates and feedback on St. Paul's Transformation Area project, including People First update, Development Update and more.

### 2. Attendance at Meeting

|                               |                                       |                                  |                                 |
|-------------------------------|---------------------------------------|----------------------------------|---------------------------------|
| Mr. Alphonso Albert – present | Mr. Bruce Brady – present             | Ms. LaEunice Brown – present     | Ms. Ebony Burnham – absent      |
| Rev. James Curran – present   | Ms. Regina Daye – absent              | Dr. Rhonda Alexander – absent    | Mr. William Harrell – present   |
| Dr. Kirk Houston – present    | Ms. Deirdre Love – present            | Mr. Nathan Simms – present       | Councilman John Paige – present |
| Dr. Glenn Porter – present    | Councilwoman Danica Royster – present | Ms. Tara Saunders – present      | Mr. Kevin Murphy – present      |
| Mr. Christopher Tan – absent  | Pastor Travis Barnes- present         | Dr. Doreathea White – absent     | Mr. Brian Owens – absent        |
| Ms. Iris Lundy – present      | Ms. Barbara Hamm Lee – present        | Mr. Christopher Bryant – present |                                 |

### 3. Agenda

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|---|-------------|
| <b>I. Welcome/Opening Comments</b>  | <b>6:00</b> |
| <ul style="list-style-type: none"><li>Barbara Hamm Lee, SPAC Liaison</li><li>Councilpersons Danica Royster and John Paige</li></ul> |             |
| <b>II. SPAC Oath New/Returning Members</b>  | <b>6:05</b> |
| <ul style="list-style-type: none"><li>Allan Bull, Norfolk City Clerk</li></ul>  |             |
| <b>III. SPAC Role/Responsibilities</b>  | <b>6:15</b> |
| <ul style="list-style-type: none"><li>Councilpersons Danica Royster and John Paige</li></ul>  |             |
| <b>IV. People First Update/Preparing Residents to Return</b>  | <b>6:30</b> |
| <ul style="list-style-type: none"><li>Nicole Brown, USI</li></ul>   |             |

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| <b>V. Development Update</b>  | <b>6:45</b> |
| <ul style="list-style-type: none"><li>• <i>Return Process/Progress – Steve Morales, NRHA</i></li><li>• <i>Demolition Updates – Mark Matel, DHCD</i></li></ul> |             |
| <b>VI. Open Discussion</b>  | <b>7:05</b> |
| <ul style="list-style-type: none"><li>• <i>SPAC Members</i></li></ul>   |             |
| <b>VII. Adjournment</b>   | <b>7:30</b> |
| <ul style="list-style-type: none"><li>• <i>SPAC Members</i></li></ul>   |             |

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

##### **I. Welcome/Opening Comments** **6:00**

- *Barbara Hamm Lee, SPAC Liaison*
- Ms. Hamm Lee introduced herself and welcomed the committee. She spoke about her SPAC leadership role as the liaison between the St. Paul's Advisory Committee and the City of Norfolk. She reminded participants that these monthly meetings are working sessions for the St. Paul's Advisory Committee and engaging with the speakers and presenters delivering the meeting's agenda is a role exclusive to committee members. Guests of committee members, although welcome and encouraged to attend, are asked to reserve any questions or feedback until the end of the meeting or to approach committee members individually after the meeting has adjourned. Ms. Hamm Lee mentioned there would be a slight shift in the meeting's agenda and that opening comments from our councilpersons will follow our new and returning committee members who are taking the official oath..

##### **II. SPAC Oath New/Returning Members** **6:05**

- *Allan Bull, Norfolk City Clerk*
- Mr. Bull thanked the committee for their service and proceeded to administer the official oath by addressing the new and returning committee members.
- Ms. Hamm Lee reminded all the committee members who just took their oath to sign their paperwork and return it to Allan Bull. Before transitioning to Councilpersons Danica Royster and John Paige for opening remarks, she mentioned that the catering provided for tonight's meeting came from Options Eatery, a local minority and woman owned restaurant and caterer.

##### **III. Opening Comments/SPAC Role/Responsibilities** **6:15**

- *Councilpersons Danica Royster and John Paige*
- Councilman Paige thanked the committee for their hard work, commitment, and dedication, encouraging the committee to keep the momentum going in service to the people.

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- Councilwoman Royster highlighted the focus of the work, emphasizing that it concerns individuals rather than infrastructure, with each member representing different aspects of the community. She pointed out the committee's role as a working group tasked with raising questions, adhering to the Resolution's components, and addressing any unforeseen issues that emerge. The councilwoman stressed the importance of discussing the process of moving from point A to point B, noting that Dr. Perry, the DHCD team, and the NRHA are present to assist in answering questions, providing guidance, and ensuring effective resource utilization. She shared insights from her tenure as Chair, underlining the necessity of adaptability and open-mindedness in public service to facilitate significant changes in the lives of individuals returning to St. Paul's area.
- Ms. Hamm Lee asked the councilpersons if they had any further remarks to add about the role and responsibilities of SPAC members in relation to the Resolution.
- Councilwoman Royster commented that the veteran SPAC members should support new members, emphasizing the importance of both groups actively participating in meetings through questions, feedback, and leveraging their unique expertise. This active engagement is crucial, she noted, because it aligns with the reasons for their selection to the committee. Understanding the roles committee members play within the community and identifying key points of contact are essential steps forward. The councilwoman highlighted potential encounters with former St. Paul's residents in need of assistance, stressing the importance of knowing who to contact within the committee to facilitate connections with appropriate services and support networks.

#### **IV. People First Update/Preparing Residents to Return**

**6:30**

- *Nicole Brown, USI*

- Ms. Brown greeted the committee and introduced herself. She began her presentation by going over the Key Service Pillars of Education, Economic Mobility, Health, and Housing Stability for Tidewater Gardens families before, during, and after redevelopment. She mentioned how the Key Service Pillars are not independent goals, rather they are interconnected upon each other and function simultaneously to support the family.
- Ms. Brown explained that USI works alongside of the City of Norfolk and NRHA and as new units become available at Kindred, and in offsite units, the People First Team begins working with families to prepare them for a successful return. USI uses group and individualized Mobility Counseling that is tailored to the needs of the household. Mobility Counseling sessions include information on the Right to Return and steps the residents need to take to maintain this right, including addressing rental balances, ensuring lease compliance, reviewing upcoming lease agreements, managing landlord issues, budgeting, and strategies for adapting to new neighborhoods. Returning residents are also informed about the schools located in the neighborhood to include what the school policies and grading standards are and how parents can connect to resources offered by the school.
- The procedure USI follows as housing units become available was outlined, starting with organizing tours for former Tidewater Gardens residents. USI also assists returning residents with the preliminary

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application for NRHA, including gathering all necessary supporting documentation. USI meets weekly with NRHA and the City of Norfolk to discuss and resolve any issues facing returning residents. This includes challenges related to the approval or denial of their Right to Return, issues arising with property managers and landlords, application issues and outstanding financial balances. Additionally, a Relocation Specialist from USI attends the preliminary meeting and resident briefing with NRHA and the returning resident to ensure a smooth initial relocation process. Once residents are approved for a unit, USI assists with all current landlord communication, particularly for returning residents who must terminate existing lease agreements. USI's involvement extends to attending lease signings and aiding in the submission of relocation packages to NRHA, which cover moving and relocation expenses.

- Councilwoman Royster asked the duration for which a former Tidewater Gardens resident retains the Right to Return.
- Mr. Morales stated that the Right to Return is valid for 5 years from the completion date of a specific building. He provided an example to illustrate: if a building were completed today in 2024, Tidewater Gardens residents would retain the Right to Return until 2029.
- Councilwoman Royster posed a question to Dr. Susan Perry regarding the criteria for defining a neighborhood of opportunity, highlighting that the current definition is based on HUD's standards rather than being tailored to the City of Norfolk's racial demographics. Dr. Susan Perry confirmed that according to HUD, a neighborhood of opportunity is defined by a poverty rate of 40% or less and a minority concentration of 62% or less.
- Councilwoman Royster further inquired for clarification, asking if a neighborhood with a poverty rate meeting HUD's criterion but with a predominant African American population exceeding 62% (for instance 80%) would disqualify it as a neighborhood of opportunity according to HUD's racial demographic criteria, even if the income demographic criterion is met.
- Dr. Perry confirmed that this is correct.
- Ms. Brown elaborated on HUD's definition of a neighborhood of opportunity and emphasized the People First team's approach to prioritize resident choice and the specific needs of individual households. She explained that while HUD's definitions are provided to residents, the team also engages with them to determine their neighborhood of choice, considering factors such as family connections and support systems in other communities. This approach acknowledges the potential discrepancy between HUD's criteria and the actual needs and preferences of families.
- Rev. James Curran addressed the issue regarding the poverty line defined by the government, which stands at around \$11,000 a year for an individual. He argued that an individual could earn 100% above the poverty line and still live in poverty. Hence, he pointed out that HUD's setting of a poverty line at 40% does not necessarily indicate that an individual is in a neighborhood conducive to upward mobility.
- Ms. Brown added that there are families residing in neighborhoods that may not meet HUD definition but are significantly above the poverty guidelines. She highlighted that these statistics are monitored,

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with the goal of deconcentrating poverty and relocating families to well-functioning neighborhoods with low poverty rates.

- Rev. James Curran stated that the poverty level as defined by HUD is just so low, suggesting a redefinition is necessary to reflect the actual living conditions.
- Councilwoman Royster inquired whether the relocation paperwork process is more efficient for families actively participating in case management or working with a relocation specialist compared to those who do not engage with USI services. She further questioned the measures in place for residents whose improved circumstances, such as advancements in education and employment, might disqualify them from housing vouchers, noting the absence of market rate vouchers for such individuals. Ms. Brown clarified that NRHA is responsible for calculating deductions per household, indicating that USI cannot predetermine eligibility based solely on an individual's income. She emphasized the importance of applicants proceeding with the housing authority process regardless of their earnings, while also acknowledging USI's role in preparing residents for the possibility that their income may surpass the eligibility threshold for housing assistance.
- Mr. Albert expressed concern regarding the classification of communities as non-progressive or non-choice neighborhoods based solely on racial demographics, questioning if this practice is endorsed by HUD through the Choice Neighborhood Initiative (CNI) grant.
- Mr. Nathan Simms explained that the CNI grant is a combination of the public housing program, the voucher program, and additional elements. He elaborated that the areas of opportunity and areas of concentration are a part of the fair housing framework, highlighting the importance of discussions with local HUD offices. Mr. Simms mentioned that there are current areas of opportunity where residents are hesitant to return due to their children being enrolled in different school districts.
- Ms. Brown added that Ocean View and Azalea Gardens, as well as the area near the airport, are neighborhoods of opportunity. She noted that some residents are reluctant to move to these areas due to transportation challenges and emphasized the dynamic nature of population numbers, which require community involvement during census periods to accurately reflect demographic changes.
- A committee member shared their positive impression of the Kindred housing project and inquired about the progress in encouraging people to return, noting some resistance.
- Dr. Houston suggested addressing the challenges of rehousing residents as an agenda item for the next month's meeting, expressing an interest in understanding the specific barriers and difficulties encountered in preparing families for their return.
- Dr. Houston emphasized the importance of addressing the reasons behind the limited number of returning residents early in the development process. He advocated for proactive questioning to potentially alter outcomes for these families, stressing the necessity of asking critical questions at this stage.
- Ms. Brown confirmed the practice of querying residents to understand their reasons for not returning, noting the importance of direct questions in gaining insights into their decisions and to do a deeper dive next month.

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- Dr. Perry highlighted that individuals who no longer qualify for a housing voucher remain eligible for People First services, explaining the decision to fund these services with local rather than federal or state funds to avoid income restrictions. This approach ensures continued access to education, health and wellness, and employment services for all families.
- Councilwoman Royster inquired about feedback on the returned residents' move-in experience, noting the completion of two buildings and the importance of applying lessons learned to improve the process.
- Ms. Brown confirmed a 30 day follow up and assessment protocol for residents who have moved back and committed to exploring the implementation of a specific survey to evaluate the move-in process.
- Ms. Love raised a question regarding the status of individuals whose increased income disqualifies them from qualifying for housing assistance. She inquired if such individuals would be given priority for market rate units, especially considering their previous participation in the process, and expressed desire to return.
- Mr. Morales clarified that, while there is no technical or programmatic provision for priority based on income changes, Tidewater Gardens residents are given first preference by operation. They are the first to be notified upon the completion of a building, which enables them to sign up for the waitlist before others. This operational approach places them at the top of the waitlist, offering an advantage in securing a market rate unit, should they choose to pursue this option.

#### V. Development Update

6:45

- *Return Process/Progress – Steve Morales, NRHA*
- *Demolition Updates – Mark Matel, DHCD*
- Mr. Morales started his presentation by outlining the goal of the Choice Neighborhood Program, which was to redevelop Tidewater Gardens, build a lot of new housing, and have the former residents move back in. The project's ambition extended beyond merely relocating families to preferred neighborhoods; it sought to elevate the entire area into a neighborhood of choice.
- Highlighting the focus on areas of opportunity, Morales explained that the relocation of families from Tidewater Gardens aimed at placing them in environments with lower poverty rates, with additional emphasis on access to quality schools, transportation, and shopping facilities.
- Mr. Morales detailed the diverse outcomes for the original 614 families from Tidewater Gardens. The families' paths varied widely, including participation in the voucher program, public housing, project-based housing, or relocation to neighborhoods of opportunity within Virginia Beach, Chesapeake, Portsmouth, the South Bay, and even beyond state lines. He noted instances of homeownership among former residents, as well as circumstances of death, program departure, unannounced moves, addiction challenges, or termination from the program. Despite these varied outcomes, he stated that the majority, approximately 90%, remained within Norfolk, underscoring their strong ties to the community.

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- Mr. Morales emphasized that this is not a static group in a static program. Out of the 614 original families, the team now has 649 households, which is a much larger number as new households were created. In families where the children grew up and the family split, these are situations where the older children took the opportunity to get vouchers on their own. Since relocation our numbers grew, and all of these families have the right to return.
- The right to return is not a requirement, it is a preference. This means that former Tidewater Gardens residents have five-year leasing priority for all the new replacement units and a first lease priority for the affordable units as part of the Choice Neighborhoods Program. This priority preference extends up to 5 years once the unit has been built. Every time a new unit becomes available NHRA contacts residents to give them advanced notice that new units are now available and how to sign up to get on the waitlist. Getting on the waitlist is critical because that is where NRHA will pull residents from first. It is hard to lose one's right to return now considering how close the team works with families to find solutions and to keep them compliant. Criminal activity was noted as one of the few grounds for termination from the program. Additionally, comprehensive relocation assistance is provided, covering moving expenses, security deposits, and lease termination costs. While the HUD handbook sets the standard relocation cost at \$3,500 per family, actual expenses often exceed this amount. Collaboration between NRHA and the City of Norfolk has been essential in covering these higher-than-anticipated moving costs and addressing various family situations.
- Councilwoman Royster inquired about the current approach to handling families experiencing frequent issues, questioning whether a case-by-case strategy is still in effect, particularly for those identified by a working subcommittee as falling into concerning categories.
- Dr. Perry elaborated on the Barrier Removal Fund, a resource managed by Ms. Brown and the People First team, is designed to assist families facing obstacles that could jeopardize their right to return or the overall stability of their household. She noted ongoing deliberations within the People First team on how to address situations where a family frequently taps into this fund, including the possibility of mandating certain requirements for access to these resources.
- Ms. Hamm Lee expanded on the discussions regarding the Barrier Removal Fund, suggesting that prerequisites for accessing the fund could include the establishment and adherence to a family budget. This measure aims to tackle the underlying behaviors leading to the repeated need for fund assistance and to curb habitual reliance on the fund.
- A member of the committee asked for clarification about criteria for frequent use.
- Ms. Brown identified the frequent use of the Barrier Removal Fund as multiple instances (3-4 times) over a 2–3-year period where significant amounts (\$2,000 or more) were requested. She emphasized the impact of recurrent withdrawals by a few families on the fund's availability for others, prompting the team to seek advice on managing such overuse and reliance.
- Ms. Hamm Lee added that using utility bills as an example, explaining that delinquencies often span several months before reaching the People First team, thereby consuming substantial fund resources, and limiting its availability for other families in need.

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- Mr. Morales highlighted the importance of utility bills in the context of housing compliance, noting that establishing utilities in one's name is a prerequisite for leasing a unit and receiving a housing voucher. The inability to have utilities activated due to unpaid bills directly impacts a resident's eligibility for housing assistance.
- A committee member commented on the compound difficulties faced by former Tidewater Gardens families falling behind on utility payments, including the accrual of late fees on top of existing debts, describing it as a perpetuating cycle of financial strain.
- Ms. Hamm Lee reiterated a subcommittee recommendation aimed at encouraging families to proactively address financial issues early on to avoid accumulating large, unmanageable debts.
- Mr. Morales discussed the collaborative efforts of USI, the City of Norfolk, NRHA, and property managers in weekly meetings to address individual family cases. He outlined the current focus on facilitating family relocations to the Reunion and Origin projects, with the Aspire project scheduled for later in the year, underscoring the personalized approach taken to assist families through these challenges.
- As of the end of January 2024, the CNI project has seen significant progress, with 42 families having moved into or approved for Riverside, Reunion, and Origin. Beyond these specific developments, families are utilizing their vouchers in diverse communities, including 20 families moving into Market Heights, three into St. Paul's Apartments, four into the Retreat, and another four into the Aston. It was emphasized that former Tidewater Gardens families opting for Market Heights, St. Paul's Apartments, or the Retreat still retain their right to return to the units under construction.
- Mr. Morales stated that since the commencement of the project in 2017, the City of Norfolk has significantly expanded its affordable housing pool, creating over 900 units and over 400 Project Based Vouchers (PBV) units in both CNI and non-CNI projects. NRHA has been a pioneer in the area, adopting 110% Housing Choice voucher rents and 110% of the area median income to enhance rental opportunities citywide. However, challenges such as a high withdrawal rate from the waitlist for new units have been noted, with an acceptance rate of one in every 25 offers.
- Councilwoman Royster asked about the number of former Tidewater Gardens residents over the age of 55, potentially eligible for the Reunion building, a development designated for those 55 and older.
- Mr. Morales responded that back in 2017-2018 there were approximately 104 residents aged 55 and older.
- Councilwoman Royster Councilwoman Royster inquired about the updated demographic data for Tidewater Gardens residents aged 55 and older as of 2023, considering the deaths of some residents since the initial count in 2017-2018.
- Mr. Morales acknowledged the need for updated data but indicated it was not available at the meeting.
- Dr. Kirk Houston asked for details on the acceptance rate of one in 25 in Mr. Morales's previous statement.
- Mr. Morales explained the preference process for housing availability to the Tidewater Gardens families, stating that advanced notice is given to these families about upcoming available units and



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the opening of the waitlist. Specifically for Reunion, 32 former Tidewater families had pre-registered on the waitlist. Upon initiating the application process with these families, 25 out of the 32 chose to cancel their applications.

- Dr. Houston emphasized the importance of understanding the reasons behind the high cancellation rate among Tidewater Gardens families who initially signed up for the waitlist but later opted out of the application process for returning to the newly available units.
- Mr. Morales clarified that these families are not outright refusing the opportunity to return; instead, they are making a choice based on their preferences for different locations or units within the project. He pointed out that decisions could be influenced by factors such as the size of the units available compared to their current living arrangements. For example, families living in a two-bedroom unit might not wish to move to a smaller, one-bedroom unit due to HUD's "right-sizing" requirements, leading them to withdraw their application in favor of staying in a larger space. This situation illustrates one of the considerations affecting families' decisions about returning to the redeveloped housing.
- Dr. Houston stressed the importance of understanding the reasons behind families' decisions not to return, referencing previous projects where a significant number of residents did not relocate back.
- Mr. Morales informed the committee that they are monitoring the whereabouts and choices of the families, referencing the Broad Creek project where only about 25% of families chose to return. He noted a similar pattern with Broad Creek's final phase, where none of the former families opted to move back into the remaining 88 units.
- A member of the committee suggested that understanding the specific reasons families decide against returning could reveal issues that are potentially rectifiable. Identifying these reasons could enable the committee to find solutions that might encourage families to reconsider their decisions.
- Ms. Hamm Lee indicated that the team plans to conduct surveys to gather insights not only on the relocation process for families who have recently moved but also to understand why some families choose not to return. She pointed out factors such as the trauma associated with moving and the possibility of families having settled into new communities, suggesting that the reasons for not returning could be varied and not necessarily indicative of issues with the new units or projects.
- Mr. Morales highlighted the significance of the five-year period associated with the right to return, explaining that individuals' circumstances and preferences can change over time, potentially leading them to reconsider moving back to their original community or a new development within the project.
- Councilwoman Royster underscored the complexity of housing needs, mentioning a family member over 55 years old caring for grandchildren and the implications for eligibility and housing options in age-restricted communities like Reunion.
- Dr. Susan Perry clarified that former Tidewater Gardens residents can move into Reunion as long as one person on the lease is 55 or older, though the units are limited to two bedrooms, accommodating some, but not all, family compositions.
- Ms. Brown confirmed that the team is working with families in diverse situations, including grandparents caring for grandchildren, to find suitable housing solutions.

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- Councilwoman Royster raised concerns about the adequacy of two-bedroom units in Reunion for grandparents caring for multiple grandchildren, questioning the planning for such family situations.
- Ms. Brown assured that the USI team carefully considers the data, including household size and bedroom availability, in their planning to ensure families are matched with appropriate units, indicating that larger families under the care of a grandparent might not be suited for Reunion but could be accommodated in future developments.
- Mr. Morales highlighted that the current data reflects the number of families that have moved in or have been approved to date, emphasizing that there are additional families still undergoing the approval process.
- A committee member asked (referring to the data presented in the slides) about the high number of cancellations noted for Reunion and Origin, seeking clarification on whether these were initiated by the applicants rather than being denials by the program.
- Mr. Morales acknowledged the high cancellation rates but noted they align with experiences from other Housing Choice Vouchers programs, explaining that a substantial waitlist is often necessary to achieve desired occupancy levels.
- Ms. Hamm Lee suggested reaching out to those who declined their offers to understand their reasons, proposing to share these insights with the committee in the upcoming month.
- Ms. Brown shared that the USI team already engages with families upon application cancellation to understand their reasons. She recalled common reasons for cancellations, including concerns over utility bills, the size of units, and the number of bedrooms available. Ms. Brown mentioned the specific financial concerns of seniors about managing additional utility bills on a fixed income and explained the efforts made to counsel families on the energy efficiency of the new units to mitigate these concerns.
- Mr. Morales discussed ongoing efforts to provide prospective renters with advance information about the next building, Aspire, including planned tours in spring and cost estimates for utilities. He emphasized the importance of demonstrating the energy efficiency of these units to alleviate concerns about handling two utility bills, which remains a significant hesitation for families considering application continuation.
- Ms. Hamm Lee inquired if there were any further questions for Mr. Morales before moving on to the next development update. There were no additional questions at this time.
- Mark Matel, Senior Project Manager with the Department of Housing and Community Development (DHCD) introduced himself and proceeded to provide development updates on demolition of two of the four remaining buildings in the former Tidewater Gardens area. The first schedule for demolition is Tidewater Park Elementary School. The City of Norfolk acquired the property in September of 2023, and proceeded with the environmental study through most of the fall and winter months of 2023. In January-February 2024 we drafted the RFP for demolition and plan to release the RFP in Quarter 1 2024. Commencement and completion of demolition is set for Quarter 2 2024.
- These demolitions are a pilot program in terms of economic inclusion, with language specific in the RFP designating these projects as a sheltered quote pursuant to Section 33.1-11 of the Norfolk Code.

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This means that only bidders certified as minority businesses by the Virginia Department of Small Business and Supplier Diversity (SBSD) are allowed to submit bids for these projects. For demolition of Tidewater Elementary School, a 90-day performance period is set to allow smaller contractors to actually be able to complete the job.

- The second demolition project is the William A. Hunton YMCA, also a sheltered project. This building was acquired by the City of Norfolk in September as well. Coordination for utility shutoff and security measures are in place, and an environmental study update is forthcoming. Efforts are being made to preserve the mermaid statue attached to the building, with General Services responsible for its removal and storage for future use. The RFP for this demolition is in progress, as this project is two weeks behind the Tidewater Elementary School demolition. Due to the smaller size of the building, there is a 60-day performance period for this project.
- The William A. Hunton YMCA has temporarily located to 5520 Tidewater Drive and expect to open to children in April 2024. They are currently fundraising and in the design stage for this development. For context, this is a private development that is not a part of the CNI. The future home will be where the Tidewater Park Elementary School is currently located. The YMCA would like to make a presentation to SPAC once they have a definitive design and budget.
- Ms. Hamm Lee inquired if any members of the committee had questions for Mr. Matel.
- Ms. Marcia McGill provided additional insight into the process of sheltered bids related to the demolition projects. She encouraged committee members to disseminate information among contractors who might be interested in these exclusive opportunities. Ms. McGill highlighted ongoing efforts to inform WMBE groups about sheltered bids, emphasizing the importance of understanding the specific language and criteria that define such contracts. She also noted the requirement of receiving at least three bids for these contracts to proceed; otherwise, the solicitation process must be repeated. Ms. McGill stressed the significance of raising awareness among contractors about these opportunities, ensuring they are prepared to participate and submit bids for the upcoming projects.

## VI. Open Discussion

7:05

### ○ SPAC Members

- Ms. Hamm Lee offered a reminder for any late arrivals needing to be sworn in to approach her at the meeting's conclusion for the oath-taking arrangements.
- A committee member expressed a desire to improve how audience questions are incorporated into meetings, highlighting the importance of feedback from visitors and guests as a valuable resource.
- Ms. Hamm Lee committed to discussing with the co-chairs strategies for better engaging with questions and feedback from visitors and guests in future meetings.
- Ms. Love inquired about the impact of criminal activity or a criminal record on the eligibility for the right to return, particularly in relation to incarceration history.

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- Mr. Simms explained that if an individual has been convicted of methamphetamine, that is a criminal conviction that will not allow the individual to return. Exceptions to this are if an individual was arrested and not convicted or if they were convicted and served their time in a reform type of program. These are exceptions that can be made under the Continuity Plan, which governs public housing and the Administrative Plan, which governs the voucher program.
- Ms. Deirdre Love asked if this applies to an individual who is a convicted felon, or to any type of conviction.
- Mr. Simms clarified that the policy applies broadly to any criminal conviction.
- Mr. Morales added that if an individual was incarcerated prior and they were a former resident of Tidewater Gardens area after their incarceration, this individual will not have any issue returning. Reoffending and committing new criminal activity are what will cause the individual to lose their right to return.
- Dr. Houston reflected on the project's goals, suggesting the committee should establish a shared definition of success to ensure all efforts are aligned towards common objectives.
- A committee member recommended consulting with NRHA and Dr. Perry's office for insights into daily operational goals and defining project success, recognizing their expertise and routine involvement in these processes.
- Ms. Hamm Lee mentioned the diversity of success metrics across different components of the project. She noted that while success for developers might be quantified by the construction of 614 units, outcomes on the People First side, focusing on individual residents and families, would be measured differently.
- Councilwoman Royster underscored the critical role of both expert opinions and active committee participation in assessing the project's effectiveness. She posed questions about the committee's contributions to ensuring accountability and adaptability throughout the project's lifecycle, particularly in light of the 5-year right to return policy for former residents. The councilwoman advocated for the establishment of specific timelines and benchmarks to gauge progress and effectiveness. She suggested that analyzing the reasons behind application cancellations and adjusting strategies accordingly could serve as indicators of success. Furthermore, Ms. Royster pointed out that the definition of success might evolve over different stages of the project, prompting a broader discussion on how success is measured in relation to education, health and wellness, and employment outcomes.
- Ms. Brown referred to the CNI metrics discussed at a previous SPAC meeting, outlining HUD's requirements for annual reporting on education, health and wellness, and employment and economic mobility. These metrics serve as a basis for evaluating progress towards set goals.
- Mr. Simms advocated for incorporating benchmarks into the project timeline, drawing on experiences from other cities with CNI projects. He expressed interest in further discussions on defining specific benchmarks for Norfolk's project, underscoring the importance of tailored goals and measures of success.

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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.



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

**Location: Foodbank of Southeastern Virginia and the Eastern Shore  
February 20, 2024**

# Agenda

## **Welcome | 6:00**

*Barbara Hamm Lee, SPAC Liaison  
Councilpersons Danica Royster and John Paige*

## **SPAC Oath New/Returning Members| 6:05**

*Allan Bull, Norfolk City Clerk*

## **SPAC Role/Responsibilities | 6:15**

*Councilpersons Danica Royster and John Paige*

## **People First Update/Preparing Residents to Return | 6:30**

*Nicole Brown, USI*

## **Development Update| 6:45**

*Return Process/Progress – Steve Morales, NRHA  
Demolition Updates – Mark Matel, DHCD*

## **SPAC Open Discussion | 7:05**

*SPAC Members*

## **Adjournment | 7:30**

*Barbara Hamm Lee, SPAC Liaison*



# People First Update

- *Rights to Return Preparation*

*Nicole Brown, USI*



## Key Service Pillars and Results Statements

**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.



# Preparing Residents To Return



- USI continually works with families to prepare for their return to the Kindred community. We do so by addressing the needs of the household and providing support in all the pillar areas.
- Sessions are tailored to the individualized needs of the household and include:
  - Rights to Return
  - Rental Balances
  - Lease Compliance
  - Landlord Issues
  - Budgeting
  - Transitioning to a New Neighborhood
  - Lease Review

# Return Preparation Process



Once USI has been provided information on upcoming available units, the People First team begins to prep the families:

- Review current leases for renewal dates and lease break language and discuss lease break options with the property manager
- Review rental balances from the current unit to ensure that if there is a balance, a payment arrangement is set up, and the resident is following the plan
- Set up tours of the upcoming unit and transport the residents to see the new units
- Assist with completing the preliminary application on the NRHA website
- Assist residents with obtaining all supporting documents needed for the application
- Meet weekly to address issues or barriers to resident return, approval, denials, etc. (TEAM effort - NRHA, USI, and City)
- Attend preliminary meeting and resident briefing at the housing authority with the resident
- Assist the resident in completing the application to the property once the housing authority approves their PBV status
- Once approved for the unit, work with the resident to assist in providing notice to the current landlord
- Work very closely with the property managers of the new building to ensure resident success in the application process and beyond
- Completed all the paperwork for the lease breakage fees, if applicable
- Assist the resident in preparing to relocate, counsel residents on understanding their lease, and introduce community information relative to their neighborhood
- Attend the lease signing at the new community
- Complete the Relocation packets for resident and submit to NRHA for payment of moving cost, security, utilities deposit, and self-move or assisted move payments
- Provide continued support during and after move-in



# Development Update

- *Return Process/Progress*

*Steve Morales, NRHA*

# Current Relocation Status



There are 649 families that are part of the Relocation.

These include the original 614 households at the beginning and the addition of new households created from household splits. 598 are still eligible for return 92%.

| Relocation Status                                     | 10/31/2022 | 12/30/2023 | Notes  |
|---|------------|------------|--|
| NRHA Housing Choice Voucher Program                   | 304        | 331        |  |
| NRHA Public Housing                                   | 141        | 127        |  |
| Project Based Voucher Apartment                       | 66         | 76         |  |
| Ported HCV to another community                       |            | 18         | * Previously reported as rented elsewhere                            |
| Rented Elsewhere no longer in assisted rental program | 65         | 55         | *Previous Reports included 6 residents that moved prior to 2/28/2019 |
| Purchased a Home                                      | 4          | 4          |  |
| Deceased  | 12         | 18         |  |
| Evicted/Skipped                                       | 19         | 16         | * Prior reports included three residents evicted prior to 2/28/2019  |
| Moved Without Notice                                  | 2          | 2          |  |
| Termination   | 1          | 2          |  |
|   |            |            |  |
| Grand Total   | 614        | 649        | * Includes Household Splits  |

# Current Relocation Status



| State/City     | Former Tidewater Families |     |
|----------------|---------------------------|-----|
| Virginia       |                           |     |
| Norfolk        | 556                       | 90% |
| Virginia Beach | 22                        |     |
| Chesapeake     | 13                        |     |
| Portsmouth     | 11                        |     |
| Suffolk        | 1                         |     |
| North Carolina |                           |     |
| Charlotte      | 1                         |     |
| Greensboro     | 1                         |     |
| Greenville     | 1                         |     |
| Delaware       |                           |     |
| Newark         | 1                         |     |
| Maryland       |                           |     |
| Columbia       | 1                         |     |
| Oxon Hill      | 1                         |     |
| Georgia        |                           |     |
| Atlanta        | 1                         |     |
| Grovetown      | 1                         |     |
| Norcross       | 1                         |     |
| Snellville     | 1                         |     |
| South Carolina |                           |     |
| Columbia       | 1                         |     |
| Sumter         | 1                         |     |
| Grand Total    | 615                       |     |

# Right to Return



It is the goal to maximize the number of original Tidewater Gardens households that return to the newly constructed units.

All original Tidewater Gardens residents who are lease-compliant and meet the requirements below are eligible for a new unit and will have a right to return to a new unit at the redeveloped site.

- Resident was located at Tidewater Gardens as of February 28, 2019.
- Resident was lease-compliant when relocating from Tidewater Gardens.
- Resident continued to remain lease-compliant during the relocation period with no eviction proceedings or judgment for eviction, including those who are subject to any court-ordered stipulation agreement.
- Resident can show evidence that they can pay rent, which will continue to be 30% to 40% of adjusted income.
- Resident shall have no outstanding debts to NRHA and any other PHA.
- Resident shall refrain from any criminal activity throughout the relocation period.
- The head of household must be able to establish utilities in their own name since units will be individually metered.
- Resident must not have been terminated or have a termination pending from the Housing Choice Voucher program.
- Resident must meet applicable income limits and household composition applicable to the Low-Income Housing Tax Credit program.

# Right to Return



## **Return Preference**

Returning residents shall be provided a preference for occupancy in the newly developed housing.

- Preference applies to on-site or off-site replacement units before such units are made available to any other eligible households.
- Preference applies to affordable units by utilizing an approved Housing Choice Voucher (HCV).
- Preference remains available for five (5) years from the lease-up date for the replacement units and until the initial lease-up of the affordable units.

## **Relocation Assistance**

- Moving Costs
- Security Deposits
- Breakage Fees

**USI also provides other supportive services to returning residents**



# Return Status



## Housing Projects

### Former Tidewater Gardens Families

| CNI Phase/Project                 | PBV       | HCV       | Total     | Status                               |
|-----------------------------------|-----------|-----------|-----------|--------------------------------------|
| Riverside Station (PBV by Others) | 9         | 3         | 12        | As of 1/30/2023                      |
| Reunion                           | 7         | 5         | 12        | In Lease Up- Approved as of 02/15/24 |
| Origin                            | 13        | 5         | 18        | In Lease Up- Approved as of 02/15/24 |
| Aspire (PBV by Others)            |           |           |           | Construction -June 2024              |
| Unity                             |           |           |           | Construction-July 2025               |
| Kinship                           |           |           |           | Addressing Financing gaps            |
| Resilience                        |           |           |           | Addressing Financing gaps            |
| 78 at St. Paul's (PBV by Others)) |           |           |           | In Approval Process                  |
| <b>Totals-CNI</b>                 | <b>29</b> | <b>13</b> | <b>42</b> |                                      |

| Projects Near CNI Site          | PBV       | HCV      | Total     | Status  |
|---------------------------------|-----------|----------|-----------|---|
| Market Heights (Not CNI)        | 16        | 4        | 20        | Not a CNI project-former Tidewater families have first preference |
| St. Paul's Apartments (Not CNI) | 2         | 1        | 3         | Not a CNI project- preference based on Sect 18                    |
| The Retreat                     | 4         | 0        | 4         | Not a CNI project   |
| The Aston                       | 0         | 4        | 4         | Not a CNI project   |
| <b>Totals</b>                   | <b>22</b> | <b>9</b> | <b>31</b> |   |

| Projects Complete                 | PBV Units | Total Units |
|-----------------------------------|-----------|-------------|
| Riverside Station (PBV by Others) | 23        | 120         |
| Reunion (Phase 1-CNI)             | 24        | 72          |
| Origin (Phase 1-CNI)              | 37        | 120         |
| Market Heights (Not CNI)          | 41        | 164         |
| St. Paul's Apartments (Not CNI)   | 13        | 126         |
| The Retreat (Not CNI)             | 50        | 246         |
| The Aston (Not CNI)               | 7         | 70          |

For Market Heights, NRHA has provided Tidewater Gardens with a preference for the Project Based Voucher units for a period of 5 years from lease up

NRHA has provided a preference for any vacancies for St. Paul's Apartments to any Public Housing resident begin displaced as a result of section 18 action

# Lease Up Phase I



## Origin and Reunion at Kindred Lease Up Report

15-Feb-24



Total

|                   |    |     |     |
|-------------------|----|-----|-----|
| <b>Apartments</b> | 72 | 120 | 192 |
| Replacement Units | 24 | 37  | 61  |
| Affordable Units  | 44 | 46  | 90  |
| Market Units      | 4  | 37  | 41  |

|   |    |    |     |
|---|----|----|-----|
| <b>Leased</b>                                     | 56 | 75 | 131 |
| Replacement Units                                 | 13 | 15 | 28  |
| Affordable Units                                  | 39 | 40 | 79  |
| Market Units                                      | 4  | 20 | 24  |
| Total Families Moved-in                           | 42 | 8  | 50  |
| Total Families using HCV or PBV rental Assistance | 38 | 57 | 95  |

|  |    |     |     |
|--|----|-----|-----|
| <b>Former Tidewater Families</b>       |    |     |     |
| Signed up and pulled from PBV Waitlist | 32 | 101 | 133 |
| Cancelled PBV Application              | 25 | 74  | 99  |
| Approved (PBV+Afford+MRKT)             | 12 | 18  | 30  |
| in Process                             | 1  | 8   | 9   |
| Denied                                 | 0  | 2   | 2   |
| Moved in                               | 8  | 0   | 8   |

# Right to Return



## Continuous Improvement

1. More information and advance notice
2. Weekly Coordination between USI, NRHA, City and Property Manager
3. Continued Coordination with Residents on Barriers
4. Tours at Earliest Opportunities
5. Close coordination on wait lists

## Next Steps

1. Right of Return Letter to Residents and Project Status Update
2. Advance Notice for Wait List for Aspire
3. Notification Wait List for Vacancies



# Development Update

- *Demolition Update*

*Mark Matel, Norfolk DHCD*

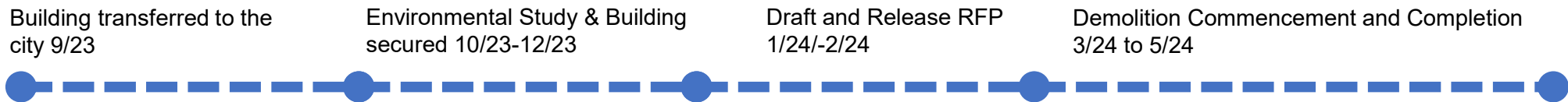
# Tidewater Park Elementary School Demolition Update

- Tidewater Park Elementary School will be a sheltered project for Minority Business Enterprises.
- Contracts are designated, before solicitation of qualifications or proposals, for submission from Minority Business Enterprises.
- Language specific to the RFP, front page:  
*“This is a sheltered quote pursuant to Section 33.1-11 of the Norfolk Code. Only bidders certified as minority business entities by the Virginia Department of Small Business and Supplier Diversity are allowed to submit bids on this project. Please include your certification and certification number with your bid.”*

90-day demo performance period.



## Schedule

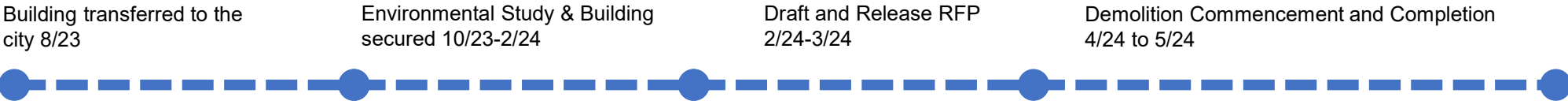


# William A. Hunton YMCA Demolition Update

- Hunton YMCA will be a sheltered project for Minority Business Enterprises.
- Contracts are designated, before solicitation of qualifications or proposals, for submission from Minority Business Enterprises.
- Language-specific to the RFP, front page:  
*“This is a sheltered quote pursuant to Section 33.1-11 of the Norfolk Code. Only bidders certified as minority business entities by the Virginia Department of Small Business and Supplier Diversity are allowed to submit bids on this project. Please include your certification and certification number with your bid.”*
- 60-day demo performance period
- Mermaid will be stored by General Services



## Schedule





# William A. Hunton YMCA New Facility Update

- **Temporary Location:** 5520 Tidewater Drive; the building underwent a renovation to meet VDOE licensing requirements
- **Operation Status:** Expect to open to children in April
- **Fundraising:** Currently in the quiet phase of the fundraising campaign
- **Development Timeline:** Currently in Design Development
- Once YMCA has a definitive design and budget, they would like to present to SPAC before going to ARB





# SPAC Open Discussion

- *SPAC Open Discussion*

*SPAC Members*





# Adjournment