



St. Paul's Advisory Committee Meeting

Electronic Update
July 16, 2024



People First Update

- *People First Annual Summer Bash*
- *Landlord Appreciation Brunch*
- *People-First Funded Summer Program Slots*

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.



People First Annual Summer Bash

- **Date and Location:** June 28th, in the SECEP Field from 11:00 a.m. to 3:00 p.m.
- **Purpose:** To celebrate the beginning of summer, honor the hard work of all our students, and recognize our graduating seniors
- **Activities:** Food, games, music, prizes, face painting, balloon animal station
- Families also had the opportunity to engage with community partners, including the Children's Health Investment Program (CHIP), Kaleidoscope Counseling, Teens with a Purpose, Savvy Seniors, and the Norfolk Police Department
- The Bash brought the residents together, promoted positive interactions, and created collective memories
- The People First Team provides transportation for every People First event





Landlord Appreciation Brunch

- People First recently hosted its first Landlord Appreciation Brunch on June 20th
- Nineteen property managers, landlords, and owners attended
- This event served as a special opportunity for People First to express their gratitude and appreciation for the valuable contributions made by these individuals to the community
- Patrice Collins was honored and recognized as the Landlord of the Year for her outstanding dedication and exceptional service in supporting former Tidewater Gardens with affordable housing, utilizing their housing choice vouchers to ensure the families are stable and thriving

People-First Funded Summer Program Slots



Organization/Programs	Youth Attending
Nauticus “Design Build Sail Summer Camp”	5
Norfolk State University STEM	2
Ready Academy	6
Tidewater Community College Summer Camp	14
Teens with a Purpose	8
Southside Boys and Girls Club	6
Rosemont Boys and Girls Club	2
Impact Church Summer program	2
<i>Total # of Attendees</i>	45
Grand Total of Funds Spent	\$19,320

Note: Nauticus slots were at \$0 cost to People First and will be captured in leverage as a donation



Development Update

*Lease Up Report: Tidewater Gardens Choice
Neighborhoods Initiative
Vendor Fair Update*

Lease Up Report: Tidewater Gardens Choice Neighborhoods Initiative

June 28, 2024



Apartments	72	120	192
Replacement Units	24	37	61
Affordable Units	44	46	90
Market Units	4	37	41

Leased	72	116	188
Replacement Units	24	35	59
Affordable Units	44	46	90
Market Units	4	35	39
Total Families Moved-in	72	112	184
Total Families using HCV or PBV rental Assistance	51	59	110

Former Tidewater Families			
Signed up and pulled from PBV Waitlist	38	105	143
Cancelled PBV Application	25	74	99
Approved (PBV+Afford+MRKT)	13	31	44
Moved in	13	31	44
In-process	0	0	0

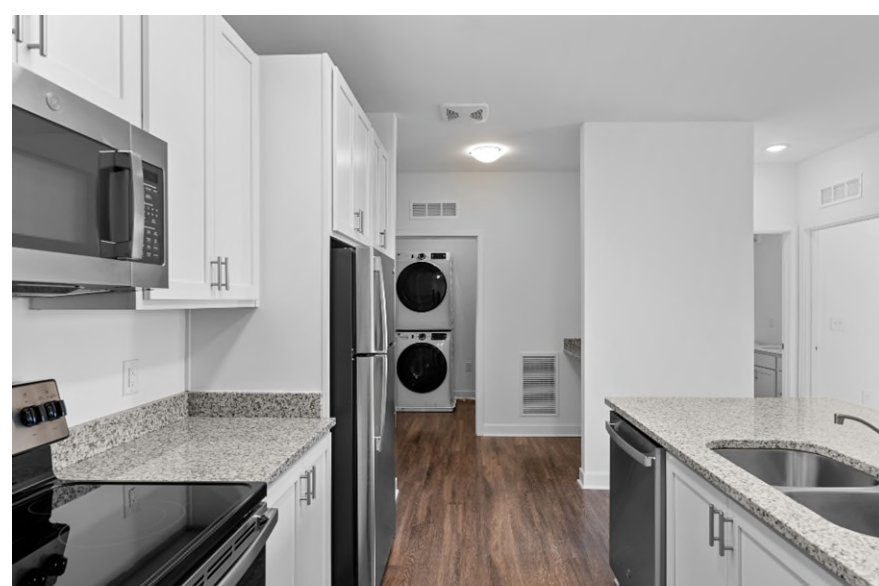


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July 2024

Lease Up Report: Tidewater Gardens Choice Neighborhoods Initiative



July 2024



July 11th Vendor Fair Held for Next Phase of Housing Development

- Vendor Fair held Thursday, July 11, 2024, at St. Mary's Basilica from 4:00 p.m. – 6:00 p.m. to promote contracting opportunities for Blocks 9, 10 and 16
- Approximately 115 registered; Over 56 participants were in attendance
- Vendors included SBSD, Norfolk DHCD, Norfolk DEI office, NRHA, Carolinas-Virginia Minority Supplier Development Council, etc.
- Presenters included Brinshore Development, Breeden, and the Oughtness Group
- Refreshments were provided by local SWaM-certified business
- Bids are due July 31





Economic Inclusion Updates

- *July MWBE Developer Report*

Overview of Official MBE and WBE Goals

The following criteria will be used to measure the Developer's compliance with the Master Development Agreement:

	Goals
MBE (SWAM Minority or National / Regional MBE Certification)	12.0%
WBE (SWAM Woman or National / Regional WBE Certification)	13.3%
Combined	25.3%

For calculating the above percentages

The denominator will include:

- The cost of Construction Trades
- The costs of Non-Construction Trades included in Exhibit A

The numerator will include

- The costs of Construction Trades
- The costs of Non-Construction Trades included in Exhibit A
- Development Fees paid to MWBE JV Partners
- Developer's contribution of 10% of paid Developer Fee to a Resident Services Fund
- The value of philanthropic grants made by the Developer or its established partnership group to the project
- Other financial contributions derived from the Developer's efforts (to be approved by the City and NRHA)

Progress Toward Goals: Blocks 19 and 20

General Contractor: Marlyn Development

Subcontractor	SWAM Certification #	Total subcontract amount: MBE (12% goal)	Total subcontract amount: WBE (13.3% goal)	Total subcontract amount: Combined (25.30% goal)
A and S Contract Co	824121	\$2,469,035		
Coastal Pipeline Services	725696		\$2,584,119	
Majk	671876	\$44,000		
Rican Cleaning Service LLC	817679		\$20,000	
Saunders Fence Co	656813		\$48,596	
United Contractors Inc	688773		\$1,539,580	
Dominion Builders and Contractors LLC	701275	\$126,296		
TTR Enterprises, LLLC	810564	\$90,000		
Totals:		\$2,729,331	\$4,192,295	\$6,921,926
Percentage of Total Contract Amount (Trades only)		6.93%	10.65%	17.59%

Note: The construction work on Blocks 19 and 20 is almost finished. Brickwork is needed at the corners of Wood St. & Church St and Transit & Church St. for the ramping and Right of Way.

Progress Toward Goals: Blocks 17 and 18

General Contractor: Breeden

Subcontractor	SWAM Certification #	Total subcontract amount: MBE (12% goal)	Total subcontract amount: WBE (13.3% goal)	Total subcontract amount: Combined (25.30% goal)
New Media Systems	5606	\$2,122		
Colonial Construction Materials	663589		\$30,543.90	
Jaswal Corp	726701	\$4,245,934.61		
Trinity Construction Services	653456	\$3,314,830.61		
84 Lumber	686367		\$954,994.16	
Brick Solution Inc	662653	\$2,878,858.2		
Venemex LLC	814061	\$2,135,000.		
Zuleta Sheet Metal Inc	831557	2,079,700		
Totals:		\$14,656,445	\$985,538	\$15,641,983
Percentage of Total Contract Amount (Trades only)		33.25%	2.34%	35.48%

Upcoming Opportunities for TWG 17/18

Landscaping Landscaping Irrigation

Contact for Breeden Construction
Genady Rabinovich

GenadyR@breedenconstruction.com

Next Steps

Next Phase	Blocks 9, 10, 16 (Phase A)
Project Financial Closing / Groundbreaking	January 2025
Timeframe for MBE / WBE Outreach and next Vendor Fair	<p>Vendor Fair – August 12th, 4:00 p.m. to 6:00 p.m.</p> <p>Advanced Communications Plan (began in June 2024)</p> <ul style="list-style-type: none">• Updates posted to the website at www.NorfolkTidewater.com• Weekly reminder emails and phone calls to all contacts in a database for both vendor fairs• Outreach via the VA Dept of Small Business and Suppliers and Norfolk’s DEI Department• Issued for Construction/Bid- June 17th• Conducted Vendor Fair – July 11th ,4:00 p.m. to 6:00 p.m.• Mid- September- Bids Due
Follow up Activities	Specialized Outreach and Follow-Up as Needed

Reminders and Announcements

- SPAC will not meet again in person until September 17, 2024
- Meeting minutes from the last meeting, FAQs, and St. Paul's monthly newsletter can be found on the www.stpaulsdistrict.org website
- For questions about the St. Paul's Area Transformation Project, contact the St. Paul's Team at stpaulstransformation@norfolk.gov or call the City of Norfolk Department of Housing and Community Development at 757-664-2460
- Right to Return one pager – please share among your networks



Norfolk Redevelopment and Housing Authority

RETURN POLICY

St. Paul's/Tidewater Gardens

CHOICE NEIGHBORHOOD INITIATIVE

Right to Return

The "Right to Return" policy is for the former residents of Tidewater Gardens who were relocated due to the Choice Neighborhood Initiative (CNI). It applies to each resident who wishes to return to the replacement housing if they meet the following requirements:

- Resident was lease-compliant at the time of departure from the Tidewater Gardens public housing community as of February 28, 2019.
- Resident continued to remain lease-compliant during the relocation period with no eviction proceedings, or judgement for eviction including those who are subject to any court-ordered stipulation agreement.
- Resident can show evidence that they can pay rent, which will continue to be 30% to 40% of adjusted income.
- 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.

Preferences

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.

Grievance

In the event a resident is denied housing because he/she fails to meet one of the criteria set forth herein, the resident shall be afforded the right to file a grievance to appeal the denial decision.