



AGENDA
NRHA Commissioners' Meeting
January 11, 2012 – 8:00 a.m.
201 Granby Street, 12th floor

I. **APPROVAL OF MINUTES OF COMMISSIONERS' MEETINGS**
December 14, 2011 Board of Commissioners' Meeting Minutes

II. **REMARKS**

Chief Executive Officer Update
Chairman of the Board Comments
Commissioners' Comments

III. **DEVELOPMENT OPERATIONS**

- 1) Resolution Authorizing the Execution of Amendment No. 1 to the Fiscal Year 2012 (FY2012) City-NRHA Capital Improvement Program (CIP) Contract
Presented by Brenda Benn
Budget and Compliance Director

IV. **FINANCE AND ADMINISTRATIVE OPERATIONS**

- 1) Presentation on Organizational Repositioning
Presented by John Kownack
Chief Housing Reinvention Officer
- 2) Previous Month's Activities
 - a) Development Activities Report
 - b) Contract Activities
 - c) Anticipated Requests for Proposals, Qualifications, or Quotations and Invitations for Bids
 - d) Cash Advance Report

AGENDA
NRHA Commissioners' Meeting
January 11, 2012 – 8:00 a.m.
201 Granby Street, 12th floor

V. HOUSING OPERATIONS

- 1) No Report

VI. NEW BUSINESS

VII. COMMITTEE MEETING NOTES

None

VIII. CLOSED MEETING

“Discussion and consideration of the disposition of publicly held real property in the East Ocean View Redevelopment Project as authorized by Section 2.2-3711.A.3 of the Act.”

OTHER NOTICES

The next BOC meeting is Wednesday, February 8, 2012
at 201 Granby at 8:00 a.m.

MINUTES OF MEETING

The Commissioners of the Norfolk Redevelopment and Housing Authority (the "Authority") met in a regular monthly meeting at 201 Granby Street, Norfolk, VA at 8:06 a.m. on Wednesday, December 14, 2011.

The meeting was called to order by Chairman W. Sheppard Miller, III. Upon roll call those present and those absent were as follows:

Present:	Ms. Hattie Anderson
	Mr. F. Nash Bilisoly
	Mr. L. Robert Layton
	Mr. W. Sheppard Miller, III
	Mr. Trevor Robinson
	Mr. Robert J. Soble
Absent:	Ms. Barbara Hamm Lee

Also present were Shurl R. Montgomery, Secretary, Timothy A. Coyle, Attorney, and various staff members.

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I. Approval of Minutes of Commissioners' Meeting

The Chairman presented the previously circulated minutes of the November 9, 2011 Board meeting. Upon motion of Mr. Soble, seconded by Ms. Anderson, the minutes were unanimously approved.

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II. Remarks

A. Chief Executive Officer Update

Chief Executive Officer Montgomery's list of activities accomplished since the last Board meeting was previously circulated to the Board. Several items were summarized and briefly discussed by Mr. Montgomery:

1. The Mayor's State of the City address will be on February 17, 2012 at the Marriott Waterside Hotel. NRHA has reserved a table and all Commissioners were invited to attend.

2. Mr. Montgomery and Ms. Donnell Brown recently met with Commissioners Hamm Lee and Bilisoly to discuss the Housing Choice Voucher Program.
3. The deadline for proposals concerning the repositioning of The Waterside is December 16, 2011.
4. Three developers responded to the Request for Proposals concerning the redevelopment of Moton Circle and a report will be provided to the Commissioners at the January 2012 meeting.
5. In an effort to improve relations between NRHA and the Norfolk Public Schools, staff is investigating a program sponsored through HUD entitled "Great Schools."
6. Mr. Montgomery and Ms. Brown will be meeting with the Homeless Consortium to discuss development of a new single room occupancy building in Norfolk. Items to be discussed include location, funding and housing choice vouchers.
7. NRHA's contribution to the Virginia Retirement System will increase by 3 percent next year, representing an increase of \$400,000.
8. A team from NRHA will travel to New York to meet with the leadership of the Harlem Children's Zone on January 18-20, 2012 to create a pilot work program to be carried out in Norfolk.
9. At the request of Mr. Montgomery, Mr. Coyle updated the Board on a recent favorable ruling in one of the Hampton Boulevard condemnation cases and responded to general questions from the Commissioners.
10. An application has been submitted for a \$2.6 million grant to fund construction of a workforce development center at Calvert Square.

11. The Winter Basketball Classic will take place on Saturday, December 17, 2011 from 9am until 6pm. All Commissioners were invited to attend.
12. Mr. Montgomery recognized Mr. Steve Barney and Mr. Jim Hollomon for 35 years of dedicated service at NRHA and the Chairman presented each of them with a gift.

B. Chairman of the Board Comments

1. The Broad Creek Steering Committee has been re-established and met two weeks ago. Conversations continue with Norfolk Public Schools concerning possible construction of a new school in the Broad Creek area. The Chairman indicated that he is hopeful that the Commonwealth of Virginia will find sufficient funds to facilitate acquisition of a warehouse located adjacent to Moton Circle which will resolve an outstanding issue as plans are finalized to service passenger trains overnight in an area in the vicinity of Moton Circle.

2. Mr. Layton will serve again on the City's subcommittee to review Community Development Block Grant funding applications.

3. The East Beach Steering Committee will be restarted to discuss, among other things, possible changes to the master plan.

4. A copy of the 2012 Commissioners' meeting schedule was distributed.

5. Immediately following this morning's Commissioners' meeting, there will be a Hampton Roads Ventures Board of Managers meeting.

6. A Closed Meeting will be held at the conclusion of today's public meeting to discuss a real estate disposition matter.

C. Commissioners' Comments

Mr. Layton suggested that Ray Gindroz be asked to participate in any proposed changes to the master plan for East Beach. Mr. Layton also stated that he is frustrated that there does not appear to be sufficient mortgage funding available for first time home buyers. In response to a question from Mr. Bilisoly, Mr. Montgomery confirmed that the annual meeting for NRHA employees will be held on January 27, 2012 at the Attucks Theater and that all Commissioners are invited to attend.

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III. Development Operations

No Report

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IV. Finance and Administrative Operations

No Comments

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V. HOUSING OPERATIONS

1) Security Camera Surveillance System

Ms. Donnell Brown introduced Mr. Mike Diaz and Mr. J.R. Hammond who gave a PowerPoint presentation concerning the camera surveillance system to be installed as a pilot project in Diggs Town. A copy of the PowerPoint presentation is attached to these minutes. In response to questions from Mr. Layton and Mr. Bilisoly, Mr. Montgomery advised that NRHA staff has been working closely with the City of Norfolk and the Norfolk Police Department and that funding for the pilot project will come from the HUD Capital Fund Program.

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VI. NEW BUSINESS

None.

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VII. COMMITTEE MEETING NOTES

None

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VIII. CLOSED MEETING

- 1) **Resolution Convening a Closed Meeting on December 14, 2011.**

Upon motion of Mr. Soble, seconded by Ms. Anderson, the following Resolution was unanimously approved:

RESOLUTION NO.: 9069

Resolution Convening a Closed Meeting on December 14, 2011

BE IT RESOLVED, that the Authority will convene in a closed meeting pursuant to the Virginia Freedom of Information Act, as amended (the "Act"), to discuss the following matter(s) which is specifically exempted from public disclosure by the code section referred to below:

Discussion and consideration of the disposition of real property in the South Brambleton neighborhood as authorized by Section 2.2-3711.A.3 of the Act.

- 2) **Resolution Certifying a Closed Meeting.**

Upon motion of Mr. Soble, seconded by Ms. Anderson, the following resolution was unanimously approved:

RESOLUTION NO.: 9070

Resolution Certifying a Closed Meeting on December 14, 2011

WHEREAS, the Authority has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712.D of the 1950 Code of Virginia, as amended, requires a certification by this Authority that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, upon motion duly made and seconded, **BE IT RESOLVED**, that the Authority hereby certifies that, to the best of each Commissioner's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were heard, discussed or considered in the closed meeting, and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Authority.

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There being no further business, the meeting was adjourned at 9:06 a.m.

Secretary

Chairman



December 9 – January 5

Activities accomplished since last Board of Commissioners' Meeting:

Meetings

- Met with Capital Fund Director for document signing
- Attended a Repositioning Meeting with staff
- Met with Communications and Marketing Director regarding upcoming projects
- Attended Finance and Economic Committee Meeting at City Hall
- Attended the Transportation Committee Meeting at City Hall
- Attended the December Board of Commissioner's Meeting
- Attended the Hampton Roads Ventures Meeting
- Met with the Human Resources Director on several occasions
- Met with the Chief's weekly
- Met with Chief Housing Officer regarding repositioning efforts
- Met with staff regarding city internal and external reporting
- Met with Bart Fry /East Beach Company regarding housing updates
- Attended a meeting with committee for Harlem Children's Zone visit in January
- Met with staff regarding Grandy Village Plan
- Met with Development staff on Special Projects
- Met with staff to discuss LEAD Grant
- Met with Communications and Marketing Director regarding Community Enrichment
- Attended the ODU/CDC Housing Committee meeting
- Met with Renewal Services Director regarding various matters
- Attended the SRO meeting at City Hall with CHO

- Met with Chairman regarding the board's agenda
- Attended the weekly Development Staff Meeting
- Met with Contracting Solutions concerning an appeal
- Met with staff regarding East Beach master plan
- Met with staff regarding CDBG budget presentation to City



Resolution NRHA Board of Commissioners

Subject: Resolution Authorizing the Execution of Amendment No. 1 to the Fiscal Year 2012 (FY-2012) City-NRHA Capital Improvement Program (CIP) Contract

Executive Contact: John C. Kownack

Date: January 11, 2012

BACKGROUND

The City of Norfolk is working with the Governor's School for the Arts (GSA) on a proposal to renovate the Monroe Building, on Granby Street in Downtown Norfolk, for the purpose of consolidating several components of the GSA's operations. As part of that effort, there is a need to perform some preliminary engineering, design and cost projection work, as well as the development of a project financing plan so that negotiations between the City and the GSA can be completed. Toward that end, the City Administration has identified funding in the FY-2012 CIP program in the amount of \$250,000 and has requested that NRHA perform this preliminary work.

The attached resolution would authorize the execution of an amendment to the FY-2012 City-NRHA CIP contract to add \$250,000 for a project entitled, "Support Governor's School for the Arts." In addition to the execution of the amendment, the resolution authorizes the Chief Executive Officer to accept and implement the new funding, thereby increasing the total FY-2012 NRHA Consolidated Annual Operating and Capital Budget from \$95,573,006 to \$95,823,006.

It is noted that pending the successful conclusion of the preliminary work and negotiations with the GSA, NRHA may be asked to facilitate implementation of the project. At this point, NRHA's involvement is limited to the initial feasibility effort, anticipated to be completed this April.

Recommendation: Approve resolution.

RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT NO.1
TO THE FISCAL YEAR 2012(FY-2012) CITY-NRHA CAPITAL IMPROVEMENT
PROGRAM (CIP) CONTRACT

WHEREAS, the City of Norfolk entered into a contractual agreement with this Authority dated July 1, 2011, to undertake certain improvements within the City of Norfolk (the "CIP Contract"); and

WHEREAS, it is now desirable to amend said contract to increase funding for a project entitled "Support Governor's School for the Arts"; and

WHEREAS, the amendment to the CIP contract between this Authority and the City of Norfolk has been prepared and the terms of which are satisfactory to this Authority;

WHEREAS, in addition to the acceptance of this amendment in the amount of \$250,000, the anticipated expenditure of additional funding during FY2012 requires an amendment to increase the FY2012 Consolidated Annual Operating and Capital Budget by \$250,000, increasing the approved total from \$95,573,006 to \$95,823,006;

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Norfolk Redevelopment and Housing Authority as follows:

1. The NRHA Board of Commissioners hereby approves that the Executive Director or his designee is hereby authorized to execute that certain Amendment No. 1 to the CIP contract between this Authority and the City, under which, the Authority agrees to perform the services set forth in the amended contract; and the compensation be amended by \$250,000 for a total contract amount of \$6,218,486;
2. The Chief Executive Officer or his designee is hereby authorized to take or cause to be taken, on the behalf of the Authority, such actions as might be necessary in the implementation of Amendment No.1 to the CIP contract and increase the FY2012 Consolidated Annual Operating and Capital Budget by \$250,000, increasing the approved total from \$95,573,006 to \$95,823,006.
3. This Resolution shall be in effect from and after the date of adoption.



Agenda Item NRHA Board of Commissioners

Subject: Presentation on Organizational Repositioning

Executive Contact: John C. Kownack

Date: January 11, 2012

BACKGROUND

The Board of Commissioners will be presented with an update on the effort to reposition the NRHA organization for the future at its meeting on January 11, 2012. An outline of the presentation is provided below:

- Background on the Need for Repositioning
- Activities Completed to Date
- Discussion of Repositioning Concepts and Themes
- Goals to Incorporate in FY-2013 Budget Development Effort



SALES (DISPOSITIONS)

Date Range: 07/01/2011 - 12/31/2011

Disposition #	Suffix	Address	Developer	Usage	Development Value	Settlement Date	Land Price
Berkley IV							
1602	14	115 E. Liberty Street	Howerin Construction Corp	3 bedroom SF detached	180,000.00	07/15/2011	\$10,000.00
						Berkley IV Total [1] =	\$10,000.00
Campostella Heights							
2202		1709 Princeton Avenue - PRIDE	Marquee Homes	Residential/SF det 4 bdrm	180,000.00	10/28/2011	\$15,000.00
2200	A	Arlington Avenue	Richardson Homes/Viridian Homes	Residential/SF det 4 bdrm	194,900.00	07/29/2011	\$5,000.00
						Campostella Heights Total [2] =	\$20,000.00
East Ocean View Redevelopment/East Beach							
IS NET 20%							
6-50	6-I	9547 24th Bay Street	Charles A. Schmitt Builders	3 bedroom SF detached	549,000.00	10/24/2011	\$29,000.00
4-101	4-K	4811 Pleasant Avenue	ABT Custom Homes, LLC	Residential/SF det 3 bdrm	450,000.00	09/20/2011	\$23,000.00
4-74	4-H	4756 Pleasant Avenue	L. R. Hill Custom Builders, Inc.	3 bdrm Mkt-rate Townhouse	499,900.00	09/06/2011	\$14,540.00
4-75	4-H	4758 Pleasant Avenue	L. R. Hill Custom Builders, Inc.	3 bdrm Mkt-rate Townhouse	479,900.00	09/06/2011	\$14,540.00
4-76	4-H	4760 Pleasant Avenue	L. R. Hill Custom Builders, Inc.	3 bdrm Mkt-rate Townhouse	451,900.00	09/06/2011	\$14,540.00
4-77	4-H	4762 Pleasant Avenue	L. R. Hill Custom Builders, Inc.	3 bdrm Mkt-rate Townhouse	449,900.00	09/06/2011	\$14,540.00
4-78	4-H	4764 Pleasant Avenue	L. R. Hill Custom Builders, Inc.	3 bdrm Mkt-rate Townhouse	518,400.00	09/06/2011	\$14,540.00
6-70	6-I	9529 24th Bay Street	Seaside Homes, LLC	Residential/SF det 3 bdrm	420,000.00	07/11/2011	\$15,000.00
5-34	5-K	9488 29th Bay Street	Charles U. and Deborah K. Tretler	Residential/SF det 3 bdrm	600,000.00	07/06/2011	\$28,000.00
6-60	6-K	9542 24th Bay Street	Simpson Builders, Inc.	Residential/SF det 3 bdrm	760,000.00	07/01/2011	\$27,900.00

SALES (DISPOSITIONS)

Date Range: 07/01/2011 - 12/31/2011

Disposition #	Suffix	Address	Developer	Usage	Development Value	Settlement Date	Land Price
East Ocean View Redevelopment/East Beach							IS NET 20%
5-10	5-D	4839 Coventry Lane	L. R. Hill Custom Builders, Inc.	Residential/SF det 3 bdrm	599,000.00	07/01/2011	\$28,000.00
East Ocean View Redevelopment/East Beach Total [11] =							\$223,600.00
Huntersville Redevelopment							
237	C3	1520 Church Street	1500 Church, LLC/ACS	3 bdrm Mkt-rate Townhouse	219,000.00	11/10/2011	\$9,629.63
237	A10	756 Washington Avenue	1500 Church, LLC/ACS	4 bdrm Low-Mod Townhouse	217,000.00	07/21/2011	\$9,629.63
237	C2	1524 Church Street	1500 Church, LLC/ACS	3 bdrm Mkt-rate Townhouse	171,300.00	07/15/2011	\$9,629.63
Huntersville Redevelopment Total [3] =							\$28,888.89
Lambert's Pt.							
1508		1422 38th Street	Hatcher and Associates, LLC	Side Lot	TBD	09/10/2011	\$6,000.00
Lambert's Pt. Total [1] =							\$6,000.00
Willoughby							
2300	B	1205 W. Ocean View Avenue	Habitat for Humanity of South Hampton Roads, Inc.	Duplex	120,000.00	07/27/2011	\$1.00
2300	A	1201 W. Ocean View Avenue	Habitat for Humanity of South Hampton Roads, Inc.	Duplex	120,000.00	07/27/2011	\$1.00
Willoughby Total [2] =							\$2.00
Grand Total [20] =							\$288,490.89



ACQUISITIONS

Date Range : 07/01/2011 - 12/30/2011

Block	Parcel Tag	Address	BNO	Owner	Date	Amount
520 Berkley III						
7	10	427 Pendleton St	N/A	Scriven, Alphonso	09/23/2011	\$86,500.00
Berkley III Total [1] =						\$86,500.00
539 Fairmont Park						
20	3	2611 Lafayette Blvd.	N/A	Mirabile, Anthony J.	12/09/2011	\$220,000.00
20	1	2601 Lafayette Blvd	N/A	Arney, Tommy and Krista	08/15/2011	\$145,000.00
16	4	2215 Lafayette	N/A	Ark, Wong Tor	08/08/2011	\$95,000.00
Fairmont Park Total [3] =						\$460,000.00
535 Willoughby						
17	7	B 1119 W. Ocean View Ave.	N/A	Hope, Christopher and David	11/22/2011	\$275,000.00
17	6	B 1131 W. Ocean View Avenue	N/A	Worley, Gary Worley, Gary	11/09/2011	\$275,000.00
Willoughby Total [2] =						\$550,000.00
Grand Total [6] =						\$1,096,500.00



**COMMISSIONERS' MONTHLY CONTRACT REPORT –
Meeting Date: 01/11/2012**

As set forth in Resolution No. 8053 adopted January 23, 1995, the below listed contracts, change orders, and bid activities are for the Commissioners' information only, and no vote is required.

December 31, 2011

New contracts issued between \$30,000 and \$99,999:	<i>Contract Ceiling</i>	A	B	C
1. Independent Hardware, Inc - Diggstown Lock Replacements	53,884.56	C		F
2. C. Allan Bamforth, Jr. Engineering Surveyor, LTD - A&E Services	44,195.37	P		F

New contracts issued for \$100,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. Contracting Solutions, Inc. - Sykes Midrise Exterior Improvement	195,929.00	C		F

New task orders issued for \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. Applied Laboratories Services LLC - Abatement-Asbestos testing	30,000.00			F

New Interagency Agreements for \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. None				

Change orders issued for \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. T.A. Sheets Mechanical - Young Terrace Handicapped Accessibility	36,222.36	C		F
2. Contracting Solutions, Inc. - Sykes Midrise Exterior Improvement	35,489.34	C		F
3. Spain Commercial - Lead Paint Removal Added	69,221.36	C		F

Options exercised for \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. Seven Cities Lawn & Maintenance - Ground Maintenance Service Broad Creek	30,368.68			F

A. KEY to contract type:

C – Construction O – Other than Professional Services
P – Professional Services G – Goods, Equipment, Materials, etc.

B. KEY to ownership type, new contracts only:

M – Minority owned 3 – Section 3 W – Woman owned

C. KEY to Funding:

FF – Fully Funded IF – Incrementally Funded by Task Orders

**BID ACTIVITY FOR CONTRACTS \$100,000 AND ABOVE
FOR THE MONTH ENDING December 31, 2011**

NONE



**Anticipated Requests for Proposals,
Quotations and Invitations for Bids**

January 2012

Type of Solicitations	Projected Solicitation Date	Initiating Department
RFP, Security and Fire Alarm	Feb-12	Specialized Maintenance
RFP, Elevator Maintenance Mid-Rise	Apr-12	Asset Management
RFP, Janitorial Services Mid-Rises	Apr-12	Asset Management
RFP, Market Analysis and Urban Design Support Svcs	Apr-12	Development, D&C
IFB, NRHA Stockless Inventory	Apr-12	Purchasing for Hsg Ops
RFP, Structural Engineering Services	Apr-12	Design & Construction
RFP, Environmental Engineering A&E Services	Apr-12	Design & Construction
RFP, Demo Contract Re-Compete	Jan-12	Renewal Services
RFP, Background Checks	Feb-12	Asset Management
RFP, Janitorial Services Mid-Rises	Apr-12	Asset Management
IFB, Diggs Town Security Cameras	Mar-12	Security
IFB, Janitorial Services Housing Operations Building	Mar-12	Housing
RFP, Service for Sewer and Storm Drain Lines	Mar-12	Specialized Maintenance
IFB, Installation fo landscaping at NRHA Redevelopment	Mar-12	Design & Construction
RFP, Window Replacements NRHA Communities	Mar-12	Property Management



COMMISSIONERS' CASH ADVANCES STATUS REPORT

As set forth in Resolution No. 9043 adopted November 15, 2010, listed below are
 disbursed balances advanced for approved budgeted activities
Commissioner's information only, and no vote is required.

December 31, 2011

Outstanding Uses	Amount		Projected Repayment Date	Repayment Source
<i>Development Division Disbursements</i>				
1 Home	\$ 614,266.00	c	Jan-12	Other Programs' Earnings
2 City Capital Improvement	931,686.00	a	Jan-12	Reimbursement Request - City Contract
3 City Capital Improvement -Admin	461,155.00	a	Jan-12	Reimbursement Request - City Contract
4 Community Development	1,887,792.00	a	Jan-12	Reimbursement Request - City Contract
5 Neighborhood Stabilization Program	89,566.00	b	Jan-12	Reimbursement Request - City Contract
<i>Housing Division Initiatives</i>				
6 Fire and Safety Grant	1,138.00		Jan-12	Grant Reimbursement Request
7 Public Housing FSS Coordinator	3,413.00		Jan-12	HUD Drawdown
8 Ross Res Srvc Grant	4,866.00		Jan-12	HUD Drawdown
9 Housing Choice Voucher Admin	210,826.00	c	Jun-12	HUD Funding/Other Programs' Earnings
<i>Reinvention Initiatives</i>				
10 HRV Mgt Fee	147,537.00		Feb-12	HRV Reimbursement
11 Moton Circle Development	37,700.00		Jun-12	Line of Credit budgeted
12 Partrea Senior Project	187,351.00		Jun-12	Line of Credit budgeted
13 Oakmont Development	15,084.00		Jun-12	Line of Credit budgeted
14 Hope 6 CSS + Homeownership Asst.	19,619.00		Feb-12	HUD Drawdown
15 Park Terrace	68,213.00	b	Jun-12	Request for payment to be sent to VHDA
<i>Other</i>				
16 Local Development Fund	140,572.00	c	Jun-12	Current Year Earnings - Merrimac Project
17 CEO Contingency Fund	82,957.00	c	Jun-12	Current Year Earnings - Merrimac Project
18 Earnings from other programs	-608,639.00	c1	Jun-12	Transfer of Other Programs' Earnings
19 Funds Received after month end	-356,949.00	c2		
Total Outstanding Advances	<u>\$ 3,938,153.00</u>	d		

Other Outstanding Balances

- a Prior year expenditures are included in this balance; Total for all \$762,817 (CIP \$412,472); (CD 08 & 09 adm (\$220,616, \$129,729)
- b Reimbursement request submitted; transaction in transit.
- c Deficits up to approved budget limit anticipated for this program.
Development-\$871,614; HCV - \$608,456; CEO Contingency Fund \$447,941.
- c1 Current earnings of other programs are approved to fund this portion of the listed deficit balance.
- c2 Funds received after month end for these programs listed
- d Other advances previously approved also exists, ie. BCR revolving fund, New Ballentine Facility Project.

Quarter updates of these balances will also be provided.



Commissioners' Resolution

Commissioners' Meeting Date: January 11, 2012

Title: Resolution Convening a Closed Meeting

Resolution:

BE IT RESOLVED, that the Authority will convene in a closed meeting pursuant to the Virginia Freedom of Information Act, as amended (the "Act"), to discuss the following matter(s) which is specifically exempted from public disclosure by the code section referred to below:

1. Resolution Convening a Closed Meeting on January 11, 2012 for
 - a) "Discussion and consideration of the disposition of publicly held real property in the East Ocean View Redevelopment Project as authorized by Section 2.2-3711.A.3 of the Act."

Commissioners' Action:

Moved by:

Seconded by:

Approved
 Disapproved

Certified by:



Commissioners' Resolution

Commissioners' Meeting Date: January 11, 2012

Title: Resolution Certifying a Closed Meeting

Resolution:

WHEREAS, the Authority has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712.D of the 1950 Code of Virginia, as amended, requires a certification by this Authority that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, upon motion duly made and seconded, BE IT RESOLVED, that the Authority hereby certifies that, to the best of each Commissioner's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were heard, discussed or considered in the closed meeting, and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Authority.

Commissioners' Action:

Moved by:

Seconded by:

Approved
 Disapproved

Certified by:



BOARD OF COMMISSIONERS' UPDATES

Meeting Date: Wednesday, January 11, 2012

1. Draft Annual Calendar for Board Meeting dates for 2012
2. Development of New Rental Housing near Partrea Midrise

3. RECENT ARTICLES & CORRESPONDENCE/UPCOMING EVENTS
 - a. A table for ten has been purchased by NRHA to attend the Martin Luther King, Jr. Breakfast being held at the Founder's Inn in VA Beach on Monday, January 16, 2012 beginning at 7:30 a.m. If you are interested in attending, please notify Phyllis or Wanda.
 - b. NRHA Annual Employee Meeting – January 27, 2012 at the Attucks Theatre. (*see additional information following the recent article/correspondence sheet*).

Board of Commissioners Meetings

2012

Meeting Date

January	11
* February	8
* March	14
* April	11
** May	9
* June	13
July	11
August	8
September	12
October	10
November	14
December	12

* Budget Presentations will be a part of the regular agenda

** Proposed Budget: 4:00 p.m.; Public Hearing: 6:00 p.m.

All regular meetings will be held at 201 Granby Street at 8:00 a.m.



Commissioners' Update

NRHA Board of Commissioners

Subject: Development of New Rental Housing Near Partrea Midrise	
Executive Contact: John C. Kownack	Date: January 11, 2012

BACKGROUND

The Partrea senior midrise was constructed in 1979 on six acres along Tidewater Drive, north of I-64, and contains 114 public housing (ACC) units for senior and disabled citizens. Last year staff submitted an unsuccessful 9% competitive Low Income Housing Tax Credits (LIHTC) application to the Virginia Housing Development Authority (VHDA) for a 43-unit elderly-only apartment building. Staff is preparing a new application for LIHTC, but has adjusted the proposal to target disabled residents. The pursuit and development of new mixed-finance projects are part of an effort to seek resources and opportunities to maintain the number of housing units affordable to extremely low income families.

STATUS

Staff is preparing an application to submit a 9% competitive LIHTC application to the Virginia Housing Development Authority (VHDA) in March 2012 for a three-story Earthcraft-certified 47-unit apartment building serving **disabled** residents. The new units would be managed by the staff at the existing Partrea senior midrise and would provide housing for disabled residents making less than 40 percent of area median income, with rental assistance anticipated in the form of project based vouchers. It is noted that last year's application was for a senior midrise, and was not successful, primarily because the current the competitive LIHTC process does not favor senior buildings. Staff has repositioned the proposed project to target disabled residents. The revised proposal is supported in NRHA's current five-year PHA Plan, which has a goal to develop 100 new housing units for the disabled.

Successful operation of the project will require effective partnerships with agencies serving those with special needs. Currently, partnerships have been put into place with Endependence Center, Mayor's Commission for Persons with Disabilities, NICHE – involved in finding/developing housing for people with disabilities, Department of Rehabilitative Services, Community Services Board and the Department of Veteran Services -Virginia Wounded Warrior Program.

The project is in a more competitive position for an award of tax credits as the result of the repositioning and a \$926,782 grant from the Federal Home Loan Bank (FHLB) of Atlanta, contingent on receiving a LIHTC award. The total anticipated project cost is \$7.8 million, which would be financed using LIHTC equity, the FHLB grant and private debt. If awarded tax credits (notification expected in June 2012), staff will work to complete the design, secure investment partners and close on financing by the end of 2012 or the beginning of 2013. In the event that the March application is unsuccessful, staff will pursue a non-competitive tax credit award from a dedicated pool for disabled serving units that will be available on a first come-first served basis following the award of the 9% competitive LIHTC round.

FUTURE ACTION

- Submit Application for Tax Credits – March 2012
- Notification of LIHTC Awards – June 2012
- Closing on Project Financing – December 2012
- Completion of Construction – September 2013
- Full Occupancy – December 2013



Annual Meeting (Attucks Theatre)

Agenda

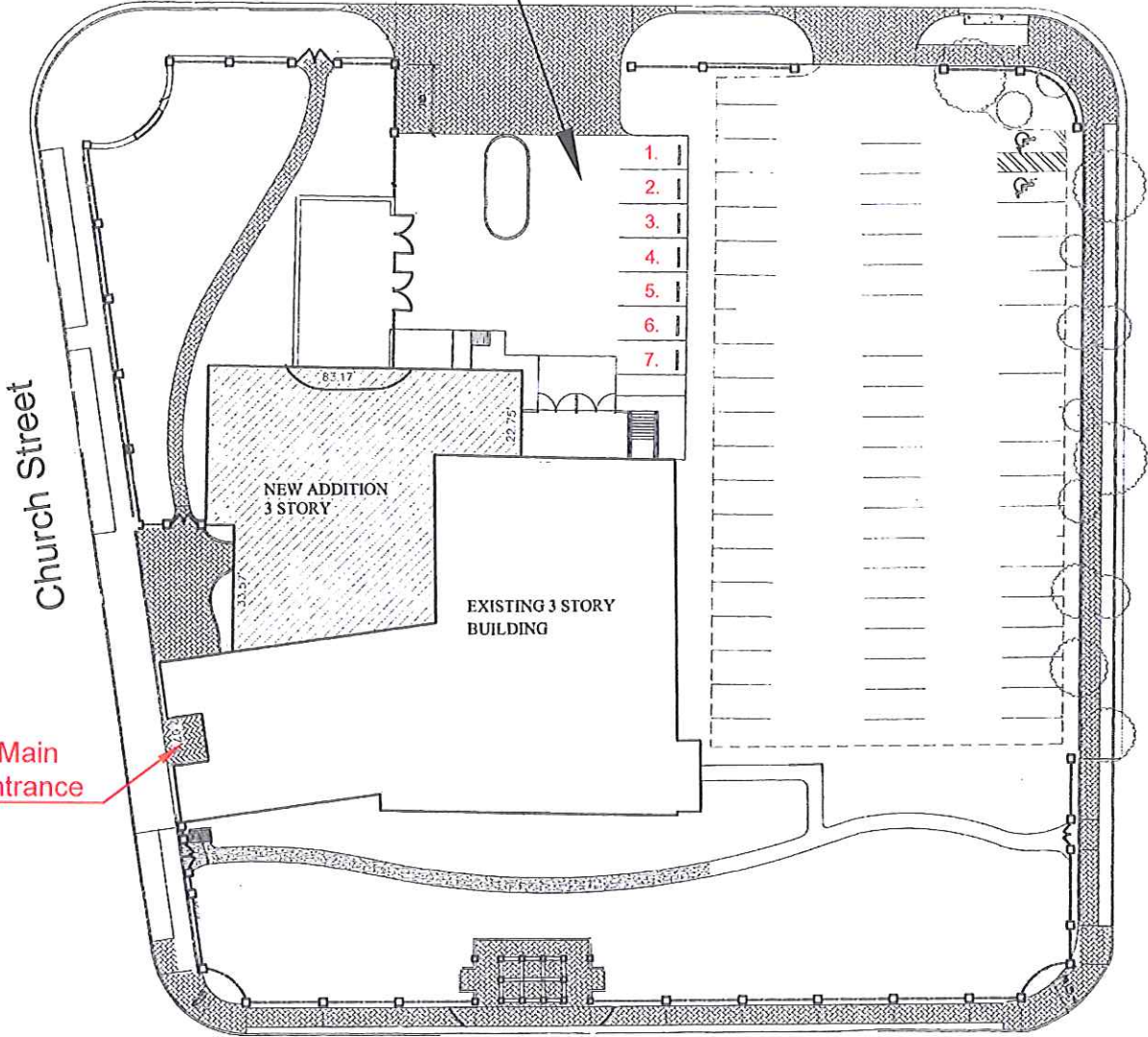
January 27, 2012

- | | |
|----------|---|
| 8:00 AM | Refreshments in lobby area and reception room 1 st floor. |
| 8:30 AM | Staff assemble in theater |
| 8:35 AM | Program begins <ul style="list-style-type: none">➤ Welcome and introductions➤ Employee Recognition Program<ul style="list-style-type: none">○ Overview○ Awards |
| 9:25 AM | 2012 in Review <ul style="list-style-type: none">➤ Repositioning efforts➤ Organizational structure➤ Strategic directions<ul style="list-style-type: none">○ The organization○ Administration○ Development○ Housing |
| 10:00 AM | Closing Remarks |
| 10:05 AM | |

NRHA Board of
Commissioners
Reserved Parking

Henry Street (medianized)

parking lot entrance



Church Street

Main
Entrance

NEW ADDITION
3 STORY

EXISTING 3 STORY
BUILDING

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

Virginia Beach Blvd.

Attucks Theatre Site Plan

Norfolk Redevelopment & Housing Authority - Norfolk, Virginia