



AGENDA

NRHA Commissioners' Meeting

August 23, 2010 – 8:00 a.m.

201 Granby Street, 12th floor

I. APPROVAL OF MINUTES OF COMMISSIONERS' MEETINGS

July 12, 2010 Board of Commissioners' Meeting

II. REMARKS

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

III. DEVELOPMENT OPERATIONS

- 1) East Beach Project Status Report
Presented by James Gehman
Chief Development Officer
- 2) CDBG and HOME Reprogramming
Presented by James Gehman
Chief Development Officer

IV. FINANCE AND ADMINISTRATIVE OPERATIONS

- 1) Previous Month's Activities
 - a) Disposition Activities
East Beach
 - b) Contract Activities
 - c) Anticipated Requests for Proposals, Qualifications, or Quotations and
Invitations for Bids
 - d) Tenant Accounts Receivable Charge-Offs

NRHA Commissioners' Meeting

August 23, 2010 – 8:00 a.m.

201 Granby Street, 12th floor

FINANCE AND ADMINISTRATIVE OPERATIONS (continued)

- 2) Resolution Authorizing Revised Terms in Amendment No. 2 to the Fiscal Year 2010 (FY-2010) City-NRHA Capital Improvement Program (CIP) Contract
Presented by John Kownack
Chief Housing Reinvention Officer

V. HOUSING OPERATIONS

- 1) Resolution Authorizing Section 8 Management Assessment Program (SEMAP) – Certification for FY2010
Presented by Donnell Brown
Chief Housing Officer
- 2) Resolution Authorizing the Public Housing Assessment System (PHAS) – Certification of MASS (Management Assessment Sub System) for FY2010
Presented by Donnell Brown
Chief Housing Officer
- 3) Housing Operations Annual Report
Presented by Donnell Brown
Chief Housing Officer

VI. NEW BUSINESS

VII. COMMITTEE MEETING NOTES

None

Page 3

AGENDA

NRHA Commissioners' Meeting

August 23, 2010 – 8:00 a.m.

201 Granby Street, 12th floor

VIII. CLOSED MEETING

1. Resolution Convening a Closed Meeting on August 9, 2010, for
 - a) “Discussion and consideration of the disposition of publicly held real property in Fairmont Park as authorized by Section 2.2-3711.A.3 of the Act.”
 - b) “Discussion and consideration of the disposition of publicly held real property in the Park Place Conservation Project as authorized by Section 2.2-3711.A.3 of the Act.”
 - c) “Discussion and consideration of the disposition of publicly held real property in the South Brambleton Redevelopment Project as authorized by Section 2.2-3711.A.3 of the Act.”
2. Resolution Certifying a Closed Meeting on August 9, 2010.

OTHER NOTICES

*The next BOC meeting is Monday, September 13, 2010
201 Granby Street; 12th Floor
8:00 a.m.*



Disposition Report

Land Sales Month Ending July 30, 2010

PROJECT	PROPERTY ADDRESS	LAND AREA (SF)	CONTRACT SALES PRICE	EAST BEACH Land Proceeds (20%)*	FUND SOURCE	DEVELOPER	REUSE	FLOOR AREA IMPROVEMENTS (SF)	S/F ROOM DISTRIBUTION	VALUE OF IMPROV.	COMMENTS
East Ocean View Conservation	Disposition Parcel 1438-C 2909 E. Ocean View Avenue	6,015	\$ 55,000	n/a	Bank	Richardson Homes, Inc.	SF	2,096	4 bdrm	\$338,000	Market rate

(*) East Beach - NRHA 20% land sale

Summary of Sales

Fiscal Year 2011	Number of Parcels Disposed	Contract Sales Amount	Value of Improvements***	Cumulative Totals By Funding Source
July	1	\$ 55,000	\$ 338,000	
August				CD
September				CIP
1st Qtr. Totals		\$ 55,000	\$ 338,000	LOCAL
October				CITY DONATION
November				SOUTH TRUST (Bank)
December		\$ -	\$ -	NDP
2nd Qtr. Totals		\$ -	\$ -	BOND
January			\$ -	CUR
February		\$ -	\$ -	EMPOWERMENT ZONE
March				"TBD" (BANK, BOND, CIP)
3rd Qtr. Totals		\$ -	\$ -	WORKING FUND
April				
May				
June				
4th Qtr. Totals		\$ -		
Fiscal YTD Totals (***)	-	\$ 55,000	\$ 338,000	\$ 55,000

(***) SPECIAL NOTE: Value of Improvements total does not reflect ALL of East Beach - "TBD" values

Summary of Acquisition Activity

Description	Number of Parcels	Cost
1st Quarter FY11		
2nd Quarter FY11		
3rd Quarter FY11		
4th Quarter FY11		
TOTAL		\$ -



COMMISSIONERS' MONTHLY CONTRACT REPORT –
Meeting Date: 08/10/2010

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.

July 31, 2010

New contracts issued between \$30,000 and \$99,999:	<i>Contract Ceiling</i>	A	B	C
1. General Contracting Service, LLC - Neighborhood Stabilization Program (NSP) 2934 Tait Terrace – Refurbishment of re-sale home	49,398.00	C	S	FF
2. AccuSpec, Inc. – Energy Auditing (NSP Program)	50,000.00	O	S	IF
3. Accurid Pest Solutions LLC - Pest Inspection and Control (NSP Program)	50,000.00	O	S	IF

New contracts issued for \$100,000 & above:	<i>Contract Ceiling</i>	A	B	C
1. None				

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

Change orders issued \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. None				

Options exercised for \$30,000 & above:	<i>Contract Ceiling</i>	A	B	C
1. Remedy Intelligent Staffing – Temporary Staffing	95,000.00	O		IF
2. Powell Staffing Solutions – Temporary Staffing	95,000.00	O		IF
3. Don Richards Staffing – Temporary Staffing	95,000.00	O		IF
4. Arvon Staffing – Temporary Staffing	95,000.00	O		IF
5. Optima Health – Health Insurance	2,142,000.00	O		FF
6. KPMG LLP - Financial Auditing Services	153,450.00	O		FF

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 June 30, 2010**



Resolution NRHA Board of Commissioners

Subject: Section 8 Management Assessment Program (SEMAP) Certification for FY 2010

Executive Contact: Donnell Brown

Date: August 9, 2010

BACKGROUND

The Department of Housing and Urban Development (HUD) has established a Section 8 Management Assessment Program (SEMAP) to assess the quality of a Section 8 operating performance. NRHA is required by the governing program regulations to annually submit the SEMAP certification. The reporting period covers July 1, 2009 through June 30, 2010. The operating performance is assessed by the measurement, analysis and reporting of fourteen specified program indicators. The attached resolution and background information is attached.

NRHA is hereby requesting that the Board of Commissioners of the Norfolk Redevelopment and Housing Authority approves and authorizes the certification and reporting to HUD of the required Section 8 Management Assessment Program, reflecting the performance of the Authority in the operation and administration of its Housing Choice Voucher Program for the year ending June 30, 2010. After the SEMAP certification has been approved by NRHA's Board of Commissioners it will be submitted electronically to HUD. The deadline for submission is August 30, 2010.

Recommendation: Approve resolution.

**RESOLUTION AUTHORIZING THE SUBMISSION OF SECTION 8
MANAGEMENT PROGRAM CERTIFICATION (SEMAP) for FY 2010**

WHEREAS, The Department of Housing and Urban Development (HUD) has established a Section 8 Management Assessment Program (SEMAP) to assess the quality of a Section 8 operating performance.

WHEREAS, The operating performance is assessed by the measurement, analysis and reporting of fourteen specified indicators: Selection from Waiting list, Reasonable rent, Determination of Adjusted income, Utility Allowance schedule, HQS Quality Control, HQS Enforcement, Expanding Housing Opportunities, Payment Standards, Timely Annual Reexaminations, Correct Tenant rent calculations, Annual HQS Inspections, Lease-up, and Family Self-Sufficiency and

WHEREAS, Norfolk Redevelopment and Housing Authority has compiled and certified the results of its performance in the fourteen areas for fiscal year 2010. The scoring for each SEMAP indicator is attached. Thirteen indicators received the maximum allowable points for the program. Based on a thorough review of the supporting documentation for each indicator, NRHA is a High Performing Housing Choice Voucher Program with a score of 99 for FY 2010 and

WHEREAS, NHRA is hereby requesting that the Board of Commissioners of the Norfolk Redevelopment and Housing Authority approves and authorizes the certification to HUD of the required Section 8 Management Assessment Program (SEMAP) indicators, reflecting the performance of the Authority in the operation and administration of its Housing Choice Voucher program for the year ending June 30, 2010 and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Norfolk Redevelopment and Housing Authority approves and authorizes the certification and reporting to HUD of the required Section 8 Management Assessment Program (SEMAP) indicators, reflecting the performance of the Authority in the operation and administration of its Housing Choice Voucher program for the year ending June 30, 2010.



Resolution NRHA Board of Commissioners

**Subject: Resolution Authorizing the Public Housing Assessment System (PHAS) –
Certification of MASS for FY 2010**

Executive Contact: Donnell Brown

Date: August 9, 2010

BACKGROUND

The Department of Housing and Urban Development (“HUD”) established a Public Housing Assessment System (PHAS) to assess the quality of a Public Housing Agency’s operating performance. The operating performance was assessed by the measurement, analysis and reporting of six specified management indicators – vacant unit turn time, capital fund, work orders, annual inspection of dwelling units and systems, security, and economic self-sufficiency. HUD required each Public Housing Agency to self-certify the results of its performance in the six areas measured under the system.

In 2008 HUD proposed a rule to update and revise the Public Housing Assessment System regulations to reflect recent changes in public housing operations as a result of the conversion to asset management. A central part of this new performance measurement structure will be a system of on-site management reviews of each project. The on-site management reviews will replace the Management Operations Assessment self-certification.

NRHA submitted its self-certification Management Operations Assessment for fiscal year ending June 30, 2007. Fiscal year 2008 was considered a transition year and Public Housing Agency’s were not required to submit their Management Operations Assessment nor was the agency issued a new overall Public Housing Assessment System score. On January 12, 2010, HUD issued a notice regarding rules for Transition Year 2. The new rule required PHAs to submit their Management Operations Assessment based on the current PHAS rule no later than March 13, 2010. HUD issued a notice on July 23, 2010 extending the Asset Management Transition for another year.

Norfolk Redevelopment and Housing Authority compiled the results of its Management Operations performance for fiscal year 2010 using the six management indicators under the current Public Housing Assessment System rule. A rating of “A” was received in all areas. Attached for your review is the Management Assessment Certification for fiscal year 2010 and Management Assessment (MASS) Certification Comparison spreadsheet for fiscal years 2001 through 2010.

NRHA is hereby requesting that the Board of Commissioners of the Norfolk Redevelopment and Housing Authority approves and authorizes the certification and reporting to HUD of the required Public Housing Assessment system indicators, reflecting the performance of the Authority in the operation and administration of its public housing communities for the year ending June 30, 2010. After the MASS certification has been approved by NRHA’s Board of Commissioners it will be submitted electronically to HUD. The deadline for submission is August 30, 2010.

Recommendation: Approve resolution.

WHEREAS, the Department of Housing and Urban Development (“HUD”) has established a Public Housing Assessment System to assess the quality of a Public Housing Agency’s operating performance; and

WHEREAS, under the Program, the operating performance of a Public Housing Agency is assessed by the measurement, analysis and reporting of six specified management indicators; and

WHEREAS, HUD requires each Public Housing Agency to certify the results of its performance in the six areas measured under the system; and

WHEREAS, the Norfolk Redevelopment and Housing Authority has assembled and is prepared to certify the Authority’s performance indicator areas;

NOW, THEREFORE, BE IT RESOVLED, that the Board of Commissioners of the Norfolk Redevelopment and Housing Authority hereby approves and authorizes the certification and reporting to HUD of the required Public Housing Assessment system indicators, reflecting the performance of the Authority in the operation and administration of its public housing communities for the year ending June 30, 2010.



Management Assessment Certification (MASS)

Fiscal Year 07/01/09 to 06/30/10

Executive Summary			
SUB-INDICATOR NO.	SUB-INDICATOR TITLE	POINTS	GRADE
1	Vacant Unit Turn Time	4	A
2	Capital Fund	7	A
3	Work Orders	4	A
4, Component 1	Annual Inspection of Dwelling Units	2	A
4, Component 2	Annual Inspection of Systems	2	A
5	Security	4	A
6	Economic Self-Sufficiency	7	A
TOTAL MASS SCORE		30	(Out of 30 Points)

Sub-Indicator 1: Vacant Turn Unit Time								
COMMUNITY	TURN AROUND (DAYS)	EXEMPT (CAPITAL FUND)	EXEMPT (OTHER)	NO. OF UNITS TURNED	DOWN DAYS	MAKE READY	LEASE UP	TOTAL TURN
Tidewater Gardens, 6-2	1,125	0	0	58	0	753	372	1,125
Moton Circle, 6-5	1,247	0	1,198	3	0	29	20	49
Diggs Town, 6-6	961	0	0	53	0	667	294	961
Grandy Village, 6-8	163	0	0	12	0	145	18	163
Young Terrace, 6-10	2,299	1,260	0	76	3	739	297	1,039
Calvert Square, 6-11	695	0	0	41	0	523	172	695
Oakleaf Forest, 6-12	534	0	0	30	15	353	166	534
Partrea Apartments, 6-18	191	0	0	13	0	135	56	191
Hunter Square, 6-19	175	0	0	12	4	112	59	175
Bobbitt Apartments, 6-20	167	0	0	9	0	114	53	167
Sykes, Apartments, 6-21	191	0	0	10	0	113	78	191
North Wellington, 6-22	297	0	0	5	11	92	194	297
Scattered Sites, 6-24	198	0	0	4	0	54	144	198
Franklin Arms, 6-25	44	0	0	5	0	26	18	44
Grandy Village, 6-32	526	0	0	33	14	359	153	526
BroadCreek Bowling Green II, 6-26	80	0	0	3	1	24	55	80
BroadCreek Marshall Manor II, 6-27	153	0	0	3	2	24	127	153
BroadCreek Bowling Green III, 6-28	90	0	0	2	0	17	73	90
BroadCreek Marshall Manor III, 6-29	178	0	0	8	4	58	116	178
BroadCreek Bowling Green IV, 6-30	83	0	0	4	2	32	49	83
BroadCreek Marshall Manor IV, 6-31	100	0	0	3	2	24	74	100
TOTAL	9,497	1,260	1,198	387	58	4,393	2,588	7,039
AVERAGE					.15	11.35	6.69	18.19

MASS CODE	MASS MEASURE	NRHA RESULTS
V12400	Total number of turnaround days.	9,497
V12500	Total number vacancy days exempted for Capital Fund.	1,260
V12600	Total number of vacancy days exempted other reasons.	1,198
V12700	Total number of vacant units turned around and lease in effect.	387
V12800	Average number of calendar day's units in down time.	.15
V12900	Average number of calendar day's units in make ready time.	11.35
V13000	Average number of calendar day's units in lease up time.	6.69
V13100	Average unit turnaround days.	18.19
Points		4
Grade		A

Sub-Indicator 2: Capital Fund		
MASS CODE	MASS MEASURE	NRHA RESULTS
CF10000	Open Capital Fund programs.	Yes
CF10050	Total funds authorized over 3 FFYs old with no pre-audit end date.	\$20,458,109
CF10100	Total funds expended over 3 FFYs old with no pre-audit end date.	\$20,212,146
CF10200	Unexpended funds to be recaptured.	0
CF10300	Unexpended funds approved by HUD over 3 FFYs old.	\$245,963
CF10400	Unexpended funds with time extensions due to reasons outside PHA control.	0
CF10500	Adjusted total unexpended funds.	0
CF11100	Total funds authorized for grants older than 2 FFYs old.	\$26,991,345
CF11200	Total funds obligated over 2 FFYs old.	\$26,356,179
CF11300	Unobligated funds approved by HUD over 2 FFYs old.	\$635,166
CF11400	Unobligated funds with time extensions due to reasons outside PHA control.	0
CF11500	Adjusted total unobligated funds.	0
CF11700	Last HUD/Army Corps of Engineers on-site inspection and/or audit related to contract administration.	4/15/2004
CF11800	Number of findings related to contract administration.	0
CF11900	Number of contract administration findings that have been corrected by PHA.	0
CF12000	Number of contract administration findings that PHA is in process correcting.	0
CF12200	Date last HUD/Army Corps of Engineers on-site inspection related to the quality of physical work.	8/14/2002
CF12300	Number of findings related to quality of physical work.	0
CF12400	Number of findings related to quality of physical work that has been corrected	0
CF12500	Number of findings related to quality of physical work that PHA is correcting.	0
CF12700	Total amount Capital Fund expended during fiscal year.	\$9,728,438
CF12800	Capital Fund expended on approved work items not subject to budget revisions.	\$911,600
CF12900	Capital Fund expended under budget revisions with prior HUD approval.	0
CF13000	Capital Fund expended under budget revisions not requiring prior HUD approval.	\$8,816,838
Points		7
Grade		A

Sub-Indicator 3: Work Orders							
COMMUNITY	TOTAL NO. OF WORK ORDERS	EMERGENCY WORK ORDERS	ABATED WITHIN 24 HOURS	PERCENT ABATED WITHIN 24 HOURS	TOTAL NO. OF NON-EMERGENCY WORK ORDERS	REPAIR DAY/NON-EMERGENCY	AVG. REPAIR DAYS
Tidewater Gardens, 6-2	4,847	409	409	100.00%	4,438	26,098	5.88
Moton Circle, 6-5	3,031	307	304	99.02%	2,724	7,250	2.66
Diggs Town, 6-6	3,684	203	203	100.00%	3,481	24,500	7.04
Grandy Village, 6-8	829	123	123	100.00%	706	6,726	9.53
Young Terrace, 6-10	9,701	508	508	100.00%	9,193	47,752	5.19
Calvert Square, 6-11	2,497	116	116	100.00%	2,381	17,535	7.36
Oakleaf Forest, 6-12	2,572	110	110	100.00%	2,462	6,762	2.75
Partrea Apartments, 6-18	1,330	155	155	100.00%	1,175	1,993	1.70
Hunter Square, 6-19	1,974	16	16	100.00%	1,958	4,177	2.13
Bobbitt Apartments, 6-20	765	12	12	100.00%	753	1,709	2.27
Sykes, Apartments, 6-21	2,291	25	25	100.00%	2,266	3,607	1.59
North Wellington, 6-22	183	5	5	100.00%	178	1,062	5.97
Scattered Sites, 6-24	387	6	6	100.00%	378	2,651	7.01
Franklin Arms, 6-25	1,963	102	102	100.00%	1,861	5,351	2.88
Grandy Village, 6-32	3,279	333	333	100.00%	2,946	45,394	15.41
BroadCreek							
Bowling Green II, 6-26	205	24	24	100.00%	181	313	1.73
BroadCreek							
Marshall Manor II, 6-27	421	53	53	100.00%	368	599	1.63
BroadCreek							
Bowling Green III, 6-28	201	24	24	100.00%	177	301	1.70
BroadCreek							
Marshall Manor III, 6-29	296	37	37	100.00%	259	431	1.66
BroadCreek							
Bowling Green IV, 6-30	271	22	22	100.00%	249	414	1.66
BroadCreek							
Marshall Manor IV, 6-31	124	20	20	100.00%	104	182	1.75
TOTAL	40,851	2,610	2,607		38,238	204,807	
AVERAGE				99.89%			5.36

MASS CODE	MASS MEASURE	NRHA RESULTS
W10000	Total number of emergency work orders.	2,610
W10100	Total number of emergency work orders completed/abated w/in 24 hours.	2,607
W10200	Percentage of emergency work orders completed/abated w/in 24 hours.	99.89%
W10500	Total number on non-emergency work orders.	38,238
W10600	Total number of days to complete non-emergency work orders.	204,807
W10800	Average completion days.	5.36
Points		4
Grade		A

Sub-Indicator 4, Component 1: Annual Inspection of Dwelling Units

COMMUNITY	TOTAL ACC UNITS	CONTRACTOR INSPECTED	NRHA INSPECTED	BCR INSPECTED	TOTAL INSPECTED	EXEMPT	NO REPAIRS NEEDED	REPAIRED/ WORK ORDERS	PERCENT INSPECTED
Tidewater Gardens, 6-2	618	618	0	0	618	0	36	582	100.00%
Moton Circle, 6-5	138	136	0	0	136	2	4	132	100.00%
Diggs Town, 6-6	422	421	1	0	422	0	60	362	100.00%
Grandy Village, 6-8 & 6-32	363	361	2	0	363	0	80	283	100.00%
Young Terrace, 6-10	752	750	0	0	750	2	67	683	100.00%
Calvert Square, 6-11	310	310	0	0	310	0	44	266	100.00%
Oakleaf Forest, 6-12	257	257	0	0	257	0	30	227	100.00%
Partrea Apartments, 6-18	114	114	0	0	114	0	50	64	100.00%
Hunter Square, 6-19	91	91	0	0	91	0	59	32	100.00%
Bobbitt Apartments, 6-20	84	84	0	0	84	0	25	59	100.00%
Sykes, Apartments, 6-21	84	84	0	0	84	0	58	26	100.00%
North Wellington, 6-22	25	24	1	0	25	0	5	20	100.00%
Scattered Sites, 6-24	17	17	0	0	17	0	3	14	100.00%
Franklin Arms, 6-25	100	100	0	0	100	0	9	91	100.00%
BroadCreek									
Bowling Green II, 6-26	29	0	0	29	29	0	3	26	100.00%
BroadCreek									
Marshall Manor II, 6-27	56	0	0	56	56	0	2	54	100.00%
BroadCreek									
Bowling Green III, 6-28	35	0	0	35	35	0	4	31	100.00%
BroadCreek									
Marshall Manor III, 6-29	46	0	0	46	46	0	1	45	100.00%
BroadCreek									
Bowling Green IV, 6-30	50	0	0	50	50	0	13	37	100.00%
BroadCreek									
Marshall Manor IV, 6-31	38	0	0	38	38	0	5	33	100.00%
TOTAL	3,629	3,367	4	254	3,625	4	558	3,067	100.00%

MASS CODE	MASS MEASURE	NRHA RESULTS
A10000	Total number ACC units.	3,629
A10100	Total number units exempted from inspection due to two documented attempts to inspect and is enforcing the lease.	0
A10200	Total number units exempted for Capital Fund.	2
A10300	Total number units exempted for other reasons.	2
A10400	Total number units inspected using Uniform Physical Condition Standards.	3,625
A10550	Total number units inspected that did not require repairs.	558
A10600	Total number units where necessary repairs completed or work order issued	3,067
A10800	Percentage units inspected.	100.00%
Points		2
Grade		A

Sub-Indicator 4, Component 2: Annual Inspection of Systems

COMMUNITY	TOTAL BUILDINGS	CONTRACTOR INSPECTED	NRHA/BCR INSPECTED	TOTAL INSPECTED	EXEMPT	NO REPAIRS NEEDED	REPAIRED NRHA/BCR	NOT INSPECTED	PERCENT INSPECTED
Tidewater Gardens, 6-2	81	78	3	81	0	31	50	0	100.00%
Moton Circle, 6-5	22	22	0	22	0	9	13	0	100.00%
Diggs Town, 6-6	71	68	3	71	0	34	37	0	100.00%
Grandy Village, 6-8 & 6-32	65	65	0	65	0	49	16	0	100.00%
Young Terrace, 6-10	74	74	0	74	0	34	40	0	100.00%
Calvert Square, 6-11	35	35	0	35	0	20	15	0	100.00%
Oakleaf Forest, 6-12	55	54	1	55	0	29	26	0	100.00%
Partrea Apartments, 6-18	1	1	0	1	0	0	1	0	100.00%
Hunter Square, 6-19	1	1	0	1	0	0	1	0	100.00%
Bobbitt Apartments, 6-20	1	1	0	1	0	0	1	0	100.00%
Sykes Apartments, 6-21	1	1	0	1	0	0	1	0	100.00%
North Wellington, 6-22	16	16	0	16	0	0	16	0	100.00%
Scattered Sites, 6-24	17	17	0	17	0	0	17	0	100.00%
Franklin Arms, 6-25	1	1	0	1	0	0	1	0	100.00%
BroadCreek Bowling Green II, 6-26	22	0	22	22	0	22	0	0	100.00%
BroadCreek Marshall Manor II, 6-27	36	0	36	36	0	36	0	0	100.00%
BroadCreek Bowling Green III, 6-28	22	0	22	22	0	22	0	0	100.00%
BroadCreek Marshall Manor III, 6-29	29	0	29	29	0	29	0	0	100.00%
BroadCreek Bowling Green IV, 6-30	19	0	19	19	0	19	0	0	100.00%
BroadCreek Marshall Manor IV, 6-31	16	0	16	16	0	16	0	0	100.00%
TOTAL	585	434	151	585	0	350	235	0	100.00%

MASS CODE	MASS MEASURE	NRHA RESULTS
A11100	Total number projects.	21
A11200	Total number projects exempted from inspection.	0
A11300	Total number projects where all systems inspected in accordance with UPCS.	21
A11400	Total number buildings.	585
A11500	Total number buildings exempted from inspection.	0
A11600	Total number buildings where all systems inspected in accordance with UPCS.	585
A11700	Number buildings where necessary repairs completed or work order issued.	235
A11800	Percentage projects completed.	100.00%
A11900	Percentage buildings inspected.	100.00%
Points		2
Grade		A

Sub-Indicator 5: Security		
MASS CODE	MASS MEASURE	NRHA RESULTS
S10000	Date Board adopted current policies to track crime and crime-related problems.	5/17/2004
S10100	Date PHA implemented current procedures to track crime and related problems.	5/17/2004
S10200	Date PHA implemented current cooperative system for tracking and reporting crime.	7/1/2010
S10300	Number of crimes PHA can document it reported to local police.	44
S10400	Percentage of developments where PHA can document it tracks crime and problems.	100%
S10500	Date Board adopted current screening policies that reflect applicable criteria.	6/13/2005
S10600	Date PHA implemented current screening policies that reflect applicable criteria.	7/7/2005
S10700	PHA can document that current screening procedures result in successfully denying admissions to applicants who meet the applicable criteria.	Yes
S10800	Total number of applicants denied who met applicable criteria.	182
S10900	Date Board adopted current eviction policies that reflect the applicable criteria.	6/13/2005
S11000	Date PHA implemented current eviction policies that reflect the applicable criteria.	7/7/2005
S11100	PHA can document that current eviction screening procedures resulted in evictions of residents who meet the applicable criteria.	Yes
S11200	Total number of residents evicted as a result of the applicable criteria.	21
S11350	Number HUD-funded drug prevention and/or crime reduction programs.	1
S11450	Number non HUD-funded drug prevention and/or crime reduction programs that the PHA requests to be assessed.	0
S11550	Number of documented program goals related to drug prevention and/or crime reduction.	6
S11600	Number of goals PHA can document it met under the implementation plan.	6
S11700	Percentage of goals PHA can document it met under the implementation plan.	100%
Points		4
Grade		A

Documented goals
<ol style="list-style-type: none"> 1. To provide additional police patrols over and above baseline services: to maintain a comprehensive community-policing program designed to reduce and/or eliminate crime and drug related criminal activity. 2. To provide public housing residents the opportunity to be involved in crime prevention efforts in their community and neighborhood schools; to increase the proactive security presence in public housing communities and community schools. 3. To create a safe and healthy environment in Norfolk's public housing communities. 4. To provide training & education necessary to enhance community oriented government in partnerships with management, client services, GTAs, counseling meetings, service referrals, etc. 5. To continue and maintain ongoing relationships with various social service organizations, counseling resources, and other public and private resources, which focus on families at risk. 6. To provide assistance and customer service through education, community involvement, and proactive law enforcement / crime prevention operations.

Sub-Indicator 6: Economic Self-Sufficiency		
MASS CODE	MASS MEASURE	NRHA RESULTS
E10000	Number of HUD-funded economic sufficiency programs.	1
E10100	Number of non HUD-funded economic self-sufficiency programs that PHA requests to be assessed.	0
E10200	Number of documented program goals that are related to economic self-sufficiency.	6
E10300	Number of goals the PHA can document it met under the implementation plan.	6
E10400	Percentage of goals that the PHA can document it met under the implementation plan.	100%
Points		7
Grade		A

Documented goals (Goals reported in semi-annual HUD FSS report)
<ol style="list-style-type: none"> 1. Earned income increase - 18 2. Escrow accounts with positive balance - 72 3. Persons graduating from program – 25 4. Job placement – 13 5. Pre-purchase homeownership education/counseling – 75 6. New FSS contracts executed - 49 <p>Escrow accounts – average escrow disbursement upon completion - \$2,428.00</p>



Management Assessment System (MASS) Certification Comparison
FY 2001-2010

Description	FY 2001	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	FY2008	FY2009	FY2010	Required	
												For 'C'
Sub-indicator #1: Vacant Unit Turnaround Time												
Total number of vacant units turned around and leased	489	511	446	597	529	457	447	625	441	387		
Average days in down time	0.13	0.34	0.31	0.79	0.48	0.30	0.36	0.33	0.33	0.15		
Average days in maintenance	13.53	12.50	6.56	4.58	9.46	13.39	28.83	31.37	14.58	11.35		
Average days in lease up	12.20	5.98	1.20	1.53	1.55	2.42	17.48	36.79	14.42	6.69		
Average Unit Turnaround Days	25.85	18.82	8.07	6.70	11.59	16.12	46.67	68.49	29.33	18.19		< 30 days
Total points	3.4	4	4	4	4	4	1.2	0	2.8	4		2.55
Sub-indicator #2: Capital Fund												
	7	7	7	7	7	7	7	7	7	7		4.9
Sub-indicator #3: Work Orders												
Number of emergency work orders	1,396	540	527	620	374	581	2,153	2,954	3,306	2,610		
Percent of emergency work orders completed in 24 hours	100.00%	99.81%	98.29%	100.00%	100.00%	99.86%	99.02%	98.51%	99.55%	99.89%		97.00%
Number of non-emergency work orders	40,918	35,877	35,320	33,790	31,536	32,801	29,844	30,920	34,629	38,238		
Average completion days	4.63	6.03	3.21	1.98	3.55	4.07	18.48	9.33	7.59	5.36		40 days
Total points	4	4	3.7	4	4	4	4	3.4	4	4		2.55
Sub-indicator #4: Annual Inspection of units and systems												
Percent of unit inspected	100.00%	100.00%	99.21%	100.00%	100.00%	100.00%	100.00%	99.89%	100.00%	100.00%		95%
Percent of buildings inspected	100.00%	100.00%	100.00%	100.00%	100.00%	99.89%	100.00%	100.00%	100.00%	100.00%		80%
Total points	4	4	3.7	4	4	3.7	4	3.7	4	4		2.55
Sub-indicator #5: Security												
Number of documented crimes reported to local authorities	89	63	2	3	4	5	7	7	22	44		
Percent of developments where crimes are documented	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%		60%
Number of applicants denied due to One-Strike criteria	58	46	26	106	92	50	74	143	190	182		
Number of evictions resulting from One-Strike criteria	10	14	25	16	71	33	47	43	25	21		
Number of program goals related to drug/crime reduction	12	9	24	12	12	10	10	10	10	6		
Number of drug/crime goals achieved	12	9	24	12	12	10	10	10	10	6		
Percent of drug/crime goals achieved	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%		60%
Total points	4	4	4	4	4	4	4	4	4	4		2.55
Sub-indicator #6: Economic Self Sufficiency												
Number of Economic Self-Sufficiency goals	19	21	13	9	5	4	8	8	6	6		
Percent of Economic Self-Sufficiency goals achieved	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%		60%
Total points	7	7	7	7	7	7	7	7	7	7		4.9
Total MASS Score (points) - 30 is the highest attainable	29.4	30	29.4	30	30	29.7	27.2	25.1	28.8	30		20
Total Grade Score	A	A	A	A	A	A	A	B	A	A		



Commissioners' Update NRHA Board of Commissioners

Subject: 2010 Vendor Fair Update

Executive Contact: Donnell Brown

Date: August 9, 2010

BACKGROUND

The NRHA Annual Vendor Fair was hosted by the Office of Economic Opportunities on June 17, 2010 at the Murray Center in downtown Norfolk. Our objective each year is to educate the participants on how to do business with "US"; stimulate broad interest to maximize competition and diversity in procurement; and facilitate networking to enhance capacity building. With this in mind Mr. Montgomery opened with welcoming remarks that paved the way for an insightful event.

STATUS

Keeping with our anniversary theme to celebrate the noteworthy achievements of our local public housing residents, the highlight of the event was the special guest speaker, Mr. Dwight Etheridge of Tivest Development and Construction. Mr. Etheridge wowed the audience! Not so much because of his national acclaim as the CEO of a successful multi-million dollar company, but because of his intrinsic nature and willingness to reach back and pull others along with him. A compelling story, Mr. Etheridge shared from his meager childhood beginnings and strong family connections in public housing. He culminated his presentation with the importance of building strong, meaningful relationships to achieve optimum outcomes in business and in personal growth and development as well. Whether it's a business partnership or life experience, his message was appropriate and applicable. Holding true to his integrity, Mr. Etheridge was invaluable as he networked with the participants at the end of the event.

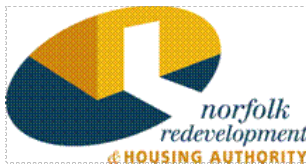
Moving to the projections of contract opportunities for the 2011 fiscal year, there were presentations from the U.S. General Services Administration, the City of Norfolk, Norfolk Public Schools, Chesapeake Redevelopment and Housing Authority, Portsmouth Redevelopment and Housing Authority and the WM Jordan Company. A very special thank you is extended to our own Lynn Moon, Lucy Major and the ever dependable David Heim for their participation.

The business development and supportive services agencies were also strongly represented by the Virginia Department of Minority Business Enterprise (DMBE), the Center for Community Development (CCDI), and the Virginia Housing & Community Development Corporation (VHDC).

FUTURE ACTION

As NRHA emerges as a forerunner for Section 3 compliance and supplier diversity among Hampton Roads housing agencies we are encouraged year after year to continue inviting these agencies to outreach events. It is clear that their participation also supports their compliance mandate for outreach. Additionally, their presence adds value for the Vendor Fair participants and fosters a unified effort among agencies.

While our primary efforts support the inclusion of Section 3 and MWBE (minority and women business enterprises), businesses in procurement, the Vendor Fair is open to all contractors and businesses with interest in doing business with "US."



Commissioners' Update NRHA Board of Commissioners

Subject: Permanent Financing for Mission College Renovations

Executive Contact: John C. Kownack

Date: August 9, 2010

BACKGROUND

In December 2007, the Board of Commissioners approved a financing plan to renovate Mission College Apartments. Assisted with \$6.2 million of Low Income Housing Tax Credit (LIHTC) equity and funding support from NRHA and its relating entities, the financing plan called for permanent debt financing in the amount of \$9.2 million to cover the remaining cost of renovations plus the refinancing of the existing first mortgage on the property (about \$4 million). At the time of closing, NRHA agreed to a permanent financing commitment from Union Bank of California, now known as Union Bank.

The permanent financing commitment with Union Bank involved a swap agreement, used to provide for a fixed interest rate, at a time when multi-family residential financing entities (such as Fannie Mae and Freddie Mac) had retreated from the market. With the physical portion of the project completed, extensive staff efforts to negotiate acceptable permanent loan documents with Union Bank have been unsuccessful. Staff is now pursuing permanent financing for the Mission College project with the current first mortgage holder, C.W. Capital.

The following information is provided as further background on the renovation project:

- Mission College Apartments contains 260 units on 13 acres, first placed in service in 1990.
- Mission College was constructed originally with LIHTC equity and debt, shortly after passage of Tax Reform Act of 1986. The initial tax credit compliance period expired on January 1, 2005.
- As part of the Broad Creek revitalization initiative, a decision was made in 2006 to pursue an additional LIHTC award to assist in renovating the apartment complex in a way that recognized the mixed-income goals for the community. As a result, a plan was put together where 130 of the units would be restricted to tax credit rents for families at or below 50 percent of the Area Median Income while the remaining 130 units would have no family income restrictions and be rented at rates as high as the market would allow.
- The completed project scope included interior and exterior improvements as well as common area improvements such as a renovated management office and the construction of a clubhouse/fitness center and pool.
- It is the intent of the project that permanent financing sources rely on project-supported debt, tax credit equity and resources from the operation of the Mission College Apartments. Hence, it is important that the financing plan, while assisted by the strength and credit worthiness of NRHA, is supported entirely by Mission College resources. Otherwise, the resources of NRHA could be encumbered, thereby limiting the ability to pursue additional housing development initiatives.

STATUS

The Union Bank permanent financing commitment provided \$9.2 million, at 7.27 percent interest, on a 30-year amortization, requiring annual debt service of \$754,621. As part of the swap agreement, NRHA is required to provide for a "swap breakage" fee if permanent financing is not completed with Union Bank. The swap breakage is calculated as the net present value of the difference between future interest payments that would have been paid on the original financing commitment versus the interest payments that would be paid if a new swap arrangement was entered into today. Union Bank has calculated the swap breakage fee at \$2.2 million, a calculation that staff is verifying with comparable financial institutions.

Permanent financing is now being pursued through C. W. Capital in an amount sufficient to cover the original anticipated debt of \$9.2 million, plus the breakage fee. A HUD mortgage product is being considered that would include terms of 4.25 percent on a principal of \$11.4 million, with a 35-year amortization, requiring annual debt service of \$626,399. The terms, including any tax credit impacts identified are being discussed and cleared with Hudson Capital, the limited partner in the entity that now owns Mission College Apartments.

It should be noted that a more favorable interest rate is not the only reason that alternative permanent financing is being pursued. Based on the default provisions and indemnity requirements demanded by Union Bank, it was the judgment of NRHA staff and legal counsel that the execution of the loan documents required by Union Bank would have placed NRHA Mission College I Limited Partnership and NRHA in a position of unnecessary risk.

FUTURE ACTION

Discussions will continue with C. W. Capital, Hudson Capital, HUD and two lenders that provided construction financing for the project, BB&T and Wachovia/Wells Fargo, as a new permanent financing plan is developed and finalized. It is projected that a permanent financing closing will require about six months if a HUD mortgage product is used. In the event another mortgage product is used, the processing time may be shorter by as much as four months. However, it is anticipated that the interest rate would be as high as 6.0 percent.

Staff will continue to apprise the Board as developments occur.



Commissioners' Update

NRHA Board of Commissioners

Subject: Housing Reinvention Activity Summary	
Executive Contact: John C. Kownack	Date: August 9, 2010

BACKGROUND

The Housing Reinvention Team is pursuing the transformation of NRHA housing properties to provide for sustainable mixed-income communities, while continuing to seek resources and opportunities to maintain the number of housing units affordable to extremely low income families. The team's long-term goals are as follows:

- Pursue mixed-finance initiatives to renovate or redevelop all NRHA housing properties as opportunities for replacement units and funding allow.
- Achieve a more balanced distribution of incomes within NRHA housing properties through workforce development activities, new admission and continued occupancy criteria, and increased marketing efforts aimed at attracting households between 30% and 80% AMI.
- Expand inventory of housing properties that can absorb a sustainable proportion of housing opportunities for extremely low income households (below 30% AMI).

The status section of these reports will be used to summarize the current initiatives being undertaken by the Housing Reinvention Team.

STATUS

Through the use of public housing, Section 8 housing choice vouchers and project-based Section 8, NRHA provides rental assistance to approximately 6,300 households. Roughly 4,900 of the households have incomes below 30% AMI (\$20,350 for a four-person household). We will continue to track the number of extremely low income households served by NRHA as various housing reinvention initiatives are implemented.

Broad Creek HOPE VI

The HOPE VI grant was awarded July 27, 2000 and the final amendment to the Broad Creek Revitalization Plan was approved in November 2009. Staff is currently working on the grant closed-out.

The approved revitalization plan calls for 643 HOPE VI replacement units, 354 are rental and 289 are homeownership. All rental development has been completed. Of the 289 homeownership units scheduled for delivery, 35 remain to be sold (8 market-rate and 27 assisted homeownership units). Approximately 25% of the assisted homeownership units are under contract.

As part of the close-out for the HOPE VI grant, NRHA has been approved to use \$800,000 of the remaining funds in an endowment for continuation of community supportive services. The Community Supportive Services (CSS) program has had marked success with a 29 percent return rate for former Bowling and Roberts residents. The CSS endowment will continue case management, workforce development, youth programs and other services beyond grant close-out.

The completion of the Broad Creek project on the north side of Princess Anne Road will occur in the near future as market conditions and the climate for funding public infrastructure improve.

The area has a bright future with the strong potential for the Ray and Joan Kroc Community Center, redevelopment of Moton Circle, light rail and a new regional library planned. Staff anticipates greater private sector interest in this area as the economy improves.

Grandy Village Mixed Finance Renovation Project.

The Certificate of Occupancy for the new Grandy Village Learning Center was received in June 2010. NRHA has executed memoranda of understanding with the STOP organization and Norfolk Public Schools and the two partners will begin occupying the facility in August. Staff is currently planning a grand opening ceremony for **September 1st**. Renovations on all residential units were completed in March 2010.

Staff is actively working to transition from the development phase into operational management. Financial and construction due diligence activities required by HUD, VHDA, the Bond Purchase Agreement, and the tax credit investor are being completed in order to put in place permanent project financing and payoff the tax-exempt bonds that supported the cost of construction.

Mission College Apartments Renovation. All physical improvements were completed in December 2009. The 8609 application was prepared and submitted to VHDA on May 14, 2010. Staff is currently waiting on the 8609's from VHDA to submit for tax credit eligibility.

Financial and construction due diligence activities required by HUD, VHDA, and the tax credit investor are being completed by staff in order to secure permanent project financing. A separate Update document is included in the August 9 Board packet regarding the status of the permanent financing.

Moton Circle Demolition. The Housing Operations Division has an on-site case manager and a relocation specialist at Moton to work directly with residents with relocation and application for housing choice vouchers. Section 8 staff has conducted briefing sessions with residents who have elected to relocate using a housing choice voucher and processing voucher requests. HUD has provided funding for 95 additional demolition/disposition vouchers to assist with relocation. To date, eleven households have been relocated to other public housing communities and two have been issued vouchers and are currently searching for apartments. NRHA staff meets regularly to discuss and address any issues that arise from the relocation process. It is planned that relocation will be completed in November and demolition is expected to begin January 2011.

Oakleaf Forest Renovation. A mixed finance renovation project is still under consideration for Oakleaf Forest to leverage the investment of the road work that is currently under construction. Staff is monitoring the tax credit market and is planning to utilize a combination of tax exempt bonds and 4% tax credits to fund interior renovation.

Additional Projects. Staff is currently pursuing three new potential rental developments. The new developments are planned to be financed with competitive 9% low income housing tax credits and private debt. Staff has begun city coordination on each of these projects.

- **Partrea Senior Addition.** Staff is seeking to acquire options on private and public property adjacent to the 114-unit Partrea senior mid-rise. Initial planning indicates the site could support another 40-unit multi-story senior development. The Housing Operations Division, which manages the existing units at Partrea, would manage the new units as well. Staff will continue its due diligence efforts to evaluate site suitability and provide additional information and recommendations to the Board as events occur.

- **Oakmont North Addition.** Staff has identified a potential to develop 40 to 60 affordable family rental units on land owned by NRHA and the City at the site of its privately managed apartments at Oakmont North. Site evaluation is underway in anticipation of discussions with City of Norfolk staff.
- **Senior Apartments in Berkley.** Staff is evaluating the potential for development of one or two senior buildings in the Berkley area. It is envisioned that a project of this nature could provide efficiencies if managed by the existing NRHA property management staff at the Sykes senior midrise. Discussions with community stakeholders are in progress.

Each project requires extensive site evaluation, initial A&E services and coordination with the City. Over the next six months staff will determine if projects are viable and whether to seek low income tax credits in 2011. Significant planning and coordination is necessary to ensure the developments are constructed in a manner that supports healthy sustainable communities consistent with the goals of NRHA and the City.

FUTURE ACTION

- Complete close-out activities for Broad Creek HOPE VI, Grandy Village and Mission College initiatives.
- Continue to monitor grant and funding opportunities
- Pursue development of additional rental units to support stated goals
- Update the Board on evaluation of potential projects
- Pursue funding for renovation or revitalization of existing multi-family rental communities.



Commissioners' Update NRHA Board of Commissioners

Subject: Young Terrace Relocation

Executive Contact: Donnell Brown

Date: August 9, 2010

BACKGROUND

NRHA is renovating sixty-six units in Young Terrace in order to become compliant with 504 regulations. Young Terrace is required to have thirty-eight (5% of the total number of units) wheelchair accessible units and sixteen (2% of the total number of units) hearing impaired units in order to be in compliance with 504 regulations. NRHA used funding received through the American Recovery and Reinvestment Act (ARRA) to complete the handicapped modifications. The construction contract was awarded to T.A. Sheets for \$1,692,100.00 and based on ARRA requirements construction must be completed by March 17, 2012.

In order to modify the thirty-eight units to become wheelchair accessible two existing units will need to be converted in order to provide one accessible two bedroom unit and one accessible three bedroom units. Therefore it is anticipated that a net loss of a total of six [6] units will occur based on the following unit mix:

32 – 1 Bedroom
5 – 2 Bedroom
<u>1 – 3 Bedroom</u>
38 – Total wheelchair accessible units

STATUS

NRHA has been working with the residents of Young Terrace in order to relocate the families currently housed in the units to be renovated. A meeting was held with the residents on March 4, 2010 to explain the project and the need for relocation. Residents were provided with their General Information Notice at this meeting and asked to select three housing choices. The residents could select between NRHA Public Housing Communities, NRHA Midrise Communities, or Housing Choice Voucher. Residents were provided with a Notice of Eligibility for URA Relocation Assistance and Ninety Day Notice on March 17, 2010.

As of August 2, 2010, NRHA has relocated twenty (20) residents to other Public Housing Communities and five (5) residents to Housing Choice Voucher units. We currently have eleven (11) pending transfers for Public Housing and thirteen (13) residents currently searching for Housing Choice Voucher units. The remaining fourteen (14) residents in need of relocation are awaiting one bedroom units in Public Housing. Due to the time constraint with the ARRA funding, the remaining residents were notified on July 19, 2010 of the need to transfer to the next appropriate sized unit, whether it was in their community of choice or not. NRHA is currently transferring improperly housed residents in order to accommodate the bedroom size needed for the remaining families in Young Terrace.

The residents being relocated from Young Terrace are receiving all benefits afforded them under the Uniform Relocation Act. These benefits include the following:

- Transportation assistance and other resources to find affordable housing
- Connection fees for utilities
- Moving/packing assistance
- Security deposits and utility deposits for HCV participants
- Ongoing counseling and assistance

FUTURE ACTION

NRHA will continue to work with the remaining families in Young Terrace that need to relocate in order to complete the handicapped unit modifications. Young Terrace relocated residents who are in need of either a wheelchair accessible or hearing impaired unit will be eligible to return to one of the renovated units upon completion of the contract.



Commissioners' Update NRHA Board of Commissioners

Subject: The Parenting Connection Mentoring Program -Security Programs

Executive Contact: Donnell Brown

Date: August 9, 2010

BACKGROUND

The NRHA Security Programs Department has developed a mentoring program called "The Parenting Connection". After interviewing several girls and parents through intervention initiatives, the Security Programs Department with the assistance of Lutheran Family Services developed the program to expose mothers and fathers to some of the stressors and tactics of parenting. The program will provide support and reinforcement to help participants succeed in spite of stressors and circumstances that hinder development of positive goals and visions for the future. This program is being offered at no cost to NRHA or the residents and Manuel Hammond, Security Programs Coordinator, is coordinating delivery of services.

Focus: To provide an effective outreach and educational tool for parents in our communities.

Vision: To build a stronger parent and role model for tomorrow's society.

Programs Goals: To give the parents of our communities skills such as goal-setting and decision making.

- Increase self-awareness by gaining a fuller understanding of behaviors (their own and their children)
- Identify, appropriately express, and accept individual feelings
- Effective communications
- Build and maintain a healthy sense of self-esteem
- Enforce desired behaviors through positive discipline techniques

Program Components: Parenting Styles and Family History; Working with Feelings and Effective Communications; Building and Maintaining Self Esteem/Enforcing Desired Behaviors through Positive Discipline Techniques; Behavior Modifications; Navigating the Educational System / Children with Special Needs

Program Specifics:
Starting Date: July 2010
Class Time: 60-90 minutes
Adults per class: 10-15
Age group: 18-over

STATUS

The first program is being offered for the adults residing in Calvert Square. Orientation was held on 07/13/10 and the program will be held every Tuesday for six weeks at the Calvert Square Family Investment Center. Families will be selected by the Resident Case Managers.

FUTURE ACTION

Each NRHA family community will be offered a six week program. The program will be taught and facilitated by the NRHA Security Programs Department in partnership with NRHA Resident Case Managers, NRHA Workforce Development, and the Community Resource Officers' Program of the Norfolk Police Department. Training modules will also include several guest speakers.



NRHA

Congratulation Graduates!

*Oneiceia Howard
Master of Arts in Public
Administration
Pi Alpha Alpha Honor Society
from
Troy State University*

*Karen Hughes
BS in Human Services Counseling
Cum Laude
from
Old Dominion University*

*Tarsha Mitchell
Master of Arts in
Urban Education/Counseling
from
Norfolk State University*

*Adrienne Perkins
BS in Business Management
Summa Cum Laude
From
Centura College*

*Lynn Spruill
BS in Interdisciplinary Studies/Psychology
Magna Cum Laude
From
Norfolk State University*



“NRHA Family Graduates”



- ❖ *Kay Britt's nephew, Louis Singleton will graduate from Granby High School. He plans to attend Old Dominion University in the fall.*
- ❖ *Sheila Brooks' daughter, Dwan White graduated from Virginia Tech with a PhD in Administration.*
- ❖ *Jerry Chesson's daughter, Michelle Denae graduated from George Washington University with a MS in Systems Engineering.*
- ❖ *Dorlean Corbin's nephew, Kevin Boston will graduate with Honors from Atlantic Shores Christian Academy. He plans to attend Hampton University.*
- ❖ *Osia Evans' grandson, Arin Fields will graduate from Fort Walton Beach High School. He plans to attend Full Sails University in the fall.*
- ❖ *Valeire Garris, nephew, Dion Williams, graduated with honors from American Military University with a Masters in Homeland Security; nephew, Robert Brown, Jr will graduate from Western Branch High School. He plans to attend Tidewater Community College in the fall.*
- ❖ *Belinda Hillman's daughter, Zakell graduated with honors from Norfolk State University with a BA in Marketing. Belinda's daughter, Lindsay will graduate with honors from Deep Creek High School. She plans to attend Norfolk State University in the fall.*
- ❖ *Deborah Jenkins' daughter, Amanda Wilkins graduated from ECPI/Medical Careers Institute. She plans to attend NSU in the fall.*
- ❖ *Joe Johnson's daughter, Melissa graduated from Carnegie-Mellon with a BA in Vocal Music.*
- ❖ *Sheila Joyner's granddaughter, Tiarra Wyatt will graduate from Salem High. She plans to attend Livingstone College in the fall.*
- ❖ *Roy Loehr's son, Peter graduated from Old Dominion University with a BA in Accounting.*
- ❖ *Diane Montgomery's daughter, Denia graduated from Old Dominion University with a BS in Mathematics. Diane's son, Tyler will graduate from Indian River High School. He plans to attend Norfolk State University.*
- ❖ *Aline Rogers' daughter, Shenelle graduated from Virginia Commonwealth University with a BS in Accounting.*
- ❖ *Aminah Shabazz's son, Deshawn Lee will graduate from Maury High School. He plans to attend St. Pauls College in the fall.*
- ❖ *Janene Taylor-Smith's son, Ontae Taylor will graduate with Honors from Wilson High School. He plans to attend Norfolk State University in the fall.*
- ❖ *Ruby Snow's granddaughter, Lauren Jones will graduate, from Churchland High School. She plans to attend ICC.*
- ❖ *Evonne Stewart's grandson, Malcom Powell will graduate from Kempsville High School. He plans to attend ICC in the fall.*
- ❖ *Yvette Tate's daughter, Brionna will graduate from Kecoughtan High School with an Advance Diploma. She plans to attend Norfolk State University.*
- ❖ *Marianne Versprille's daughter, Allyson will graduate with Honors/Advanced Studies from Kempsville High School. She plans to attend University of Virginia in the fall.*
- ❖ *David Wike's son, John graduated with Honors/Cum Laude from ICC.*

“EVERYONE AND EVERYTHING AROUND YOU IS YOUR TEACHER”.
KEN KEYES JR.

AGREEMENT FOR SUPPLEMENTAL POLICE PATROLS

THIS AGREEMENT, made on this 7th day of July, 2010, and to be effective July 1, 2010, by and between **THE CITY OF NORFOLK**, a municipal corporation of the Commonwealth of Virginia (hereinafter referred to as "the City"), and **NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY**, a political subdivision of the Commonwealth of Virginia (hereinafter referred to as "NRHA"),

WITNESSETH THAT:

WHEREAS, the joint goals of the City and NRHA are the elimination of drug-related and other criminal activities in the public housing communities of the City; and

WHEREAS, NRHA has determined that it is desirable and would be beneficial to its residents for the City's Department of Police to provide supplemental uniformed police patrols to eight public housing communities in the City; and

WHEREAS, the City has agreed to provide the desired supplemental police coverage for the communities, using two-officer shifts of on-duty Norfolk City police officers, with the additional expense for such services to be paid by NRHA, as described below;

NOW THEREFORE, for and in consideration of the mutual obligations set forth herein, the City and NRHA hereby agree as follows:

1. The City agrees to assign uniformed patrol officers, during periods of peak criminal activity, as determined by the City, in the following Norfolk public housing communities (hereinafter referred to as "the Communities"):

- Broad Creek
- Calvert Square
- Diggs Town
- Grandy Village
- Moton Circle

Oakleaf Forest
Tidewater Gardens (including Tidewater Gardens South)
Young Terrace

2. The City agrees that all police personnel assigned to provide supplemental police patrol services in the Communities will be regular full-time Norfolk police officers.

3. The number of officers to be assigned to perform the supplemental patrol services, the selection of the Communities to be patrolled, and the scheduling of those patrol services shall be established by the City and may be changed at the sole discretion of the City, as conditions may dictate, during the term of this agreement. In making these decisions, the City shall remain mindful of NRHA's preference for supplemental patrol activity to take place in those Communities where, and at those times when, undesirable criminal activities are expected to be most prevalent. It is further understood that NRHA's preference is for supplemental patrol services to be provided between the hours of 4:00 PM Friday and Saturday to 4:00 AM Saturday and Sunday, and during such other evening times as the City may deem most effective to carry out the purpose of this Agreement.

4. The supplemental police patrols provided under this Agreement shall be conducted as either walking (foot), bicycle patrols, or car. It is agreed, however, that heavy emphasis will be placed on police patrols conducted as either walking (foot) or bicycle patrols.

5. NRHA agrees to compensate the City for the supplemental police patrol services provided hereunder at the gross rate of compensation of Thirty-Five Dollars per hour, per police officer assigned.

6. The police officers providing the supplemental police patrol services under Paragraph 1 of this Agreement during periods of peak criminal activity in the Communities will be assigned to perform those services during what will be considered to be their on-duty hours for the

purposes of their employment by the City during the time that they provide services pursuant to this Agreement, which shall include, at no cost to NRHA, court time necessary to prosecute persons arrested in the Communities and during periods the supplemental services are performed. Payments will be made to the City by NRHA within thirty (30) days after submission of proper time sheets or other records showing the names of the officers assigned, the number of hours and the dates worked.

7. All police officers providing any services under this Agreement will perform their duties with the City's bicycles, firearms and equipment, including the City's telecommunications equipment.

8. As the services to be provided hereunder are to be performed by regular, full-time Norfolk police officers, it is understood that they shall be acting in the capacity of employees and agents of the City, and not of NRHA. NRHA shall have no authority, obligation or responsibility respecting the hiring, compensation, assignment, discipline or discharge of any of the officers providing police services under this Agreement, nor shall NRHA have any other forms of administrative or operational control over the officers.

9. All of the services agreed to be provided hereunder shall be strictly supplemental, or additional police services, and the existence and implementation of this Agreement shall not result in the reduction or diminution of the normal and regular police coverage provided to the Communities during the periods of supplemental patrol services. The City agrees that regular police coverage at levels preceding this Agreement will be continued to the Communities at no charge to NRHA.

10. This Agreement may be amended at any time by mutual written consent of the City and NRHA, with the same contractual formalities as pertain to the original Agreement.

11. Either the City or NRHA can terminate this Agreement at any time, effective thirty days from the date of notification of termination, with or without cause, by mailing or hand-delivering written notification to the other party at the following notice addresses:

Bruce P. Marquis
Chief of Police
Norfolk Department of Police
100 Brooke Avenue
Norfolk, Virginia 23510

Norfolk Redevelopment and Housing Authority
ATTN: Executive Director
201 Granby Street
Norfolk, VA 23510

12. The term of this Agreement shall be from July 1, 2010 through June 30, 2011.

13. The City will retain absolute control over the staffing, hours of operation, personnel assignments and equipage of the officers providing police patrols under this Agreement. NRHA reserves the right to comment on and suggest changes to the City in any of these areas of the work, but the final authority on any such matters shall remain with the City. The City agrees that it will, to the extent operationally feasible, give due consideration to the suggestions and requests of NRHA in these areas, or in any other aspect of the administration of this Agreement.

14. The liaisons between the City and NRHA in the implementation and performance of this Agreement shall be the following:

For the City:	Commanding Officer First Patrol Division
Secondary:	Police Fiscal Manager

For NRHA:	Security Programs Manager
-----------	---------------------------

15. It is agreed that the complement of each supplemental police patrol provided hereunder shall consist of two (2) officers, and that officers assigned to patrol a particular

Community during a specific shift will be limited to that assignment to the same extent as if they were assigned to a standard patrol district.

16. The City and NRHA agree that, owing to funding limitations, NRHA may desire to impose a limit on the number of hours of supplemental police patrols. In such event, NRHA may, in its sole discretion impose such a limit by providing written notice of the same to the City at the appropriate address listed in paragraph 11 above.

17. In no event shall the total amount charged NRHA by the City for the supplemental police patrols under the terms of this Agreement exceed SIX HUNDRED SEVEN THOUSAND AND SIX HUNDRED DOLLARS (\$607,600).

18. The City and NRHA agree that supplemental police patrols for the Communities provided under this Agreement may be temporarily or permanently discontinued at one or more of the Communities listed above, at the discretion of either the City or NRHA. In such event, the party seeking to discontinue such patrols shall provide written notice of the same to the other party at the appropriate address and in the appropriate manner as listed in paragraph 11, above.

19. As requested by the Authority, the City will periodically report / provide to NRHA the following:

- (a) Geographic locations of criminal acts, arrests or warnings;
- (b) Periodic summaries of directed patrol activity in the Communities;
- (c) Identity and address of persons summoned, arrested or warned for violations (whenever possible, excludes juveniles);
- (d) Copies of any reports, records, accounts, etc., documenting the scope of the services provided hereunder, as described in Paragraph 1; and
- (e) Final disposition of all cases closed by arrest or summons involving adult residents pertaining to NRHA lease violations.

20. Within operational and administrative constraints, the City, in staffing the

supplemental police patrols under this Agreement, will endeavor to utilize officers or teams of officers who are familiar with and experienced in rendering police services in NRHA Communities, in order to encourage the development of a positive relationship between the officers assigned and the residents of the Communities.

21. As required by NRHA or by the U.S. Department of Housing and Urban Development (hereinafter referred to as "HUD"), the City will make available for inspection, during normal business hours, its books, accounts and records relating to this Agreement and the services provided hereunder, to the extent necessary to establish that the services hereunder are supplemental services as required by HUD regulations.

22. To the extent applicable to this Agreement, the City agrees to:


- (a) Comply with the minimum wage and maximum hours provisions of the Fair Labor Standards Act; and
- (b) Will maintain a Drug-Free Workplace in accordance with the Drug-Free Workplace Act of 1988 (P.L. 100-690), Title V, Subtitle D).

23. This Agreement shall be construed and enforced in accordance with the laws of the Commonwealth of Virginia. The provisions of this Agreement shall be deemed to be severable and the invalidity or unenforceability of any one or more of the provisions hereof shall not affect the validity or enforceability of the remaining provisions.

24. This Agreement contains the entire agreement or understanding by and between the City and NRHA with respect to the matters referred to herein, and no representations, promises, agreements or understandings, written or oral, not contained herein shall be of any force or effect. No waiver, modification, addendum or amendment of any provision, covenant, condition, or limitation herein contained shall be valid or binding unless the same is in writing, duly executed by all parties hereto.

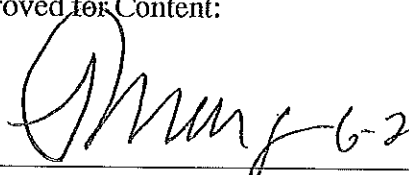
IN WITNESS WHEREOF, the City and NRHA have caused this Agreement to be executed in two (2) original copies as of the day and year first mentioned above.


CITY OF NORFOLK

By: 
City Manager

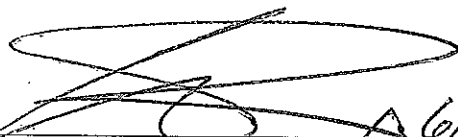
Approved for Content:

Attests:

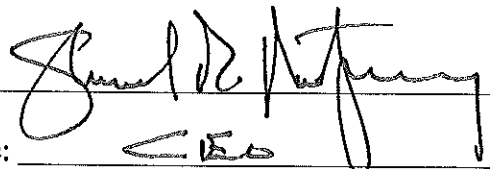
 6-29-2010
Department of Police


7/2/10 City Clerk

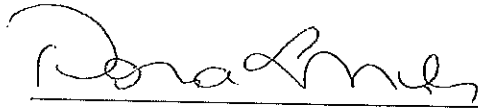
Approved for Form and Correctness:

 6/17/10
City Attorney

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

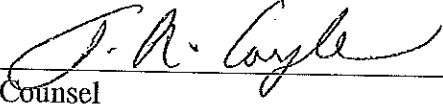
By: 
Title: CEO

Approved for Content:



Property Management Director

Approved for Form:



NRHA Counsel

G:\NRHA\SECURITY\Agr for Supp Police Patrols (2010-2011).doc

Setting the Example

NRHA'S ROLE IN OUR HISTORY AND BEYOND



Renewing Norfolk Since 1940

BEFORE



In 1935, a group of concerned citizens realized that large areas of the city

were in an advanced state of deterioration. Because living conditions in these neighborhoods had become unacceptable, City Manager Thomas P. Thompson formed a five-member advisory committee "to make a study of the slum districts of Norfolk with the hope of obtaining federal funds to eliminate them..."

Work of the Thompson Committee kindled local interest in housing and slum clearance. Largely as a result of its report, the Virginia General Assembly passed legislation in 1938 creating local housing authorities to pursue slum clearance programs and permitting any Virginia city to participate in federal programs to eradicate slums.

On Jan. 23, 1940, a statewide slum-clearance conference was held in Richmond. The conference was held by the League of Virginia Municipalities to give local officials an opportunity to see what other cities were doing in slum clearance. One result of that meeting was that on July 30, 1940, Norfolk City Council voted to activate the state law passed in 1938 and created the Norfolk Housing Authority.

Another situation in Norfolk that year had also influenced City Council: the urgency of defense housing. By July 1940, Norfolk was inundated with thousands of defense workers and service members. A strong plea for City Council to set up a local housing authority, which could build low-cost housing for Navy personnel, was made by Rear Adm. Joseph K. Taussig, Commandant of the Fifth Naval District and the Hampton Roads Naval Operating Base. Adm. Taussig Blvd. is named for him.

1940s

- July 30, 1940 - City Council passed a resolution creating the Norfolk Housing Authority. Mayor John Gurkin appointed five board members and Louis Windholz as the first chairman.

- July 31, 1940 - Wasting no time, the first meeting of the authority was held the following day. As its first act of business, the authority applied for a \$4 million grant for 1,000 units of military housing and, by the end of August 1940, received word that it was approved for \$2 million.

- The grant funded the authority's first project, Merrimack Park, consisting of 500 military housing units.

- Similar projects, Oakleaf Park and Roberts Park, were completed during the war years.

- The Virginia Redevelopment law was passed in 1946, enabling the Norfolk Housing Authority to become the Norfolk Redevelopment and Housing Authority. As a result, NRHA began moving from a war mission to a broad program of urban development.

- Norfolk and Galveston, Texas were the first cities, under the federal Housing Act of 1949, to receive public housing funding.

- December 1949 - City

Council approves construction of 3,000 public housing units to provide for family relocation for upcoming slum clearance projects.

1950s

- Under the Housing Act, the nation's first redevelopment project was designated in Norfolk in 1951 on what are now segments of Tidewater Dr., Brambleton Ave. and Virginia Beach Blvd.

- Redevelopment Project #1 got underway Dec. 11, 1951, when a blighted structure at 755 Smith St. (located in what is now Young Terrace) was demolished. As the first city in the U.S. to begin the redevelopment process, the event drew national media attention and a crowd of 2,000.

- Over the next five years, the project cleared 127 acres of slums for new commercial, institutional and residential development, including Young Terrace.

- The Atlantic City Redevelopment plan received federal approval in 1957, resulting in clearing 140 acres.

- In 1958, the first demolitions for extensive redevelopment of downtown area begin.



Remember When?



1958



“Taking the long view. While the process can be controversial, very few argue with the end result”



1960s

- Norfolk emerges as a national model for redevelopment.
- In 1963, campus expansion work begins for Old Dominion University as an independent university.
- In 1966, the *Boston Globe* said, “Norfolk is the place to send people who are discouraged or skeptical about redevelopment,” and Detroit’s mayor said, “Norfolk’s redevelopment makes the city a showcase for the rest of the country.”
- HUD’s first secretary, Robert Weaver, remarked after a walking tour of Berkley that “this city is where the story of rebuilding

American cities begins.”

- By 1969, most of the blight in downtown Norfolk had been removed.

1970s

- East Ghent Redevelopment Project and Huntersville redevelopment projects get underway.
- Through the mid-1970s, NRHA continued directing efforts toward housing, redevelopment and conservation programs across the city.
- Residential rehab and housing for lower to moderate income households become goals of federal government and NRHA. Focus turns to residential neighborhoods although emphasis on downtown redevelopment remains strong.
- Berkley redevelopment initiated in 1972.
- Park Place conservation plan approved in 1973.
- Colonial Place and Lafayette-Winona show improvement after conservation efforts began in 1973.

- Ghent Square welcomes first residents in 1976.
- Park Terrace opens in 1977.
- In 1977, David Rice appointed executive director.
- Church Street redevelopment effort begins in 1977.



1980s

- In 1980, developer James Rouse reveals plan for Norfolk waterfront, anchored by Waterside Festival Marketplace. NRHA plays a lead role in implementing that vision to include Town Point Park, Pagoda Park, Nauticus and other

amenities.

- East Beach redevelopment project launches in 1989.
- Middletowne Arch opens in 1986 on the site once occupied by Liberty Park.
- Ballentine, Bayview, Cottage Line, Mid-Town Industrial Park, Villa Heights and West Ocean View among new conservation projects that get the green light from City Council.
- In 1986, condos developed in partnership with NRHA open on Freemason Harbor.
- In 1989, NRHA enters a limited partnership with then Sovran Bank to develop Mission College.

1990s

- Central Brambleton and South Brambleton conservation/redevelopment efforts begin in 1991.
- Urban Land Institute names Ghent Square Best Large-Scale Residential Development in the nation.
- Hampton Blvd. redevelopment project commences in 1997, leading to the development of Old Dominion University Village and Ted Constant Convocation Center.
- Diggstown selected as one of 63 Great American Places in May 1995.
- Pinewell-by-the-Bay and Stonebridge Crossing open.
- NRHA serves a co-developer of MacArthur Center with Taubman & Co., which opens in 1999.



- NRHA enters into agreement with Connecticut-based Collins Enterprises for \$32 million downtown residential/retail development.
- NRHA serves as developer of the Tidewater Community College downtown campus.



2000s

- In 2000, NRHA receives a \$20 million HOPE VI grant from HUD for Broad Creek redevelopment.
- Downtown TCC campus complete and project wins Economic Development Award from International Downtown Association in 2002.
- Willoughby and Campos-tella Heights conservation projects get underway in 2001.
- NRHA partners with the City of Norfolk and the Crispus Attucks Cultural Center to begin a \$10 million renovation of Attucks Theatre.
- Grandy Village transformation to a quality mixed-income community begins.



- Franklin Arms dedicated in summer 2002 as first component of Broad Creek redevelopment.
- NRHA's Hampton Roads Ventures subsidiary receives \$15 million in New Market Tax Credits from U.S. Treasury, making it the first redevelopment and housing authority to do so.
- In 2003, West Church becomes the first new residential community along Church St. in decades and its 31 architecturally distinctive homes quickly sell out.
- In 2004, Shurl Montgomery appointed Chief Executive Officer.
- Tidewater Builders Association's new home expo, Homearama, held at East Beach in 2004 and Broad Creek in 2005. Combined events attracted 180,000 attendees.
- Townhomes at East Church completed in 2007.



- In 2008, NRHA began \$7.5 million renovation of Mission College apartments.
- Also in 2008, NRHA launched its first five-year strategic plan with a refreshed vision, mission, values and goals.
- HomeNet receives a \$13 million SPARC grant from VHDA to assist first-time homebuyers.
- NRHA received a 2008 League of American Communications Professionals' Magellan Award for "Most Creative Campaign" for marketing the revitalization of Grandy Village.

- In 2009, NRHA received a record six Awards of Merit from the National Association of Housing and Redevelopment Officials.

- Under the American Recovery and Reinvestment Act, NRHA receives \$9.2 million for capital improvements at assisted rental properties. Timely expenditure of funds receives commendation from HUD.

- In fall 2009, NRHA earns a rating of “high performer” from HUD for the Housing Choice

Voucher program for second year in a row.

- In November 2009, Hampton Roads Ventures wins \$60 million in New Market Tax Credits from U.S. Treasury. This brings total HRV allocation to \$160 million.

- In 2010, NRHA was a finalist for PR News’ Corporate Social Responsibility Award for the “Under One Roof” video and receives an Award of Distinction from International Academy of Visual Arts for the new website.

- HUD approves demolition of Moton Circle. A big step in neighborhood transformation.

- The Maplewoods @ Olde Huntersville is completed. Largest green-built townhome community in Virginia.



AFTER 

Over the past 70 years, we have not just built homes but created neighborhoods by always asking the question, would we want to live there? Until the answer is yes, we are not done.

Vision

Quality housing choices in neighborhoods where you want to live.

Mission

Provide quality housing opportunities that foster sustainable mixed-income communities.

Values

- Accountability
- Customer Service
 - Excellence
 - Innovation
 - Teamwork

Goals

- Quality housing opportunities for all
- Sustainable mixed-income communities
- A strategic business approach
- Community engagement and support