

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

### Meeting Minutes

**Date of Meeting:** February 18, 2020

**Minutes Prepared By:** Katie White, Management Analyst III, City of Norfolk

**1. Purpose of Meeting:** Provide an update from the City Manager, a relocation update, and an update on the overall CNI plan.

### 2. Attendance at Meeting

Councilwoman Williams-Graves – present	Mr. Alphonso Albert – present	Ms. Kimberly Bray – not present	Dr. Sharon Byrdsong – not present
Ms. Michelle Cook – not present	Rev. James P. Curran – present	Mr. Joe Dillard – not present	Ms. Caz Ferguson – not present
Mr. Earl P. Fraley, Jr. – not present	Mr. Larry Hall – not present	Mr. William Harrell – present	Rev. Dr. Kirk T. Houston, Sr. – present
Ms. Shamika Kirby – present	Ms. Deirdre Love – present	Dr. Robert G. Murray – not present	Mr. Don Musacchio – present
Dr. Ruth Jones Nichols – present	Mr. Brodie Parker – present	Mr. Lavonne Pledger – not present	Dr. Glenn Porter – present
Ms. Tara Saunders – present	Ms. Marquitta White – not present		

### 3. Agenda

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|---|-------------|
| <b>I. Welcome</b>                                   | <b>6:00</b> |
| • <i>Chair Angelia Williams Graves</i>              |             |
| <b>II. St. Paul's Transformation</b>                | <b>6:05</b> |
| • <i>Dr. Chip Filer, Norfolk City Manager</i>       |             |
| <b>III. Tidewater Gardens Relocation Update</b>     | <b>6:15</b> |
| • <i>Nicole Todd, People First Empowered by USI</i> |             |
| • <i>Kim Thomas, NRHA</i>                           |             |
| <b>IV. CNI/Tidewater Gardens Update</b>             | <b>6:30</b> |
| • <i>Dr. Susan Perry, City of Norfolk</i>           |             |
| • <i>Steve Morales, NRHA</i>                        |             |
| <b>V. Next Steps/Announcements/Closing Remarks</b>  | <b>7:05</b> |

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- *Chair Angelia Williams Graves*

#### VI. Meeting Adjourned

7:15

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

##### I. Welcome

6:00

- *Chair Angelia Williams Graves*

- Councilwoman Graves welcomed everyone to the meeting and Dr. Porter led everyone in prayer.

##### II. St. Paul's Transformation

6:05

- *Dr. Chip Filer, Norfolk City Manager*
- Ms. Hamm Lee welcomed and introduced Dr. Filer.
- Councilwoman Graves welcomed Dr. Filer and stated that he came on board in September and that he has shared some great ideas and they have had great conversations. He brings a wealth of knowledge from the private sector and from an educational perspective along with a great deal of information, ideas, and resources to the advisory committee and the overall project. She stated she is very pleased that he's here with us and to be working with him because he is definitely an asset to everything we are doing.
- Dr. Filer stated that he echoes the sentiments of Councilwoman Graves. He was initially involved in the project while he was serving in his administrative role at Old Dominion University as a partner trying to figure out how they could play a role in the St. Paul's Transformation. Primarily he got involved because of the work he was doing across the United States. The opportunity to do a significant transformative project here in Norfolk is a wonderful opportunity for all of us. We all understand the gravity of what we're undertaking here and understand the importance of it.
- Dr. Filer stated he wanted to offer a few comments from his perspective. One thing they realized quickly as they were evaluating cities across the United States was that the CNI program has a real advantage over its predecessor Hope VI. Wonderful projects came from Hope VI and we are proud of Broad Creek, Hope VI was really about real estate. He is appreciative that HUD understood that the efforts are about people first with the other items following. One of the great aspects of the CNI and part of the City of Norfolk's commitment is the People First program commitment. If you look at cities that have gotten it right across the country, they've gotten that part right first, and everything else will take care of itself at that point.

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- Dr. Filer thanked the committee for their work and thanked Councilwoman Graves for her leadership on this. He appreciates the opportunity to work with her and learn her vision and what she wants to accomplish and make it happen. He thanked the CNI team and the Office of St. Paul's Transformation, the internal team that wakes up every day thinking about this. We'll start seeing the project unfold and do it in a very strategic and pragmatic manner that elevates families and transcends issues the city has faced over its history. This is our opportunity to get it right. He is committed to doing that, the staff is, and Councilwoman Graves is committed to getting it right. Just want to say thank you for everything you're doing. The committee always has the freedom to reach out to him directly, the team, and Councilwoman Graves. The process only works if we pragmatically move it forward and get it right with each step, otherwise we risk compromising the whole project. He's excited for what lies ahead and looks forward to working with everyone over the next perhaps decade. We have a long haul; this is a marathon not a sprint. He thanked everyone and looks forward to working together.
- Councilwoman Graves mentioned that the longest term serving City Manager she worked with is Marcus, and when he made statements about working on something for the next 5-10 years she thought it was great because that implied he planned to be here that long. If we work together for the next decade, that implies Dr. Filer believes he will be here for the next 10 years and work hard to stay here to see it through.
- Dr. Filer replied that it would be an honor.

### **III. Tidewater Gardens Relocation Update**

**6:15**

- *Nicole Todd, People First Empowered by USI*
- *Kim Thomas, NRHA*
- Ms. Hamm Lee welcomed Nicole Todd and Kim Thomas to provide their monthly update on relocation.
- Ms. Todd walked the committee through her presentation on People First relocation updates (attached below).
- Dr. Houston asked Ms. Todd to talk about what People First is doing with the information from the assessments and risk scores. He is not surprised a lot of people are high risk but asked what is being done with the information.
- Ms. Todd replied that it helps the team understand how to engage with the residents and places them high on the priority list. Especially in regard to relocation, the information helps People First empowered by USI ensure that a coach doesn't have 50%-60% high risk clients and ensure they are evenly distributed among the team. The information helps them prioritize needs.
- Dr. Houston asked if we have started using the Housing Choice Voucher (HCV) system yet.

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- Ms. Todd replied that all families that are moving are coming off of the regular HCV waitlist. Those residents are who People First empowered by USI is engaging with now. Families who are moving are coming off of the mainstream HCV waitlist and not vouchers provided by the grant.
- Dr. Houston asked if that is the same thing as Section 8.
- Ms. Todd confirmed that the HCV program and Section 8 program are the same.
- Ms. Hamm Lee stated that the presenters will talk about different types of vouchers and when they all come into play in about 10 minutes.
- Mr. Harrell asked Ms. Todd to comment further on the dental care piece on slide 5.
- Ms. Todd replied that almost 50% of residents have not accessed dental care in 12 months. The team is trying to understand the barriers to accessing dental care as they develop the service provider network to see if they can bring in those service providers.
- Ms. Love stated that some of the young people involved with Teens With a Purpose that lived in Tidewater Gardens and have moved don't have the resources to transport them back and forth. Ms. Love stated that young people are her number one priority and she knows it doesn't fit perfectly into the time scheme with evaluations and matching coaches with residents etc., but that things are going to happen that don't fit neatly into the process being outlined. She wonders if the committee can help with things like that. Young people are entitled to services and need the continued service Teens With a Purpose provides them, and interrupting that service is the opposite of what this is all about, taking care of people first, are there resources that can help mitigate things like that? This is just the first challenge that has come up to them, but she is certain others will happen along the way that don't fit neatly into the process. The question was for Ms. Todd and the committee.
- Ms. Todd replied that there are situations where people were connected to certain things because of their location, have since moved and now don't have a way to get there. The team is looking into it and it's important to tap into service providers. The service provider network has agreed to meet quarterly, so they will discuss that next month because there could be a partner organization that can help with that.
- Ms. Love stated she's also offering it to the committee's direction because it's a real concern.
- Mr. Albert replied to Deirdre that the discussion is very timely and through his experience as the director of a non-profit, he is sure that transportation is an issue for down the line. He just had a conversation at NRHA because some of our program participants are experiencing short comings with transportation, getting people to services and jobs. As we look to a solution, we really need to provide a comprehensive one, one that speaks to the whole gamut. For the project area and linkages to Tidewater Gardens.

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- Councilwoman Graves said one of the things that came to mind when talking about transportation for young people and people with jobs who are coming out of Tidewater Gardens, Mr. Harrell is here with Hampton Roads Transit (HRT), is the non-profit we are forming will have a significant fundraising arm. Everything needed will not be able to be covered out of People First funds from the tax increase and it's not all going to come from the CNI grant funds from HUD because those dollars have specific uses, however we are in the process of formulating the non-profit entity previously discussed which is where we can leverage. So, if perhaps HRT can say provide 10 bus passes if you all match 10 passes or we could do XYZ on a special rate, the non-profit could pay and formulate a partnership. Right now, we have two pots of money- city money and \$30 million from the CNI, so every need won't be covered in those two pots, so that's where this entity will be part of long-term piece. Piece meal together now until we get to place where it runs smoothly and is funded. That's an opportunity for that entity to assist.

### **NRHA Dashboard Review**

- Ms. Thomas walked the committee through the February 12<sup>th</sup> Tidewater Gardens Relocation Dashboard (attached below).
- Ms. Thomas stated that as of February 12, there are 158 vacancies in the community, 80 of which are in phase 1. Many of the residents who take advantage of the HCV program, as mentioned before, are coming off of the mainstream Housing Choice Voucher list and are placed into those opportunities. Of the 158 households that have left, about 50% used the HCV program and some residents moved to other public housing communities, which is all based on resident choice. The 120 Day Notices have not been issued to the community mandating moves; all moves to date are considered voluntary moves at this point. The eviction rate of 9% is below average for this community.
- In reference to the People First Empowered by USI section, Ms. Thomas said a variety of people are receiving services and Ms. Todd's presentation gave great information about services being received and linkages.
- In reference to the Census Tract section, Ms. Thomas stated there's a 50/50 split. 50% of residents are participating in the HCV program, formerly known as the Section 8 program. The other half went to public housing or project based voucher (PBV) communities. There were two home purchases. She mentioned that some of the people noted move on without assistance of rental subsidy and we want to capture that information. Some families leaving the community are choosing not to participate in any subsidy program.
- Ms. Thomas stated 70% of residents relocated within City of Norfolk. People choose to go other places based on opportunity, family situations etc.
- Ms. Thomas noted at the top of page 3, per Dr. Byrdsong's request, they are highlighting the number of children being relocated based on households that move out too, 274

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children they accounted for on NRHA's leases have relocated. In response to someone asking how the information will be used down the line, this is a great example as we see families moving out of the community as USI is engaging with families understanding what the needs are, what connections are being made in the new community, and how we can best serve families after they moved.

- Father Curran said 220 children is a lot and would be significant for a school to lose. He asked how this is impacting Tidewater Park Elementary.
- Ms. Thomas replied that in recent conversation with Dr. Philips, they discussed that even though people are moving out and they aren't accepting new residents, they are still seeing an increase in enrollment at Tidewater Park Elementary. This feeds the notion that households might have double leased up, or people are coming into the community and are not necessarily lease bearing. They are providing this information to make the school board aware of children in the community that are relocating to other communities. NRHA doesn't have the ability to track exactly where children from specific households transfer to, even though we can assume based on census tracts, we don't have the agreements or information available to track that. That would be another level of information we aspire to capture and hopefully USI can capture that information in the LEARNN system they are using. Helping the school board forecast where children are relocating is important.
- Father Curran asked if schools receive funding based on enrollment.
- Several committee members said yes.
- Father Curran said that would mean that Tidewater Park Elementary would receive less funds after certain time.
- Councilwoman Graves said it's not that cut and dry.
- Dr. Houston said that it's by a certain date, the funding doesn't change throughout the year.
- Councilwoman Graves said equally as important was one thing Councilman Smigiel brought up at the retreat. Yes, they are losing children, but there might be children who may have special needs or have IEPs. If a child comes from Tidewater Park and goes to Larchmont, they may have received a certain service at no cost, but if Larchmont doesn't specifically know that they came from a school with an IEP or services, the child doesn't automatically get those services at no cost. We are working on a data sharing agreement, but it hasn't been signed by Norfolk Public Schools (NPS) yet. The new school needs to know so they can provide those services, so it's very important for this reason and in terms of using the data.
- Ms. Love stated a service Teens With a Purpose provides is tutoring and mentoring after school, so if children are moving to a new school and living in a new community, what Councilwoman Graves mentioned is not in place, a service and connection is broken

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because they aren't getting tutoring and assistance on top of an IEP. She wishes we could give young people more priority in the process.

- Dr. Houston stated he is confused about the Housing Choice Voucher. In reference to the first page, relocation subsidy type: public housing and regular voucher, Dr. Houston asked for clarification on what that means.
- Ms. Thomas replied that public housing are public housing communities people choose to go to that NRHA operates. With the HCV program, there are several types of vouchers. Regular voucher is the mainstream waitlist, NED is a non-elderly disabled HCV voucher, HCV PBV St. Paul's means they most likely went to the St. Paul's Apartments where their voucher allowed them occupancy there. NRHA maintains a waitlist for 13 units at St. Paul's Apartments, but after those 13 units are occupied people can still go there with a HCV/ Section 8 voucher.
- Dr. Houston asked if someone is already on Section 8 does that qualify them for HCV.
- Ms. Thomas replied that Section 8 is the Housing Choice Voucher.
- Mr. Mussachio stated that Section 8 had a stigma so now called it's called Housing Choice Voucher. It's the same program, just a different name.
- Dr. Houston asked if some of that money was CNI money?
- Ms. Hamm Lee replied it is regular HUD money for anyone who qualifies.
- Councilwoman Graves said the Tenant Protection Vouchers (TPV) is the voucher where they get all the relocation benefits, but the residents who are moving now are still getting the same benefits of a TPV. We're debiting what we're going to get and giving it to residents with the benefit of not having to rush, and once we get the TPVs we'll put it back.
- Mr. Mussachio said if you pay attention your head will hurt. There are all of these streams and you can't take money from one to another, they all have their own fences around them. It's quite complicated to figure out which one applies to a particular individual.
- Dr. Houston said if he's confused some of the residents are probably confused.
- Ms. Hamm Lee said that it's probably less confusing for residents who have used vouchers before but asked if it should be added as a future agenda item.
- Dr. Porter seconded that.
- Councilwoman Graves said ideally working with People First, the goal is to help people understand what they're doing and what they're getting. Ideally, if a resident is getting this and is on track, and working with People First coach, the coach is looking at the whole picture and the resident is getting everything they're supposed to get. We can add to agenda.
- Ms. Hamm Lee said she will continue sending a monthly email to the committee to ask for agenda items.

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#### IV. CNI/Tidewater Gardens Update

6:30

- *Dr. Susan Perry, City of Norfolk*
  - *Steve Morales, NRHA*
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- Ms. Hamm Lee welcomed Steve Morales to provide an update on the CNI plan.
  - Mr. Morales walked the committee through the presentation (attached below).
  - In reference to slide 10, Mr. Morales said flooding absolutely must be addressed and we have to build resilience into the community. A big part of the plan is addressing flooding that we know will occur and making sure development will not be in the 100-year flood plain and then use the areas that are in the floodplain as a community amenity. A large part of the planning is taking the places we know will flood and weaving it into the fabric of the community so that it serves as a grand amenity the community is proud of.
  - In reference to slide 12, Mr. Morales said there is a lot of high-level planning taking place around the street network and that there are in-depth discussion over every 6 inches, or 1 foot, roadway space, pedestrian walkway, sidewalks, and bike lanes, and we are working to accommodate it all into the community. High level planning is taking place right now for the infrastructure.
  - Mr. Harrell said he wanted to make sure Hampton Roads Transit is included in the planning because at the downtown transit center they have 14 routes coming in and out, people are coming into the city from around the region, and during peak periods there can be 60 buses coming in and out particularly during the evenings.
  - Dr. Perry said that the team has been working with HRT staff and that we will have a dedicated bus lane here and on street parking for kiss and ride spots to drop someone off to access a transit ride.
  - Mr. Harrell replied that's good and he will follow up with her.
  - Mr. Morales stated that some of the road surfaces will be hardened to accommodate the weight of the buses and that the team has been working with HRT staff during planning.
  - Councilwoman Graves pointed out that driving through some areas of Norfolk you get to a point and say what were they thinking when they did this. West Princess Anne comes to her mind because people are parked on both sides and there's nowhere to go, it's like an accident waiting to happen. As best we can we want to ensure that in 50 years people don't ride down the streets saying what were they thinking. With all the technology and smart people at the table, we can do a much better job at predicting activity and provide for that down the line.
  - In reference to slide 14, Mr. Morales said the CCI work is to be refined. HUD said they wanted to come to the table for this, so it doesn't move forward until they are at the table. HUD highlighted some parts of the plan that wouldn't work with CNI dollars because of

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certain specifications, so we're going to call everyone back together to go through refinements sometime between March and June.

- In reference to slide 15, Mr. Morales stated that the existing infrastructure in the community is past its due date. It's not just obsolete, it is failing in many circumstances. They will replace the water and sewer lines, roadways etc. The first phases of demolition are tied to infrastructure work that needs to be done, including a pump station. There is one building at the edge of the community that will be demolished towards the end of the year to make way for the pump station.
- In reference to slide 15, Mr. Morales said the overall goal is to create a mixed-income community. The plan provides a good mix of family and senior units and a good range of units from multi-story apartments to townhouses covering every base.
- In reference to slide 17, Dr. Houston asked if phases 4, 5, and 6 are designated for returning families?
- Mr. Morales responded that the goal is to get a mixed-income community, so every building has mix of units. No building is only market-rate, affordable, or replacement etc. which is by design with CNI program.
- Dr. Houston said the phase is labeled Tidewater Gardens Family and wasn't sure what that meant.
- Mr. Morales replied that the names reflect where the properties themselves come from. The one at the top is Snyder Lot because that's what people named the parking lot. The next one is labeled the Transit Area which includes the properties around the bus transfer station area. For internal purposes they named those lots based on where they're coming from. Tidewater specifically talks about the area that is a part of Tidewater Gardens now that will be demolished.
- Mr. Morales said everything must be completed by September 30, 2025 but things will be done in phases. They must have a reasonable timeframe so all development can get done.
- Mr. Harrell asked Mr. Morales to speak about the first phase.
- Mr. Morales replied that the Snyder Lot is a parking lot on the other side of St. Paul's across from the courthouse. Snyder is moving a little slower at the moment, so even though it's listed first it will likely be the second or third phase not the first. The red phase listed as phase two will likely actually be the first phase, which are Blocks 19 and 20 that just went through City Council for rezoning. Those are the first two projects go forward with trying to secure financing to start construction.
- Mr. Harrell noted that they are immediately adjacent to bus transfer station to the north.
- In reference to slide 20, Mr. Morales stated the next step is getting the financing to proceed with development. The \$30 million grant doesn't all go to development, it's meant to leverage additional funds for the development which will be a mix of tax credits, private debt, and choice funds in this case. Therefore, there is a tax credit application we will submit for Block 20 in March for competitive tax credits. We will also submit for non-

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competitive credits for Block 19, but we can discuss that later. Find out late May early June. Hope to close on financing by end of year and start construction in early 2021. Construction will likely finish and the two buildings will start to lease up in mid-2022.

- Mr. Mussachio said to make sure the tree in the picture is the tree on the corner. The reason he says that is because they did a project in East Beach in 1996 we had used pictures, completed the development, and had a community meeting at the end a person said they lied about the project because there was no tree on the corner. He emphasized that renderings are representations of what will be done.
- Mr. Albert commented that the end user of all the work we're putting in and developing are the people living in this community right now and would really encourage us to ensure that we're focusing on caring for the people with every part of this process. Up until now, he thinks we've had a learning curve and there's some areas that we can do better. We have to do it family by family. It's a grand sweeping project but we have to do it family by family. Hard problems take work, so much of this is hard work that requires us to really drill down and get it right with every resident. We can't gloss over one or skip one. Let's remember Raison Deatra, our reason for existence for being here. The end users live here and they're looking to us to help improve their quality of life, provide opportunities, and embrace them as citizens worthy of our time, consideration, attention, and the best we can do.
- Ms. Hamm Lee stated that during a meeting this afternoon, Ms. Thomas mentioned a resident who recently moved and went through a lot of changes in terms of trying to move, but her response after living there for two or three weeks was about how quiet her neighborhood is now, and she's feeling more relaxed and in control. So, it takes a while, in terms of working with people, but at the same time we are starting to see and hear back from the residents about some of the benefits they are seeing. It is a process.
- Mr. Morales stated we don't want to design buildings just to be pretty, we want to design buildings that residents want to live in and choose to live there, not have to live there. It's up to us to produce the best community possible to convince our residents that it will be a great place to live and that we want them to come back.
- Ms. Hamm Lee mentioned that we recently organized a resident advisory group in addition to this advisory committee to provide advice, ask for feedback. Something we might think is important might be something they don't think is important, so we're working together.
- Councilwoman Graves said the Tidewater Gardens TMC president was very frank with us, and said she doesn't know what to believe because she knows what we say, but there are different groups of people saying different things. One thing out of our control is what every other group says that doesn't plug in and have their own reasons for existing. She asked to do a townhall for Tidewater Gardens and give a basic overview, be available to answer questions, be available to cut out the 'he said, she said, they said' and have people there so if they have questions they can do one on ones. She said after we do that, she doesn't want to hear anything. We realize we'll continue to hear things, but it's a testament to what we

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do and how transparent we are that people feel comfortable coming to us and saying there is a lot of noise and ask to sit down and talk. Not that we don't drop the ball sometimes or do it all right, but we spent 3-4 hours talking with her going through some things. She thinks that this is the solution. Councilwoman Graves stated that when she shows houses, she likes people to bring a family member. The family member says things she would get fired over for saying, the TMC president is like the family member. There are things she can shut down because she understands it and lives there, that the staff can't. She is absolutely right, so we're working in partnership to have the town hall in Tidewater Gardens and to do as much as we can to ensure everyone still on the same page.

- Dr. Houston stated that open transparency and openness to feedback is very important. Feedback is the breakfast for champions. He thinks sometimes we ought to be able to come to the meeting and say we missed something, didn't explain ourselves well, sent double messages, confused some people, and that's okay it's how we grow and learn. At church a couple years ago, they were trying to figure some things out, so they sent out a survey to former visitors. They wanted honest feedback and they got it. It stung a little bit and some of the replies were like woah. The facts are your friends, you won't like all your friends. There's no way in the world we can get it 100% right, if we act like that, we're doing ourselves a disservice. Feedback and transparency are all about serving the people.
- Ms. Kirby said a lot of residents would like to know when they will receive vouchers.
- Mr. Morales replied that we've been very careful not to issue 120 Day Notices before it's time. He talked earlier about the pump station and infrastructure being the first part of the project, so there is need to begin to start issuing 120 Day Vouchers by March 5<sup>th</sup>, but it will be for just a portion of the community. We'll begin to roll out more on a monthly basis when we get a feel for relocation and demolition. The program as we've shown before is 4 phases of relocation and we will work through each phase. Even as we begin to issue the first 120 Day Notices, that doesn't mean it's going to be issued to the entire phase. We've received a lot of feedback from families through USI and NRHA and we have to take that all into account. There will be absolute targets we have to meet for the infrastructure schedule, and that is what will drive the first 120 Day Notices.
- Father Curran asked how many households are in the first phase.
- Mr. Morales replied 30 or 40, a number of which have already moved.
- In reference to slide 18 regarding the distribution of affordable and replacement units and bedrooms, Ms. Love asked if those numbers were developed based on the size of families who said they wanted to come back and asked what they are based on.
- Mr. Morales replied that we started with an active basis in Tidewater Gardens beginning with the number of 4 bedroom percentage in the overall community. We used the breakout of family types from 1 bedroom to 4 bedrooms. They used that as a basis for the certain percentages for new units.

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- Ms. Love replied that it is not based on what families have identified what they need to come back to, that it is based on calculations.
- Mr. Morales replied that is correct, but we reserve the right to make those adjustments throughout the process. As we work with families and USI, we have the ability to make adjustments based on need and assessments. We don't have that information when the project initially starts.
- In reference to the construction of the buildings, Mr. Parker asked where the kids are going to go. The buildings looked like controlled movement, so where are they going to go?
- Mr. Morales replied that this is an early build, one of the first phases we're looking at. He concurred with Brodie that there's more one and two bedrooms designed in the first phases. We won't get the space we need until we can get the rest of Tidewater, so the units with more bedrooms will come in later phases. We'll be working this summer on the early work getting to the design of what you saw for blocks 19 and 20 for phases 4, 5, and 6 working with the community. Block 19 is a senior building, 20 is family, but probably not the best for a lot of kids, and Snyder won't be the best for a lot of kids, but Tidewater Gardens is where we'll absolutely be looking at. The high level planning will include resources and amenities for kids.

#### V. Next Steps/Announcements/Closing Remarks

7:05

- *Chair Angelia Williams Graves*
- Councilwoman Graves thanked everyone, she is grateful for everyone's time and questions, even the tough ones. It's a testament of the hearts of the people around the table to bring everything back to the people who are here. She stated that in the next 60-90 days the Save-A-Lot by the post office will be closing. It will have an impact on services provided by the churches and Foodbank. The grocery industry is going through transitions just like other industries. We are working to find a replacement, but it is not easy. She wanted to put it out there for the organizations who help put food on the table. She thanked everyone for their time, energy, question, and hearts. She asked the committee to respond to their emails.
- Father Curran requested that people don't reply all when they respond.

#### VI. Meeting Adjourned

7:15



# St. Paul's Advisory Committee Meeting

February 18, 2020

# Agenda

- **Welcome** - Councilwoman Graves
- **St. Paul's Transformation** – Dr. Chip Filer, City Manager
- **Tidewater Gardens Relocation Update** - Nicole Todd, People First Empowered by USI & Kim Thomas, NRHA
- **CNI/Tidewater Gardens Update** - Dr. Susan Perry, City of Norfolk & Steve Morales, NRHA
- **Next Steps/Announcements/Closing Remarks**

# **Tidewater Gardens Relocation and People First Update**

# People First: **Activities**

Number of Clients who  
have Signed up for  
Services so Far:

**398 Households**

- **Phase 1- 176**
- **Phase 2- 168**
- **Phase 3- 42**
- **Phase 4- 12**

Total number of detailed client  
assessments completed:

**343 Households**

Service Linkages since August 1,  
2019: **336**

## Norfolk LEARN data from People First-USI

### Risk Scores:

- The average **Family Risk Score** is **184** (above the 99 mark to be considered "High Risk".)

### Significant Data Points and Needs (Assessed Adults: 244):

- **Health:**
  - **Have Health Insurance: 87.3%** (78% of these have Medicaid or Medicare)
  - **Report a chronic health condition: 47.1%**
  - **Report having received dental care: 53.7%**
- **Economic Mobility:**
  - **Do not have a High School Diploma or GED : 41.6%**
  - **Working more than 30 hours per week: 72.4%**
  - **Report having a bank account: 46%**

# People First: **Activities**

## Service Linkages: Categories and Examples

- Adult education: 8
- Asset Building: 34
- Basic and Emergency Services: 56
- Early Childhood Services: 30
- Health and Family Services: 85
- Youth Services: 55

### Examples:

#### 1. Health and Family Services

- CHKD for Health and Safety Education
- Norfolk Community Services Board for Mental Health Services

#### 2. Basic and Emergency Services

- Request for financial assistance for rental arrears to STOP, Inc.
- Application for SNAP & TANF benefits to Norfolk Dept. of Human Services.

#### 3. Youth Services

- Tidewater Park Elementary School for academic support / tutoring
- Young Terrace Recreation Center for sports, recreation, or cultural program
- Teens with a Purpose for youth services

# People First: Mobility Counseling

- Familiarizing residents with Neighborhoods of Opportunity is a primary function
  - <40% poverty level and <62% minority concentration
- Residents have a choice in where they live

- Each resident receives counseling on all neighborhood choices to make an informed decision

Housing search assistance and transportation

Preparation to rent units with strict screening criteria

Review of financial condition to achieve credit goals

Counseling on neighborhoods of opportunity

Direct referrals to units in high opportunity areas

Dedicated landlord outreach

Post-move counseling to provide resources and address issues

Landlord/tenant mediation

Second and third move counseling

# **CNI Update: Tidewater Gardens Physical Plan**



Resilience, Water Management, Park Design



CNI Housing Plan



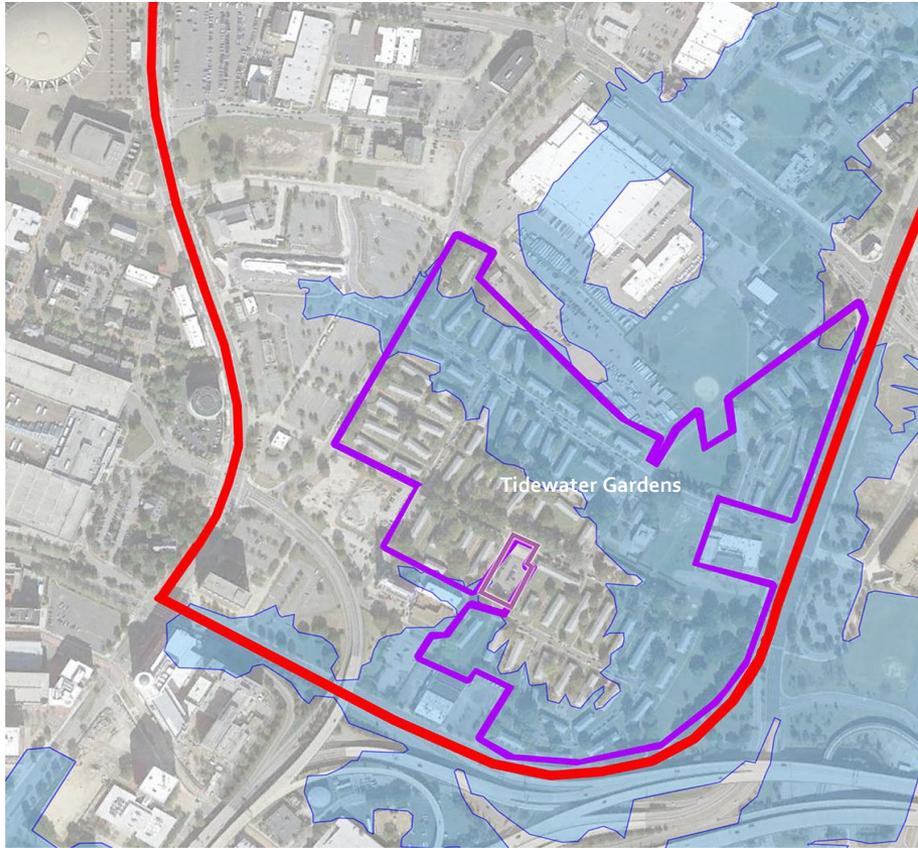
Street Framework



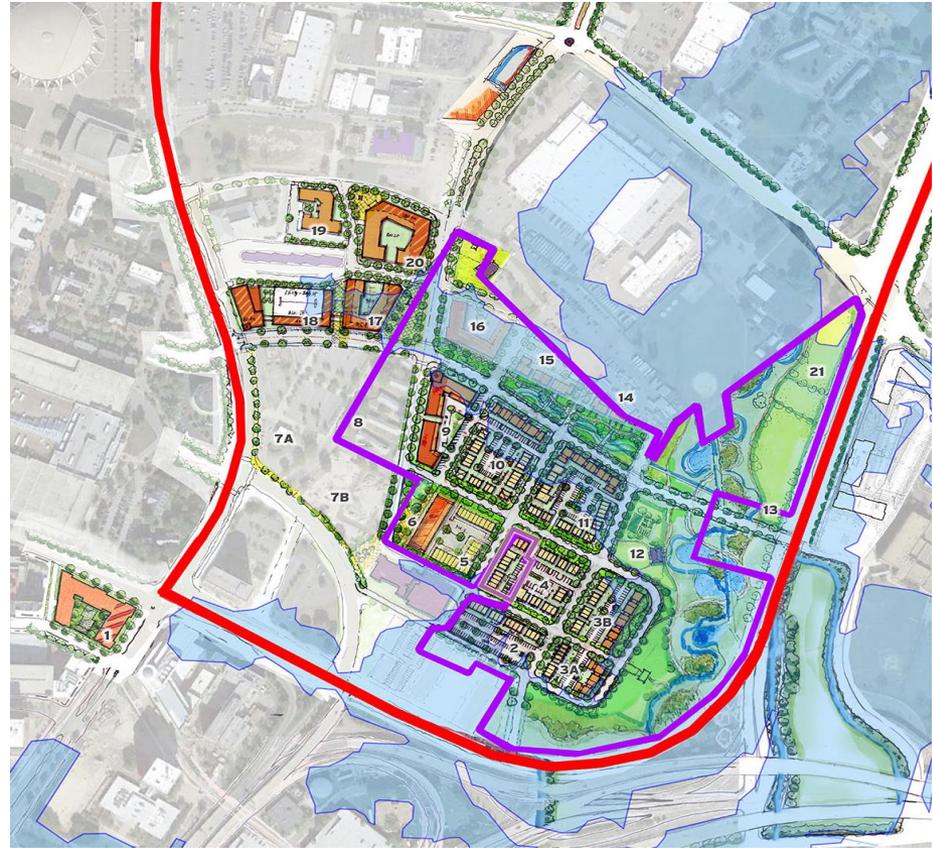
Mixed Use, Employment Opportunities & Future Phases

# St. Paul's Area-CNI Housing Plan and 100 Year Flood Zone

Current Land Use with Tidewater Gardens Project Line & 100 Year Flood Overlay



CNI Housing Plan with Tidewater Gardens Project Line & 100 Year Flood Overlay



# Stormwater on Display

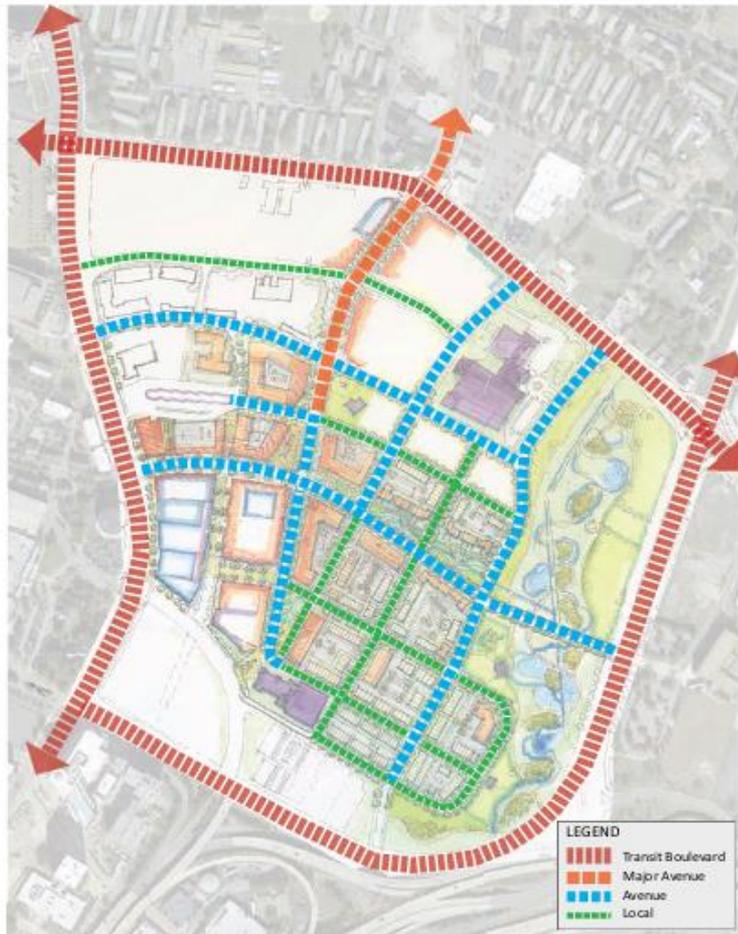
## Daylighted Culvert with Terraced Landscape

RESILIENCE, WATER MANAGEMENT AND PARK DESIGN

The Freemason Street Stormwater Park also follows a daylighted box culvert and provides an additional park for residents along with a multi-use path that provides East-West connections



# Multimodal Street Network that Connects St. Paul's to the City



Multi-modal Streets to Serve People



Pedestrian friendly streets for cars, buses and bikes



Small-scale neighborhood street

# Street Framework – Church Street Gateway

Dedicated infrastructure for pedestrians, bicycles, transit and vehicles while maintaining a comfortable and safe environment



Restored cultural significance of Church Street and Chapel Street by realigning them towards the Basilica of St. Mary

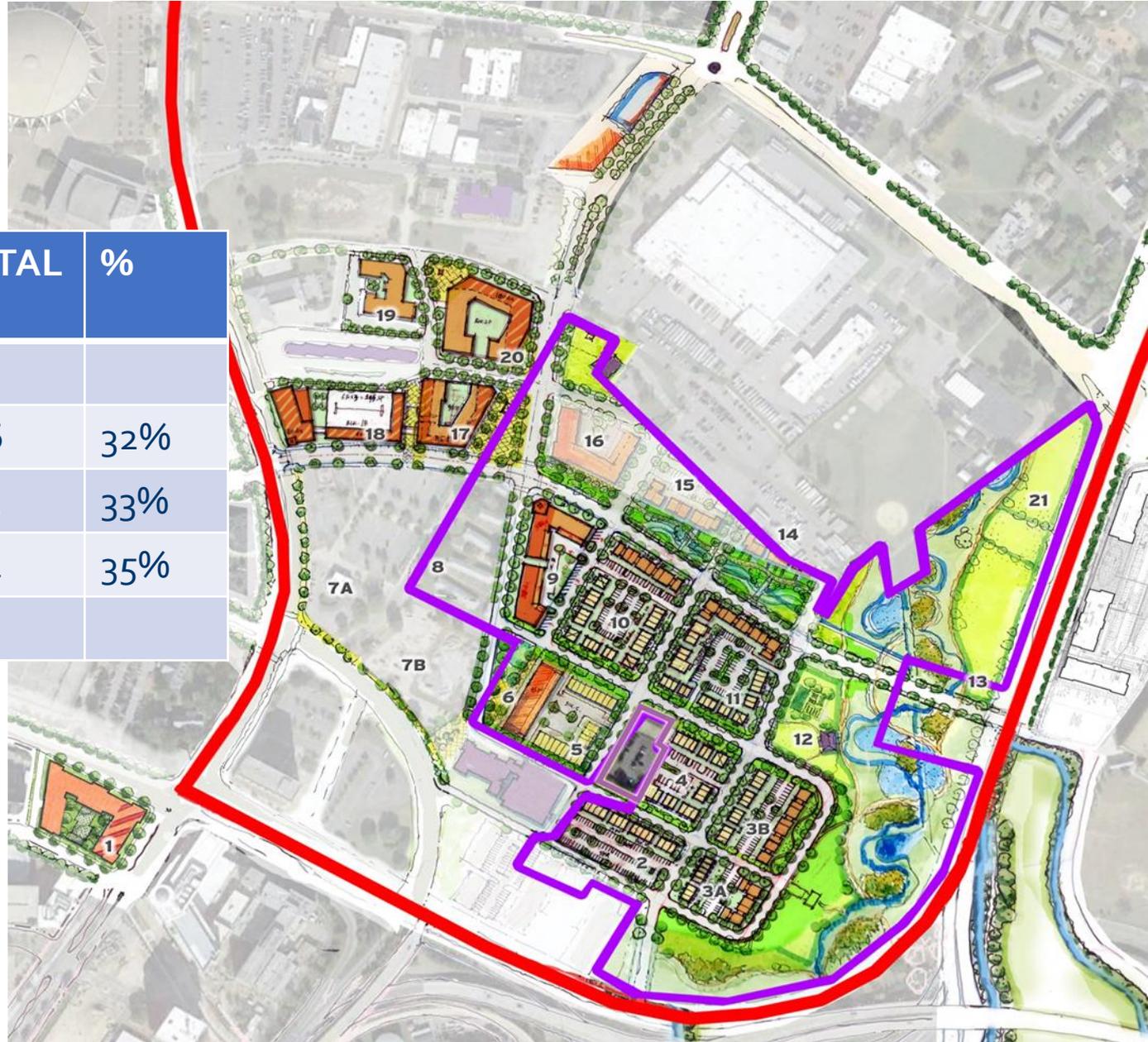
# Neighborhood: Critical Community Improvements

- Revisiting the CCI plan with HUD
  - Cultural Trail
  - Catalytic Community Hub
  - Huntersville Programs
  - Economic Development Activities

# Tidewater Gardens: Development Strategy

- St. Paul's Area will receive new roads, utilities and district-wide stormwater management
- To accommodate demolition and infrastructure timing, early phases will be located outside of the footprint of the existing Tidewater Gardens
- Brinshore will provide a range of mixed housing opportunities to accommodate resident, market and neighborhood demand:
  - ✓ Locations within St. Paul's and outside
  - ✓ Family and senior housing
  - ✓ A variety of architectural styles and designs

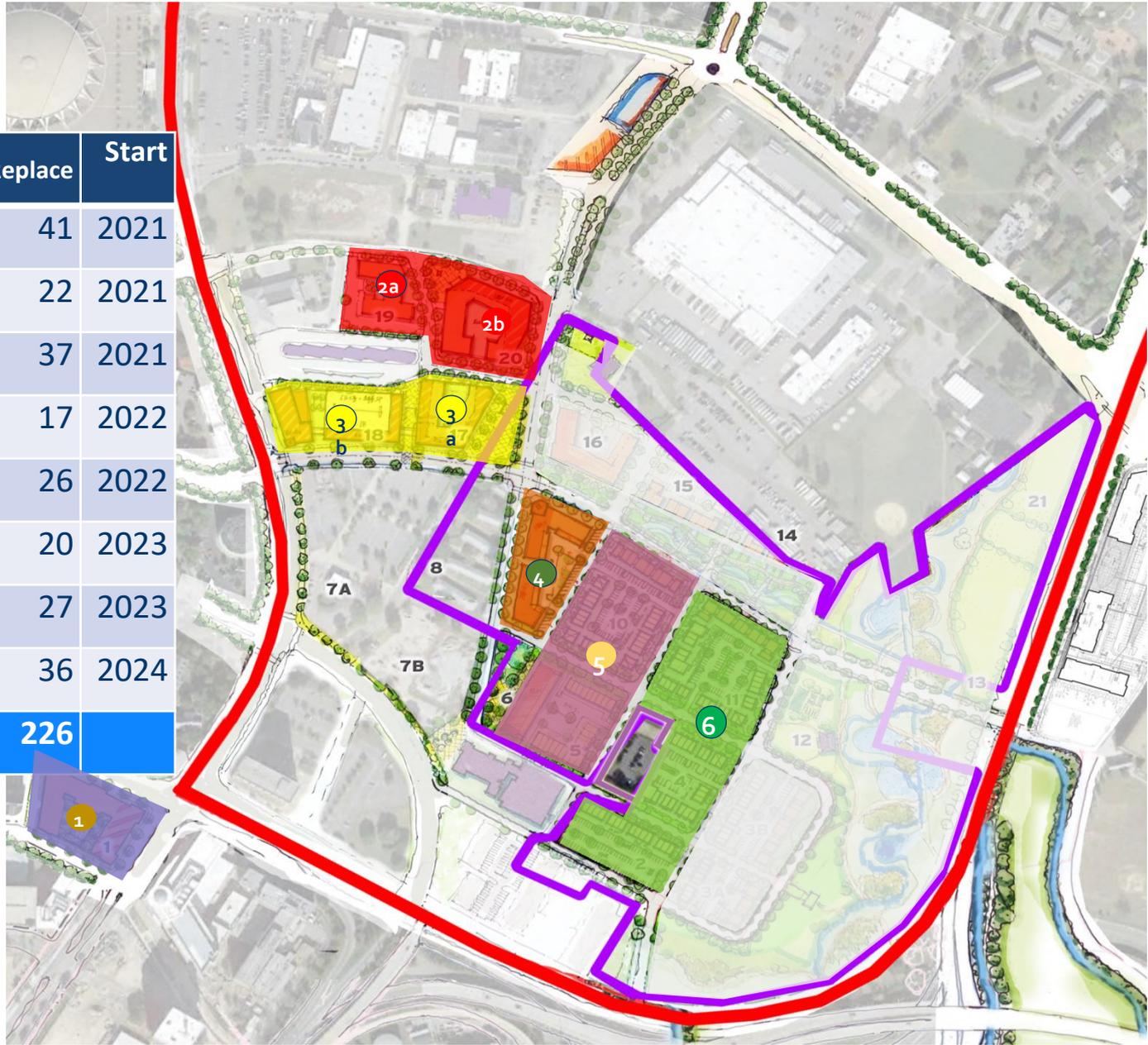
# CNI Housing Plan



CNI Housing Program	TOTAL	%
Income Mix		
Replacement Units	226	32%
Affordable Units	232	33%
Market-Rate Units	252	35%
Total Units	710	

CNI Housing Plan Areas

# Phasing Overview



Phase	Name	Total Units	Replace	Start
1	Snyder Lot Mixed Use	138	41	2021
2a	Transit Area I-Senior	70	22	2021
2b	Transit Area 1-Family	120	37	2021
3a	Transit Area II – Mixed Use	58	17	2022
3b	Transit Area II – Mixed Use	89	26	2022
4	Tidewater Gardens Family	70	20	2023
5	Tidewater Gardens Family	78	27	2023
6	Tidewater Gardens II Family	87	36	2024
<b>Total</b>		<b>710</b>	<b>226</b>	

# Tidewater Gardens: Development Program

## 221 Replacement Units

Unit, Income and Bedroom Mix	0	1	2	3	4	TOTAL	%
<b>Income Mix</b>							
Replacement Units	0	34	104	62	21	221	33%
Affordable Units (Not Replacement)	0	47	118	60	0	225	31%
Market-Rate Units	8	94	130	32	0	264	36%
<b>Total Units</b>	<b>8</b>	<b>175</b>	<b>352</b>	<b>154</b>	<b>21</b>	<b>710</b>	
<b>Phasing by Bedroom Mix</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>TOTAL</b>	
Phase 1: Snyder Lot	8	62	57	11	0	138	
Phase 2a: Transit Area I	0	41	29	0	0	70	
Phase 2b: Transit Area I	0	19	75	26	0	120	
Phase 3a: Transit Area II	0	11	33	14	0	58	
Phase 3b: Transit Area II	0	17	53	19	0	89	
Phase 4a: Tidewater Gardens I	0	13	57	0	0	70	
Phase 4b: Tidewater Gardens II	0	0	30	40	8	78	
Phase 5: Tidewater Gardens III	0	12	18	44	13	87	
<b>Total Units by Bedroom Size</b>	<b>8</b>	<b>175</b>	<b>352</b>	<b>154</b>	<b>21</b>	<b>710</b>	

# Block 20 Fly Around

<https://youtu.be/jih1B3MYjWA>

# Overall Schedule for Blocks 19 & 20

Item	Date
LIHTC Submission (Block 20)	March 12, 2020
Final Rankings	May 29, 2020
LIHTC Submission (Block 19)	July 2020
Close on Financing	December 2020
Construction Begin	January 2021
Completion and Lease Up	TDB (2022)



## Tidewater Gardens Relocation Dashboard - 2/12/2020

### Resident Relocation Choices by Phase

Phases	Total Units	TPV Choice	LIPH/PBV Choice	Total Current Relocation Choices
Phase 1	187	126	43	169
Phase 2	262	50	22	72
Phase 3	116	16	1	17
Phase 4	53	3	1	4
<b>Grand Total</b>	<b>618</b>	<b>195</b>	<b>67</b>	<b>262</b>

\* Phase 1 = 169 + 12 prior move-outs + 2 deceased + 4 pending choice = 187 total units

### Residents Desire to Return to St. Paul's Area

Phases	Total Units	Total Choices	Total Residents Desire to Return	Percentage Residents Desire to Return
Phase 1	187	169	72	42.60%
Phase 2	262	72	45	62.50%
Phase 3	116	17	7	41.18%
Phase 4	53	4	4	100.00%
<b>Grand Total</b>	<b>618</b>	<b>262</b>	<b>128</b>	<b>48.85%</b>

### Vacancy Statistics by Phase

Phases	Total Units	Total Vacant Units	Total Occupied Units	Percentage Vacant Units
Phase 1	187	80	107	42.78%
Phase 2	262	46	216	17.56%
Phase 3	116	20	96	17.24%
Phase 4	53	12	41	22.64%
<b>Grand Total</b>	<b>618</b>	<b>158</b>	<b>460</b>	<b>25.57%</b>

### People First Empowered by Urban Strategies, Inc. Case Management

Household Served by Phase	Service and Assessments	Total
Phase 1	Service linkages since August 1, 2019	324
Phase 2	Total number of household assessments completed	335
Phase 3	Collaborative housing stability interventions	41
Phase 4		
<b>Grand Total</b>		<b>395</b>

### Reason for Vacancy

Reason for Vacancy	Total Count	Percentage by Move Out
* Unit Transfer *	20	13%
Moved to HCV	79	50%
Moved to Project Based Housing	12	8%
Purchased Home	2	1%
Deceased	2	1%
Rented Elsewhere	26	16%
Moved Without Notice	2	1%
Moved Prior To Eviction/Termination	1	1%
Eviction	14	9%
<b>Grand Total</b>	<b>158</b>	<b>100%</b>

### Relocation -Subsidy Type

Subsidy Type	Count by Relocation Subsidy Type	Percentage by Relocation Subsidy
Public Housing	20	13%
HCV-Regular Voucher	44	28%
HCV- NED Voucher	1	1%
HCV- Chesapeake	5	3%
HCV/PBV - St. Paul's	3	2%
HCV- Virginia Beach	2	1%
HCV-TPV Tidewater Phase 1	24	15%
PBV-Grandy Revt	5	3%
PBV- Grandy Village VI	5	3%
RADPBV-Franklin	2	1%
Purchased Home	2	1%
Deceased	2	1%
Unknown -Rented Elsewhere	27	17%
Moved without Notice	2	1%
Eviction/Termination	14	9%
<b>Grand Total</b>	<b>158</b>	<b>100%</b>

\*NED - Non-elderly Disabled Voucher

Unknown comprised of former tenants who did not provide a forwarding address

TPV - Tenant Protection Voucher  
LIPH - Low Income Public Housing  
PBV - Project Based Voucher

## Relocation by Census Tract

### HCV/Other

Census Tract	Count of Census Tract	Percentage by Census Tract
<b>8 Merrimac Park, Commodore Park</b>	<b>1</b>	<b>1%</b>
11 Glenwood Park	2	3%
<b>12 Lochaven, Meadowbrook</b>	<b>2</b>	<b>3%</b>
<b>2.01 Ocean View</b>	<b>1</b>	<b>1%</b>
<b>20 Roland Park</b>	<b>1</b>	<b>1%</b>
27 Park Place (West)	1	1%
29 Park Place (East)	2	3%
31 Fairmount Park	1	1%
32 Shoop Park	1	1%
33 Ballentine Place	1	1%
34 Lindenwood, Villa Heights	1	1%
35.01 Huntersville (East)	3	4%
42 Calvert Square, Church Street	3	4%
43 Brambleton (North)	4	5%
44 Broad Creek	1	1%
45 Middletown Arch	2	3%
46 Chesterfield Heights	1	1%
<b>49 CBD, Freemason Harbor</b>	<b>2</b>	<b>3%</b>
50 Berkley	3	4%
51 Campostella Heights	4	5%
<b>56.02 Bayview (South), Forest Park</b>	<b>1</b>	<b>1%</b>
57.01 Southern Shopping Center	3	4%
58 Rosemont, Oakwood	5	6%
59.01 Wellington Oaks, Norview	8	10%
<b>59.02 Norvella Heights</b>	<b>1</b>	<b>1%</b>
59.03 Fox Hall, Commerce Park	1	1%
<b>61 Estabrook, Coleman Place</b>	<b>4</b>	<b>5%</b>
64 Ingleside, Norfolk Square	3	4%
<b>66.07 Bromley, Azalea Acres</b>	<b>2</b>	<b>3%</b>
<b>68 Lake Terrace</b>	<b>1</b>	<b>1%</b>
70.01 Crown Point, Raby Road	2	3%
HCV- Chesapeake	4	5%
HCV- Virginia Beach	4	5%
Unknown	3	4%
<b>Grand Total</b>	<b>79</b>	<b>100%</b>

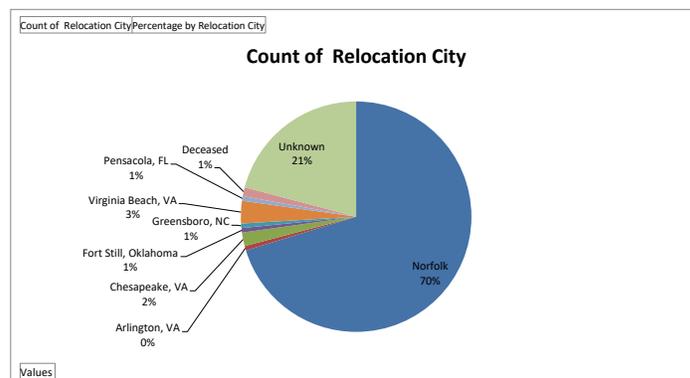
### LIPH/PBV

Census Tract	Count of Census Tract	Percentage by Census Tract
41 Young Terrace, Church Street- Young Terrace	3	4%
42 Calvert Square, Church Street - Calvert	11	14%
43 Brambleton (North) Moton- Franklin Arms	2	3%
46 Chesterfield Heights- PBV- Grandy Village V	5	6%
46 Chesterfield Heights- RADPBV Grandy Revt	5	6%
48 Tidewater Gardens- Tidewater	1	1%
50 Berkley - Oakleaf	3	4%
50 Berkley - Sykes	1	1%
69.01 Janaf, Military Circle- Bobbit	1	1%
Purchased Home	2	3%
Deceased	2	3%
Unknown -Rented Elsewhere	27	34%
Eviction/Termination	14	18%
Moved without Notice	2	3%
<b>Grand Total</b>	<b>79</b>	<b>100%</b>

Unknown comprised of former tenants who did not provide a forwarding address

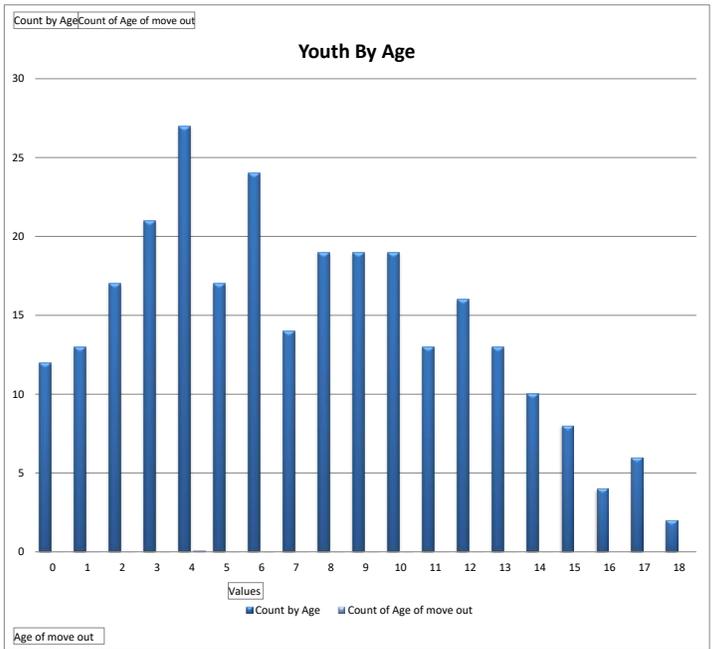
Unknown due to data lag when report produced. Status to be updated on next reporting period.

Relocation City	Count of Relocation City	Percentage by Relocation City
Norfolk	111	70%
Arlington, VA	1	1%
Chesapeake, VA	3	2%
Fort Still, Oklahoma	1	1%
Greensboro, NC	1	1%
Virginia Beach, VA	5	3%
Pensacola, FL	1	1%
Deceased	2	1%
Unknown	33	21%
<b>Grand Total</b>	<b>158</b>	<b>100%</b>



## Tidewater Youth Demographic Relocation

Age of Youth	Count by Age	Count of Age of move out
0	12	4%
1	13	5%
2	17	6%
3	21	8%
4	27	10%
5	17	6%
6	24	9%
7	14	5%
8	19	7%
9	19	7%
10	19	7%
11	13	5%
12	16	6%
13	13	5%
14	10	4%
15	8	3%
16	4	1%
17	6	2%
18	2	1%
<b>Grand Total</b>	<b>274</b>	<b>100%</b>



### Relocation of Youth Census Tract - HCV/Other

Census Tract	Number of Children Relocated to area	Percentage of Children Relocated
<b>8 Merrimac Park, Commodore Park</b>	<b>5</b>	<b>3%</b>
11 Glenwood Park	4	3%
<b>12 Lochaven, Meadowbrook</b>	<b>2</b>	<b>1%</b>
2.01 Ocean View	1	1%
<b>20 Roland Park</b>	<b>3</b>	<b>2%</b>
27 Park Place (West)	2	1%
29 Park Place (East)	5	3%
31 Fairmount Park	2	1%
32 Shoop Park	2	1%
33 Ballentine Place	2	1%
34 Lindenwood, Villa Heights	2	1%
35.01 Huntersville (East)	3	2%
42 Calvert Square, Church Street	3	2%
43 Brambleton (North)	13	8%
44 Broad Creek	2	1%
45 Middletown Arch	6	4%
46 Chesterfield Heights	3	2%
<b>49 CBD, Freemason Harbor</b>	<b>3</b>	<b>2%</b>
50 Berkley	5	3%
51 Campostella Heights	7	4%
<b>56.02 Bayview (South), Forest Park</b>	<b>1</b>	<b>1%</b>
57.01 Southern Shopping Center	4	3%
58 Rosemont, Oakwood	12	8%
59.01 Wellington Oaks, Norview	22	14%
<b>59.02 Norvella Heights</b>	<b>1</b>	<b>1%</b>
59.03 Fox Hall, Commerce Park	1	1%
61 Estabrook, Coleman Place	5	3%
64 Ingleside, Norfolk Square	3	2%
<b>66.07 Bromley, Azalea Acres</b>	<b>10</b>	<b>6%</b>
<b>68 Lake Terrace</b>	<b>1</b>	<b>1%</b>
70.01 Crown Point, Raby Road	2	1%
HCV- Chesapeake	8	5%
HCV- Virginia Beach	7	4%
Unknown	4	3%
<b>Grand Total</b>	<b>156</b>	<b>100%</b>

### Relocation of Youth by Census Tract - LIPH/PBV

Census Tract	Number of Children Relocated to Area	Percentage of Children Relocated
41 Young Terrace, Church Street- Young Terrace	3	3%
42 Calvert Square, Church Street - Calvert	5	4%
43 Brambleton (North) Moton- Franklin Arms	0	0%
46 Chesterfield Heights- PBV- Grandy Village V	15	13%
46 Chesterfield Heights- RADPBV Grandy Revt	14	12%
48 Tidewater Gardens- Tidewater	0	0%
50 Berkley - Oakleaf	3	3%
50 Berkley - Sykes	0	0%
69.01 Janaf, Military Circle- Bobbit	0	0%
Deceased	0	0%
Eviction/Termination	25	21%
Moved without Notice	4	3%
Purchased Home	2	2%
Unknown -Rented Elsewhere	47	40%
<b>Grand Total</b>	<b>118</b>	<b>100%</b>