



community

PLAY-IN & SING-ALONG

Presented by the City of Norfolk
and the Virginia Symphony Orchestra



CHOICE NEIGHBORHOOD INITIATIVE (CNI) IMPLEMENTATION 2018

RESIDENT COMMUNITY MEETING MASTER PLAN VISION



ST. PAUL'S AREA
NORFOLK | VIRGINIA
August 22, 2018

PEOPLE  FIRST



TODAY'S AGENDA

Introduction/Expectations - Barbara Hamm Lee

Master Plan Vision - Troy McGhee and Tom Gallas

Introduction of Housing Lead - Brinshore Development

Catalysts for Community Growth - Peter Levavi and Jolene Saul

People First Program - Susan Perry and Kim Thomas

Relocation, Demolition Sequence

and Personal Points of Contacts - Donna Mills

CHOICE NEIGHBORHOODS INITIATIVE: GOALS

PEOPLE

Improve outcomes of households living in the target housing related to employment and income, health, and children's education.



HOUSING

Replace distressed public and assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood.

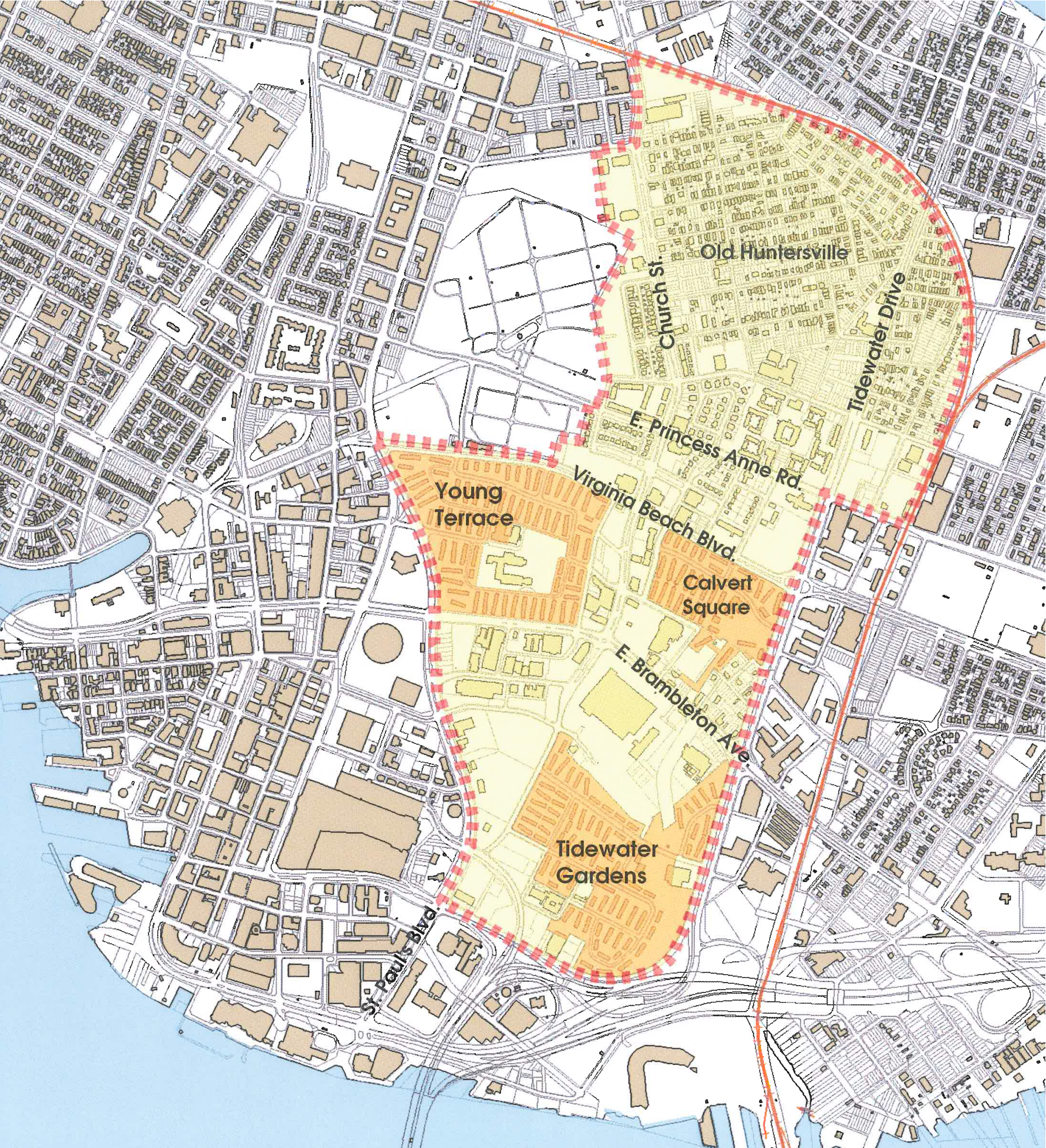


NEIGHBORHOOD

Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community.



CNI SITE BOUNDARY



COMMUNITY INPUT



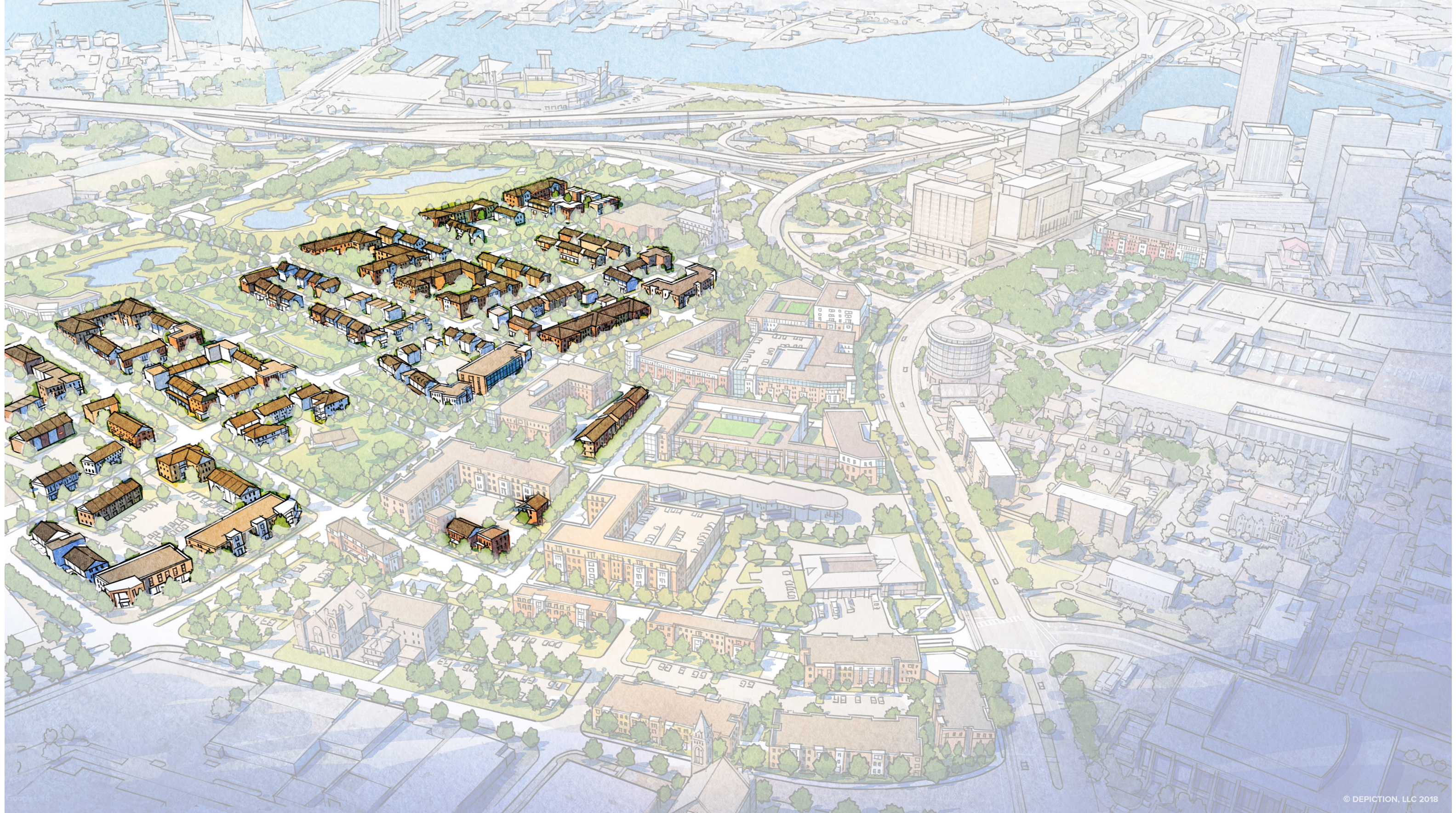
2018 VISION PLAN



RESILIENCY "GREEN BRACELET"



DIVERSE MIX OF RESIDENTIAL DEVELOPMENT



DIVERSE MIX OF RESIDENTIAL DEVELOPMENT



BRIDGING THE DIVIDE: OPPORTUNITIES



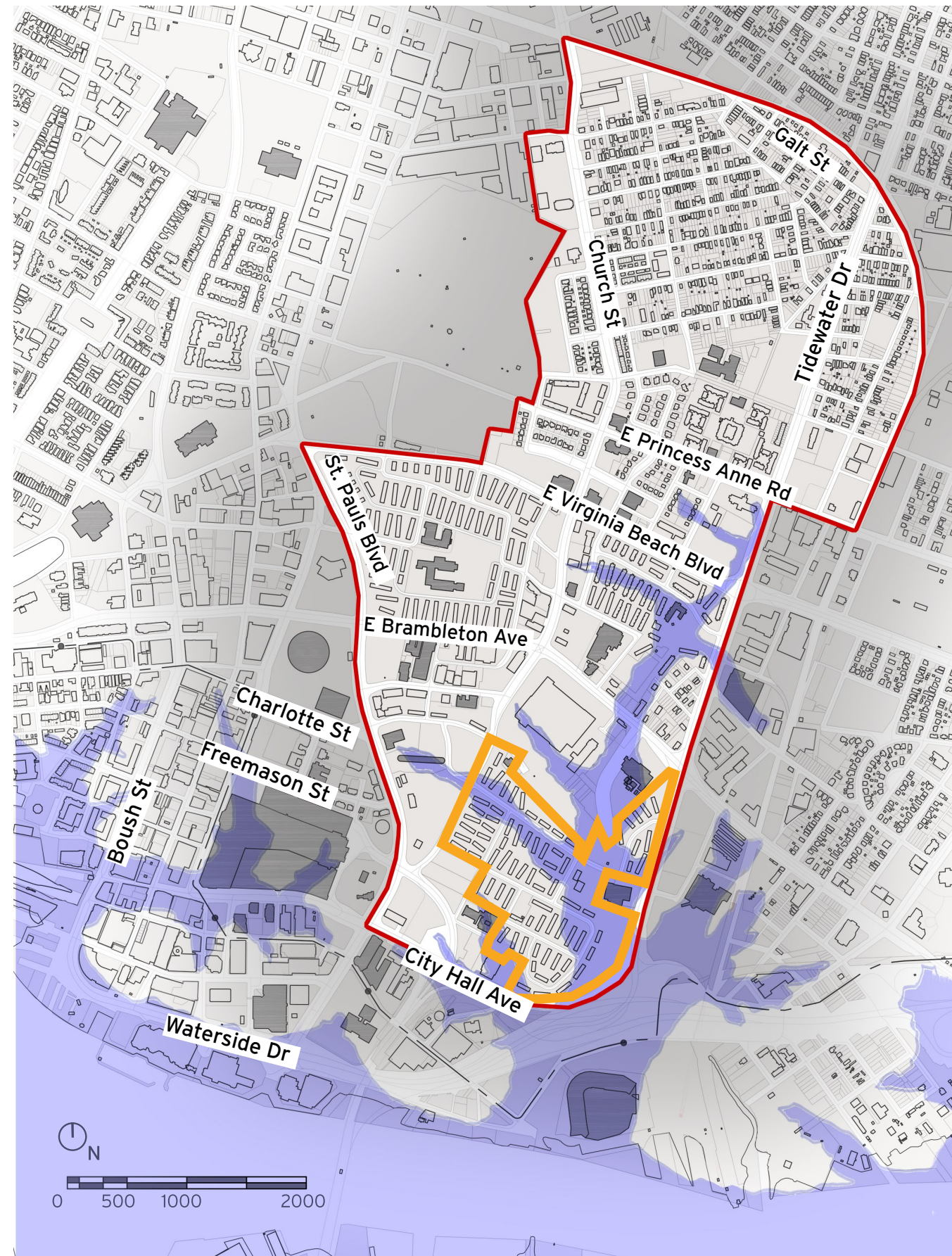
RESTORE CHURCH STREET



2018 VISION PLAN

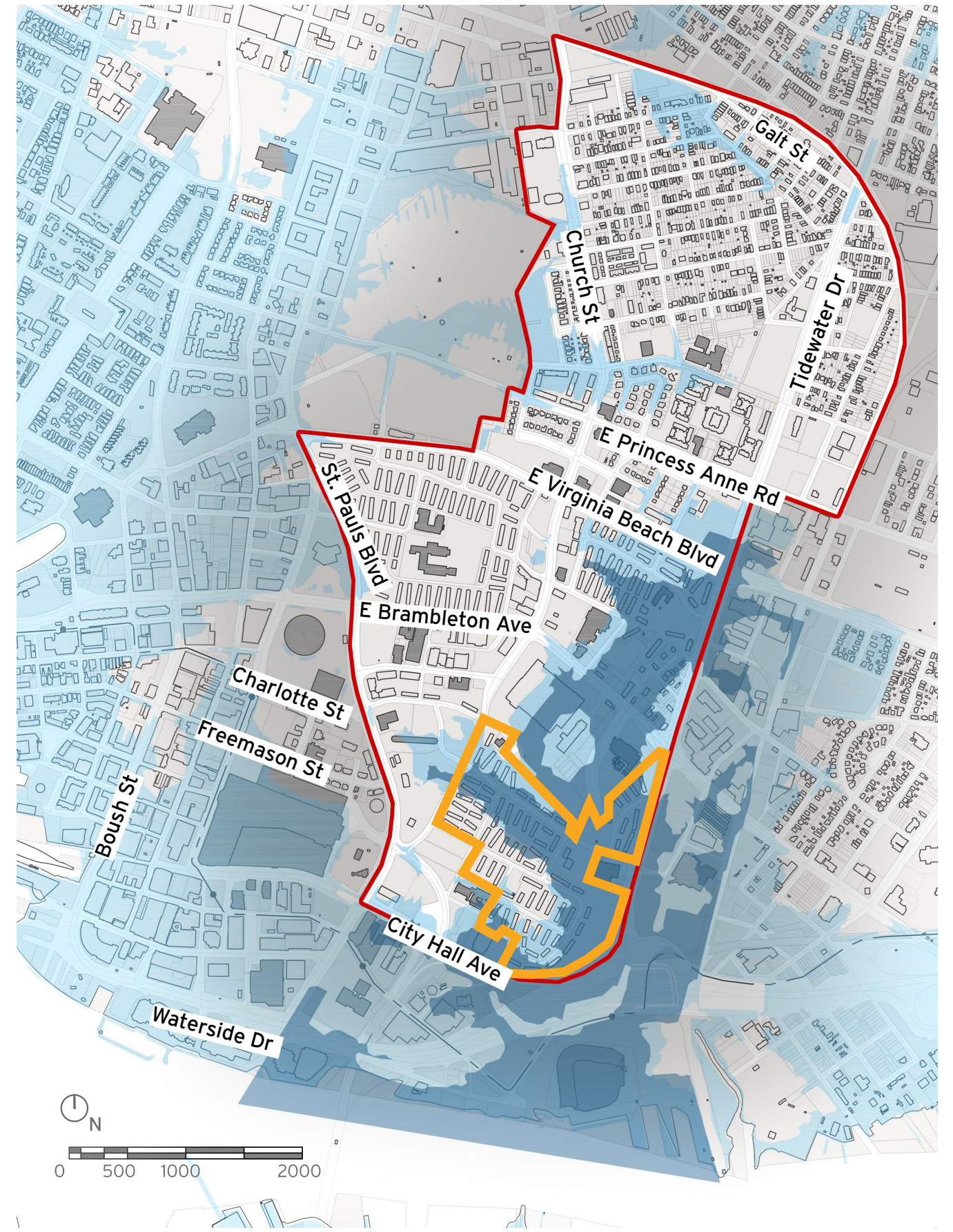


NEWTON CREEK



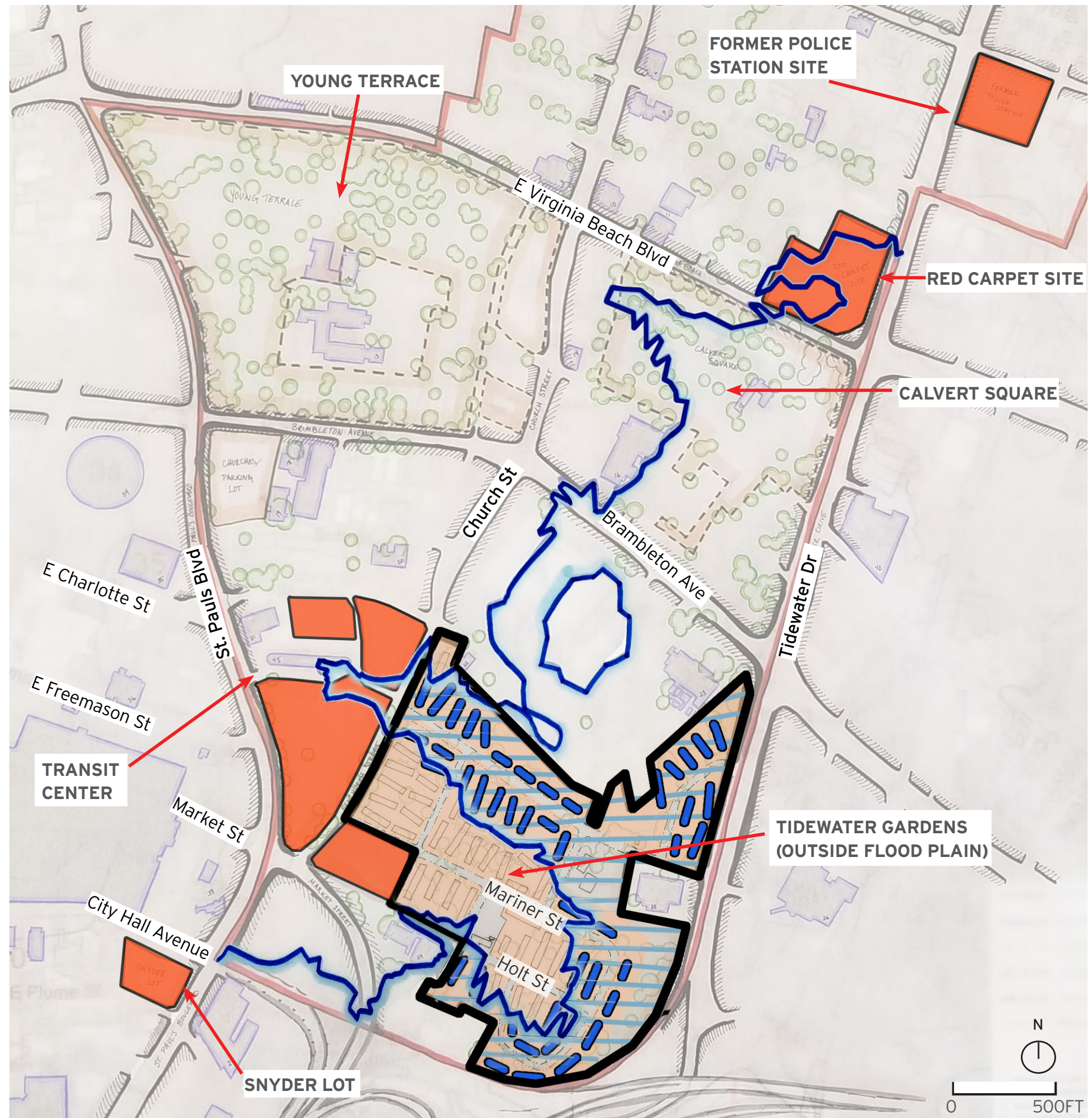
■ Newton Creek (from historic map) — CNI Boundary

FLOOD PLAIN

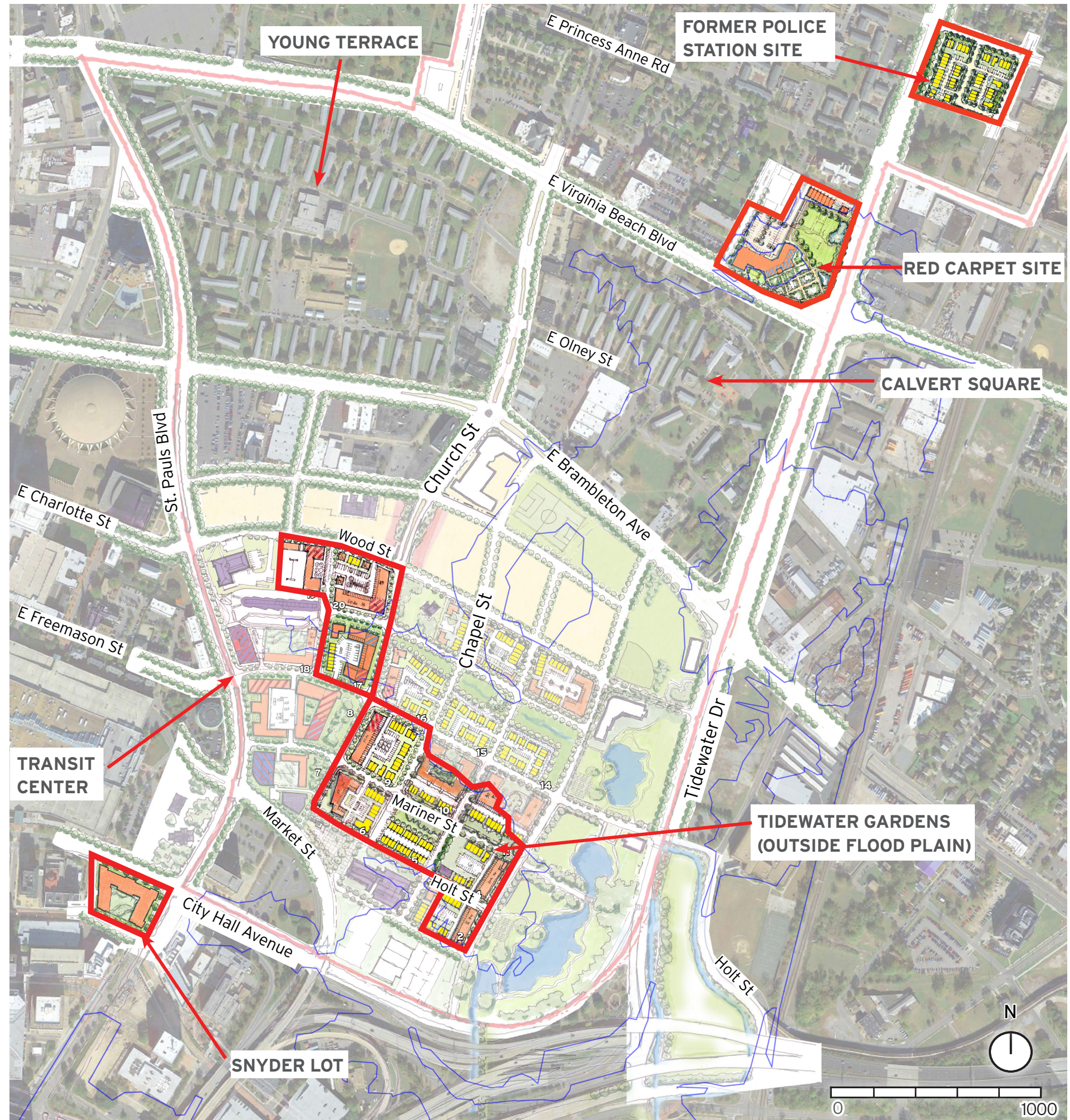


■ 100 Year Flood Plain ■ 500 Year Flood Plain

PARCELS FOR DEVELOPMENT OUTSIDE THE FLOOD PLAIN



CNI SITES OUTSIDE THE FLOODPLAIN



CITY GATEWAY AT SNYDER LOT

**CITY HALL AVENUE
AND ST. PAUL'S BLVD.**



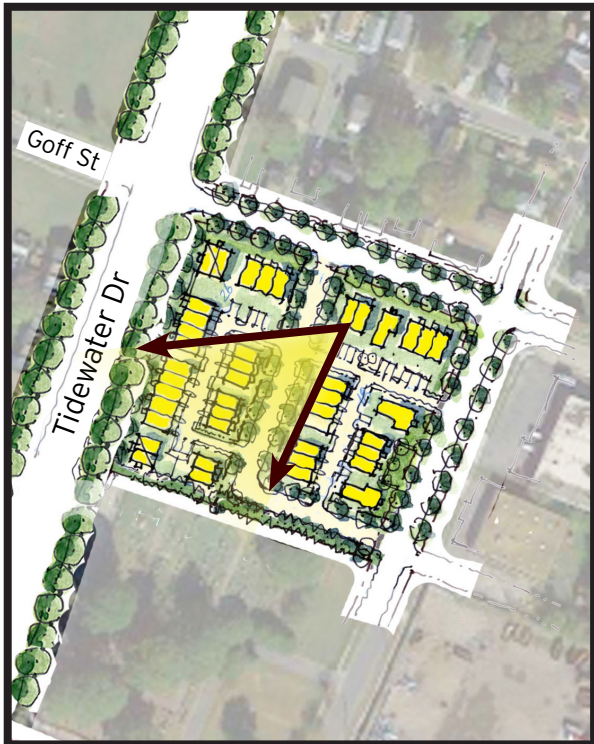
RED CARPET SITE

**MULTI-FAMILY HOUSING
AND WATER MANAGEMENT
AREA**



FORMER POLICE STATION

TIDEWATER DRIVE AND
GOFF STREET



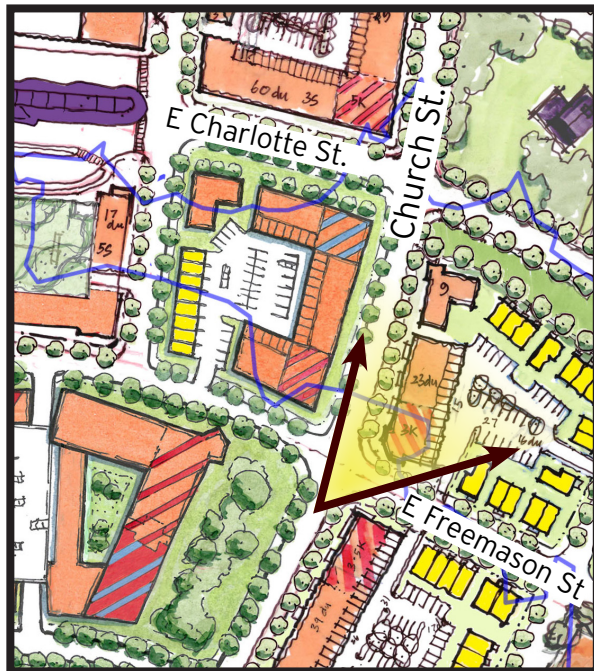
TRANSIT CENTER: GREENWAY VIEW

**E. CHARLOTTE ST.
LOOKING TOWARDS
TRANSIT CENTER**



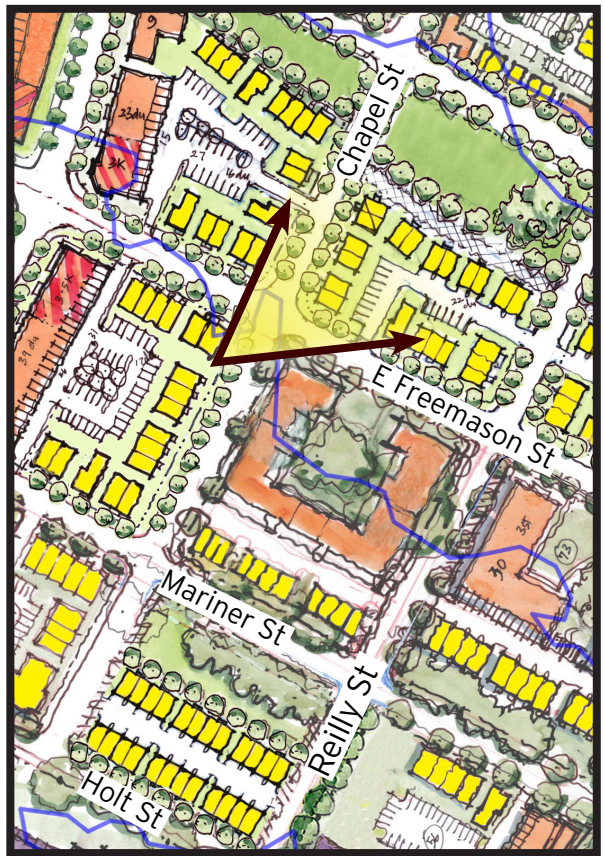
RESTORE CHURCH STREET

**CHURCH STREET AND
E. FREEMASON STREET**



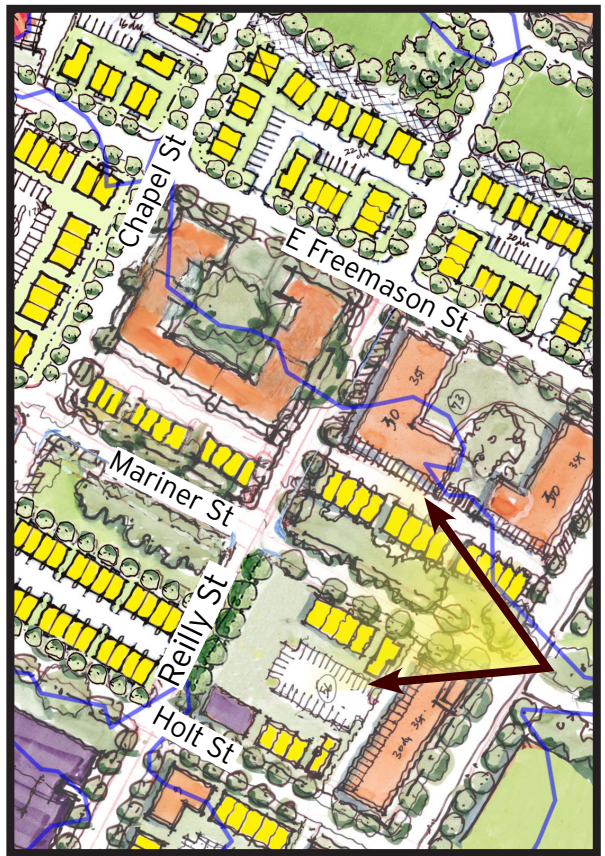
TIDEWATER GARDENS

TIDEWATER GARDENS NEIGHBORHOOD



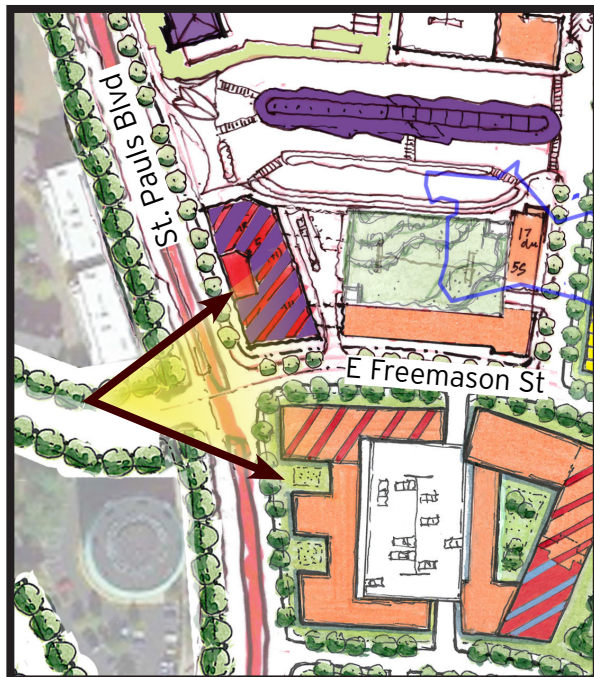
TIDEWATER GARDENS

TIDEWATER GARDENS NEIGHBORHOOD

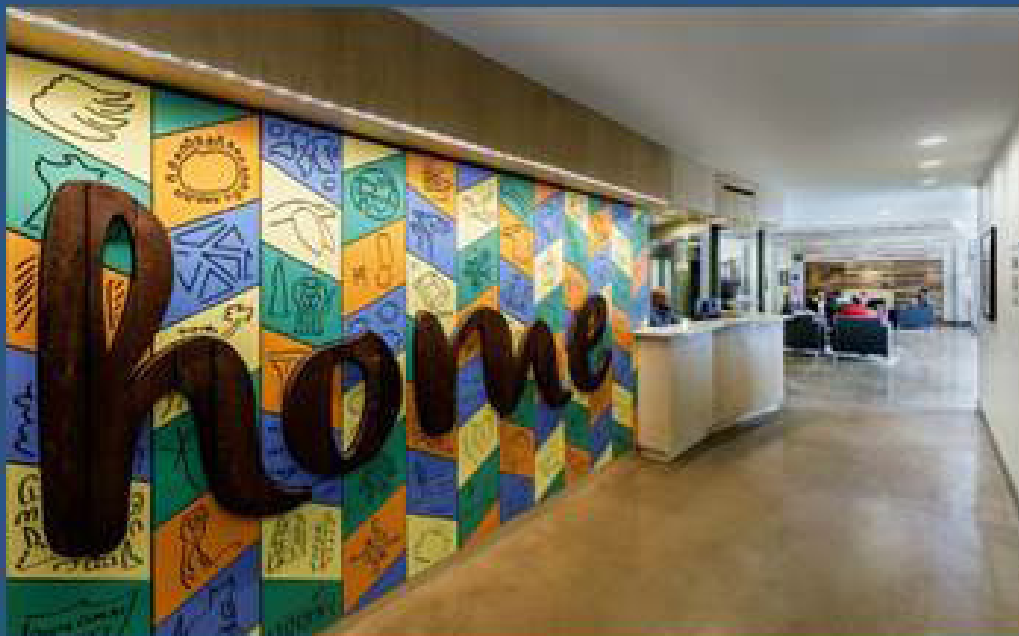


BRIDGING THE DIVIDE: OPPORTUNITIES

**ST. PAUL'S BLVD. AND
E. FREEMASON STREET**



HOUSING IMPLEMENTATION PARTNERSHIP



BRINSHORE DEVELOPMENT

Strengthening neighborhoods through creative and collaborative real estate developments

- Established 1994
- Based in Northbrook, IL
- 7,500 units in over 100 residential communities valued at over \$1.3 Billion
- Active in 17 states and the District of Columbia
- 19th largest affordable housing developer in USA
- Winner of over 50 national, state and local awards for innovation and excellence since 2002.



BRINSHORE DEVELOPMENT

PHA and HUD Experience

- Engaged with over 12 Housing Authorities
- Completed over 50 transactions with PHA's
- Nearly 8,000 mixed income units developed or planned
- Substantial experience with CNI, HOPE VI and RAD
- Innovative Partnerships
- Mixed-income housing as an economic development tool



COLLABORATIVE AND CREATIVE APPROACH

- Inclusiveness
- Diverse Team
- Community Benefits
- Aspirational Vision
- Orchestrated Roles
- Sustained Oversight



POSITIVE NEIGHBORHOOD ENGAGEMENT AND SUPPORTIVE SERVICE DELIVERY

- Resident Participation in Planning
 - Public Meetings
 - Supportive Service Planning
 - Youth Involvement
 - Image Preference Surveys
- Resident Organizations
 - Recruitment for resident employment & contracting
 - Input in property management
- Creating Community through opportunities to bring people together
 - Neighborhood Organizations welcoming the residents
 - Management planning and resident led activities like community gardening, bee keeping, yoga workshops, movie nights and holiday dinners



SHARING ECONOMIC BENEFITS COMMUNITY & RESIDENT-FOCUSED REDEVELOPMENT

- Build MBE/WBE, Section 3 and local contracting and hiring goals into project from beginning
- Creative strategies to increase participation:
 - Recruit residents and community for construction and management positions in advance
 - Partner with nonprofits to train residents for opportunities
 - Break larger contracts into smaller subcontracts
 - Outreach to local firms to determine capacity and interest in participation
 - Require subcontractors to hire local, low income workers
 - Training local residents for property mgmt. positions
 - Assist in overcoming obstacles of resident businesses to compete.



LONG-TERM EMPLOYMENT AND ECONOMIC DEVELOPMENT

- Long term employment begins with short term opportunities in planning, construction and property management
- Successes include:
 - Public housing resident started as receptionist at an architecture firm, now is enrolled in architecture college
 - Neighbor at a new construction site brought on by GC as assistant, hired by our GC firm and worked as assistant super on three other projects
 - Union apprenticeships (Indiana Plan) for workers recently released from prison, picked up by subcontractors for full term employment
 - Public housing resident forming maintenance company that works full time cleaning one of our mixed income development and employs several other public housing residents



HOLISTIC NEIGHBORHOOD DEVELOPMENT

- Residential development not enough to successfully revitalize neighborhoods
- CHOICE implementation grant funds allow flexible funding to support non-residential development (Critical Community Improvement or “CCI” Plan)
- CCI Funds should focus on being the “glue” that holds together the People and Housing Plan



CATALYTIC COMMUNITY HUB

Education

Art+Culture

Recreation

Technology

Health



HOLISTIC NEIGHBORHOOD DEVELOPMENT

- Five activities
 1. Catalytic Community Hub
 2. Heritage-Focused, Resilient Streetscape
 3. Career based Employment Training
 4. Microlending
 5. Scattered Site Home-Ownership



CATALYTIC COMMUNITY HUB



HERITAGE-FOCUSED, RESILIENT STREETScape



Photo Credit: New Orleans Recreation department

OPPORTUNITIES FOR HOME OWNERSHIP



Bank of America
Merrill Lynch

ESMITH
LEGACY

g
green
coast
enterprises



THE CRANKLIN
JOHNSTON
GROUP

NORFOLK

hickok cole

BRINSHORE

PEOPLE  FIRST



- 
- **Commitment to quality**
 - **Trust**
 - **Choice**
 - **Dependability and reliability**
 - **Respect**
 - **Inclusiveness**
 - **Local knowledge**

**People First
Values**

Your People First Journey



Before Your Move

- Help with preparing for relocation
- Understanding your goals, needs, and challenges
- Preparing for success in the months before the move

During Your Move

- Helping you find a place for your family
- Ensuring that the move itself is as smooth as possible
- Help accessing programs and resources
- Financial Relocation Assistance

After Your Move

- Checking with you to make sure you are doing well
- Ironing out issues related to housing, employment, health and wellness


How can *People First* Help me Today?

- Point of contact will be determined by street name
- Client Services currently provided by NRHA (Before You Move):
 - Workforce Development
 - Transportation
 - Family Self-sufficiency
 - Youth Services
 - Economic Opportunities
 - Health and wellness
 - Financial counseling

Services will be offered by NRHA staff and community partners



**People First
is
Here**

- 
- **Will procure the highest quality organization to give a boost to our existing services**

**People First
is
Growing**

We need to hear from you!

- **Community surveys**
- **Direct contact with assigned case manager**
- **People First info line: (757) 314-2000**
- **Community meetings hosted by the Tenant Management Council (TMC)**
- **TMC office**
- **Bulletin board near the property management office**

**People First
Phasing**

**Relocation
activities
anticipated to
begin in Summer
of 2019**

St. Paul's Redevelopment Tidewater Gardens: Relocation

Community Meeting: August 22, 2018





Relocation Overview

- St. Paul's redevelopment will require all 618 apartments in Tidewater Gardens to be demolished.
- Approval will either come through the Choice Neighborhood Initiative (**CNI**) process or through the Section 18 Demolition and Disposition Process.
- NRHA will apply to HUD for demolition approval and request Housing Choice Vouchers for the apartments being demolished.
- Once Demolition and/or CNI approvals are finalized residents will be offered choices for relocation.
- **Don't start packing yet!**



Projected Timeline

- NRHA will submit CNI grant application and Section 18 Demolition application this fall (Sept/Oct) with Board Approval
- Approval for demolition is anticipated in early 2019
- First Phase of relocation is anticipated to begin Summer 2019
- The relocation and demolition will be phased over 3 to 5 years
- **BUT DON'T START PACKING YET!**

Relocation Choices

Residents will be offered a number of relocation choices.

First choice is whether you will want to return to the community

Resident choosing the right of return to new housing constructed in St. Paul's area

- Option 1: Temporarily relocate to another vacant unit in another NRHA community
- Option 2: Temporarily relocate using a housing choice voucher (Section 8) to move into private housing



Relocation Choices

(continued...)

Resident choosing to move without plans to return to the St. Paul's area

- **Option 1:** Move using a Housing Choice Voucher (Section 8) into private housing
- **Option 2:** Move to another NRHA community

No matter the choice selected– residents maintain their income based rent assistance



Relocation Benefits

In Addition/in coordination with PEOPLE FIRST -

- NRHA is responsible for the costs of moving for all choices
- Relocation counseling and assistance to help with the move
 - Assistance finding comparable housing that meets your need
 - Transportation to find affordable housing
 - Connection fees such as cable and telephone
 - Moving/packing assistance
 - Security and utility deposit loans for residents



Potential Relocation Obstacles

- Rent Payment History
- Poor credit
- Unpaid Utility Bills
- Criminal History
- Search time

Begin working with your Resident Services or Client Services Specialist to address any possible issues now.

What to Expect - Relocation Phase 1

Residents in **Phase I** will be assigned a Personal Point of Contact tonight

- **Personal Point of Contact will coordinate Resident/Client Services Needs**
 - Answer questions throughout this process
 - Assist in preparing for relocation with credit repair, budgets, existing lease issues, advising of rights and responsibilities and conducting a self-sufficiency assessment
 - Coordinate direct service referrals and community resources
 - Keep you informed of the relocation process

What to Expect - Relocation Phases 2, 3, 4

Residents in Phases 2, 3, and 4 will work with their current Resident Services Specialist – Mrs. Wanda Green

- **Mrs. Green will coordinate Resident/Client Services Needs**
 - Assist resident prepare for relocation with credit repair, budgets, existing lease issues, advising of rights and responsibilities and conducting a self-sufficiency assessment
 - Coordinate direct service referrals and community resources
 - Keep you informed of the relocation process

What to Expect - All Relocation Phases

- When the time comes each household will receive official relocation notices 120 days prior to your move
- In addition to individual discussions, group meetings will be held to discuss and answer common questions

Don't start packing Yet! There is a long way to go and you will be informed throughout the entire process

Residents Responsibilities

Compliance with the obligations outlined in the Lease

- Reporting changes in the family's income or composition to the owner/management company in a timely manner.
- Current with rent
- Current with utilities and able to obtain utility service
- No unauthorized occupants

To receive relocation benefits residents must remain in apartment until processed by your relocation specialist.

Don't Start Packing Yet!

You Can Appeal

Appeals process related to relocation issues

- Residents subject to relocation may request a review of any Housing Authority determination concerning eligibility for relocation benefits, the amount of a relocation payment, or the applicability of the comparable relocation unit provided.



Examples of Private Housing



* The Banks at Berkley



* The Pointe at Picket Farm



* Mission College

Examples of Private Housing



* The Retreat



* St Paul's Apartments



* Southwind

Examples of NRHA Housing



* Oakleaf Forest



* Grandy Village

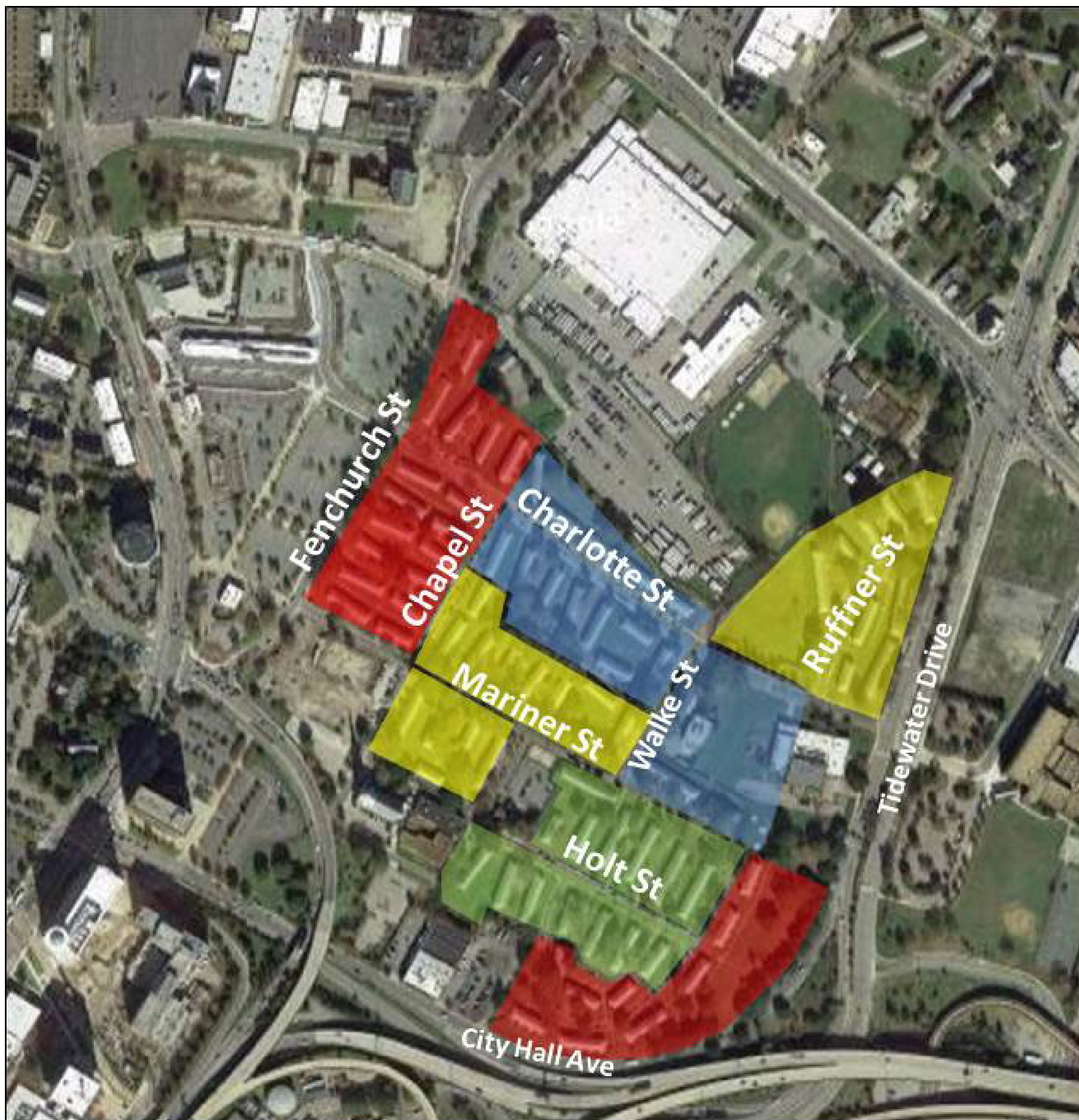


* Cottage Bridge



* Diggs Town

Phasing



Phase 1 187 Apts

Phase 2 193 Apts

Phase 3 116 Apts

Phase 4 122 Apts





Meet your Personal Point of Contact

St. Paul's Area Information Line

757-314-2000

Website:

<https://www.stpaulsdistrict.org>

Facebook

www.facebook.com/St.PaulsNFK/

CNI SCHEDULE

- June 19 - CNI Sub-Committee Meetings, City Departments
- June 20 - Tidewater Gardens Resident Meeting, Schools
- July 16 - 18 - Community Workshop & Charrette
- August 21 - 22 - Community Meeting to Present CNI Masterplan Vision
- September 17 - CNI Submission
- February 2019 - Anticipated announcement of CNI 2018 Implementation Awards

