

## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The City of Newport News receives federal entitlement funding from the U.S. Department of Housing and Urban Development (HUD) to support local housing, community development, public service, and neighborhood revitalization activities. These grant funds include the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships Program (HOME).

The FY 2026 Annual Action Plan outlines the City's proposed use of CDBG and HOME funds for the program year beginning July 1, 2026, through June 30, 2027. The Annual Action Plan identifies the specific activities and funding priorities that will be undertaken to address the community's identified housing and community development needs, with an emphasis on benefiting low- and moderate-income individuals, families, and neighborhoods.

The City will continue to prioritize activities that preserve and expand affordable housing opportunities, improve public facilities and infrastructure, support neighborhood revitalization efforts, provide public services, promote economic development opportunities, and address barriers to housing stability. HOME funds will continue to support affordable housing development, rehabilitation activities, homeownership opportunities, and Community Housing Development Organization (CHDO) activities.

The City of Newport News anticipates receiving the following FY 2026 entitlement allocations and projected program income:

#### City of Newport News – FY 2026 CDBG and HOME Allocations

##### Community Development Block Grant (CDBG)

- FY 2026 Entitlement Allocation: \$1,316,779.00
- Estimated Program Income: \$130,000.00
- Total Estimated CDBG Resources: \$1,446,779.00

##### HOME Investment Partnerships Program (HOME)

- FY 2026 Entitlement Allocation: \$789,531.21
- Estimated Program Income: \$50,000.00
- Total Estimated HOME Resources: \$839,531.21

In the event additional program income is received during the program year, the City may allocate those funds to eligible activities consistent with HUD regulations and local priorities. Potential CDBG activities may include strategic acquisitions, demolition and code compliance activities, public facilities and infrastructure improvements, and program administration. Potential HOME activities may include homeowner rehabilitation and homeownership assistance programs, CHDO activities, affordable housing development, and program administration.

The FY 2026 Annual Action Plan reflects the City’s continued commitment to leveraging federal resources to strengthen neighborhoods, preserve affordable housing, expand economic opportunity, and improve the overall quality of life for Newport News residents.

**2. Summarize the objectives and outcomes identified in the Plan**

The FY 2026 Annual Action Plan for the period of July 1, 2026, through June 30, 2027, supports the City of Newport News’ ongoing efforts to provide safe, decent, and affordable housing, expand economic opportunities, revitalize neighborhoods, and improve the overall quality of life for low- and moderate-income residents. The plan continues the implementation of the City’s housing and community development priorities through the use of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funding.

The City’s primary goals and objectives for FY 2026 include:

- Housing Preservation and Neighborhood Revitalization through housing rehabilitation, property acquisition, code enforcement activities, demolition of unsafe structures, and neighborhood improvement initiatives.
- Economic Development Expansion by supporting business development activities that encourage job creation and economic growth within the City.
- Homeless Intervention and Supportive Housing through programs and services that assist individuals and families experiencing homelessness and other special needs populations.

- Maintaining and Expanding Affordable Housing by promoting homeownership opportunities, preserving existing affordable housing units, and supporting the development of affordable rental housing.
- Increasing Community Services Programming through public service activities that address community needs and improve access to essential services.
- Enhancing Youth and Senior Initiatives by supporting youth enrichment, educational, recreational, and senior-focused programs that improve community well-being.

Anticipated outcomes for the FY 2026 program year include continued investment in activities that eliminate slum and blighting conditions; preservation and rehabilitation of owner-occupied housing; expansion of affordable housing opportunities; support for homeless assistance and special needs programs; promotion of economic development and employment opportunities; and continued funding for community service programs that benefit youth, seniors, families, and vulnerable populations throughout Newport News during the program year of July 1, 2026 through June 30, 2027.

### **3. Evaluation of past performance**

The City of Newport News’s evaluation of past performance was documented in the fiscal year 2024–2025 Consolidated Annual Performance and Evaluation Report (CAPER). The document outlines the objectives and expected outcomes identified in the Consolidated Plan and includes an evaluation of progress made toward meeting those goals. The 2024–2025 CAPER can be found on the Newport News Redevelopment and Housing Authority website at [www.nnrha.net/citizen-participation-process](http://www.nnrha.net/citizen-participation-process).

- Approximately 85.00% of the locality’s CDBG allocation for 2024–2025 was used to benefit low- and moderate-income persons.
- Program activities were undertaken in a timely manner in accordance with HUD timeliness requirements.
- Approximately 14.94% of the locality’s CDBG allocation for 2024–2025 was used for public service activities.
- A total of 25 owner-occupied homes were rehabilitated through the Residential Repair Program utilizing approximately \$523,201.14 in CDBG funds.
- Seven (7) dilapidated structures were demolished to eliminate slum and blight conditions within the Southeast Community.
- Homeless and special needs service providers assisted 3,033 persons during the program year, exceeding the annual target of 2,105 beneficiaries.
- Youth and senior service programs assisted 5,069 persons during the program year,

surpassing the projected annual goal of 2,492 beneficiaries.

- Four (4) households received down payment assistance and affordable housing support during the program year.
- The Newport News Redevelopment and Housing Authority (NNRHA) received \$2 million in SPARC funding to support affordable housing initiatives.

#### **4. Summary of Citizen Participation Process and consultation process**

As part of its citizen participation efforts to inform residents, stakeholders, community organizations, and other interested parties about the use of federal funding and planned community development activities, the City of Newport News and the Newport News Redevelopment and Housing Authority (NNRHA) conducted its Annual Public Meeting virtually on February 10, 2026, at 6:00 p.m. A total of ten (10) participants attended the meeting, including representatives from the City of Newport News, the Newport News Redevelopment and Housing Authority and local nonprofit organizations.

The notice also advertised that the City would be accepting funding requests for the upcoming program year. Both City and Housing Authority staff provided technical assistance to prospective applicants wishing to apply for funding during the meeting as well as contact information should the applicant(s) require further assistance. Application proposals were due on Friday, February 20, 2026.

The City received seventeen (17) applications requesting funding from the 2026-2027 CDBG allocation. On Thursday, March 5, 2026, the CDBG Application Review Committee conducted a virtual meeting via Zoom to allow each applicant the opportunity to give a presentation on their proposal(s). Committee funding recommendations are included in a draft of the Annual Action Plan. The citizen review and comment period for the draft Annual Action Plan will take place Sunday, 6/25/2026 through Tuesday, 7/26/2026.

On Wednesday, June 24, 2026, the City and the Authority advertised a public meeting to discuss the draft Annual Action Plan on July 8, 2026. The meeting was conducted virtually via Zoom beginning at 6:00 p.m. The plan will be out for a 30-day comment period.

City Council will meet on Tuesday, August 11, 2026, to consider the approval of the final version of the 2026-2027 Annual Action Plan.

#### **5. Summary of public comments**

All comments received will be considered.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

To be determined. At the time of publication of the draft Annual Action Plan, the public comment period and public hearing process had not been completed. Any comments or views not accepted, along with the reasons for not accepting them, will be documented in the final Annual Action Plan following the close of the public comment period.

**7. Summary**

To be determined: A final summary of citizen comments received, responses provided, and any resulting changes to the Annual Action Plan will be included following the close of the public comment period and public hearing process.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	NEWPORT NEWS	Department of Development
HOME Administrator	NEWPORT NEWS	Department of Development

**Table 1 – Responsible Agencies**

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Newport News is a founding partner of the Greater Virginia Peninsula Homelessness Consortium Continuum of Care (CoC) and serves as chair of the Mayors and Chairs Commission on Homelessness. In response to growing community needs, the City established a centralized approach to homeless services and created specialized positions within the Department of Human Services dedicated exclusively to homelessness prevention, outreach, and housing stabilization efforts.

Through the Homelessness and Community Initiatives Bureau, located at the Four Oaks Day Service Center, individuals and families experiencing or at risk of homelessness are able to access a coordinated network of services in a single location. The Day Service Center functions as a centralized support hub where clients can connect to emergency shelter, housing navigation, employment and job training resources, supportive services, and community-based assistance designed to promote long-term stability and self-sufficiency.

Dedicated outreach staff provide services both within the Day Service Center and throughout the broader community to identify and engage vulnerable individuals and families. Comprehensive assessments completed by outreach staff are presented during Coordinated Entry (CE) meetings, where partner agencies collaborate to match households with the most appropriate housing interventions and supportive services. Participation from all CoC agencies in the Coordinated Entry process ensures a unified, data-informed, and client-centered response focused on serving those with the highest levels of vulnerability and need.

The Hampton-Newport News Community Services Board has a vast array of services to address homelessness, including a homeless crisis/emergency intervention team, Projects for Assistance in Transition from Homelessness (PATH), whose responsibility is to be out on the streets. The purpose is to attempt to engage unsheltered homeless individuals with behavioral health conditions and provide access to behavioral health and substance abuse services.

PATH provides access to a small emergency shelter program for homeless individuals with behavioral health conditions and operates permanent supportive housing, using a housing-first, low-barrier model. The Safe Harbors Project provides permanent supportive housing project. This program consists of 40 beds located in scattered site apartments throughout the cities of Hampton and Newport News. The purpose of the project is to provide permanent supportive housing for disabled chronically homeless individuals.

Through the **Substance Abuse and Mental Health Services Administration (SAMHSA)** Cooperative Agreements to Benefit Homeless Individuals (CABHI) grant, the H-NN Community Services Board developed the Road2Home Permanent Supportive Housing Program. Chronically homeless individuals are assisted with rental subsidies, security deposits, and elimination of housing barriers.

The city also maintains strong partnerships with faith-based and nonprofit organizations that provide emergency shelter, transitional housing, permanent supportive housing, and additional supportive services across the region. These collaborations strengthen the community's overall response to homelessness and ensure continuity of care for residents seeking stability. Examples of these coordinated efforts include transportation assistance to seasonal shelters, meal provision through partner agencies, and ongoing supportive services designed to help individuals and families remain safe while working toward permanent housing and stabilization. Programs and housing for target populations such as those chronically homeless, veterans, youth and families are in place and work within the CoC to obtain funding to maintain and expand these programs as needed. The Veterans Affairs located in the neighboring City of Hampton hosts VASH housing vouchers and outreach services utilized by Newport News residents.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The only ESG funding that Newport News receives is through a state grant awarded to the CoC from the Virginia Department of Housing and Community Development (DHCD) – the Virginia Homeless Solutions Program. Funding awarded to the Newport News Department of Human Services to provide Rapid Rehousing for families and individuals comes from the collaborative application submitted by the CoC. DHCD hosts a consultation meeting annually with CoCs to

review ESG purposes and allocation. The CoC sets the performance standards and conducts quarterly performance monitoring for all programs with state and federal funding. Through the performance data plan, projects are measured to match the system performance outcomes reported to HUD on an annual basis. Corrections to data are made when mistakes are identified, and poor performing projects have a probationary period to improve outcomes.

HMIS policies and procedures are updated every two years in consultation with the user agencies and to remain aligned with changes to the HUD Data Standards.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities**

**Refer to the following chart:**

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?
Greater Virginia Peninsula Homelessness Consortium (GVPHC)	Services-homeless	<ul style="list-style-type: none"> <li>• Housing Need Assessment</li> <li>• Homeless Needs - Chronically homeless</li> <li>• Homeless Needs - Families with children</li> <li>• Homelessness Needs - Veterans</li> <li>• Homelessness Needs - Unaccompanied youth</li> <li>• Homelessness Strategy</li> <li>• Non-Homeless Special Needs</li> </ul>	<p>The City does not currently receive Emergency Solutions Grant (ESG) funding; however, it has established provisions to support the administration of a Homeless Management Information System (HMIS). The City allocates funding to The Planning Council, which serves as the HMIS administrator for the Greater Virginia Peninsula Homelessness Consortium. In this role, The Planning Council provides system oversight, training, and ongoing technical support to HMIS users.</p> <p>In addition, staff support the Continuum of Care (CoC) by providing coordination and technical assistance to all working groups, including the Leadership Committee, where project- and system-level performance data are reviewed and funding applications are developed and approved. The Planning Council also develops and presents reports and data dashboards derived from HMIS and other research sources. These tools highlight trends in homelessness, identify service gaps, and evaluate overall system performance. Collectively, this information supports the City and CoC partners in strategic planning, funding allocation decisions, and targeted system improvements.</p>

**Table 2 – Agencies, groups, organizations who participated**

**Identify any Agency Types not consulted and provide rationale for not consulting**

No relevant agency that the city is aware of was not consulted.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Greater Virginia Peninsula Homelessness Consortium	The Continuum looks at overall needs in the region and available services and tries to obtain and maintain resources to address any gaps.
One City, One Future 2040	Newport News Planning Department	This is the City's overall comprehensive plan and also looks at the City's priorities and available resources to address those priorities.
Public Housing Agency Plan	Newport News Redevelopment and Housing Authority	A comprehensive guide to public housing agency (PHA) policies, programs, operations and strategies for meeting local housing needs and goals.
Choice Neighborhoods Initiative (CNI)	City of Newport News/NNRHA	CNI plan is part of a revitalization of the target area located within the Southeast Community.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

N/A

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/efforts made to broaden citizen participation.**

#### **Summary citizen participation process and how it impacted goal setting.**

The City's current Citizen Participation Plan places great emphasis on providing information to and encouraging participation by all citizens, especially low- and moderate-income residents, in the planning process and delivery of community development services. Annually, open forums are held and technical assistance is provided to organizations and individuals interested in applying for funding, ensuring timely access to information and opportunities for participation.

A copy of the draft Annual Action Plan is made available for public review at the following locations: Newport News Public Library branches, Parks and Recreation Centers, public housing sites, the Department of Development at City Hall, and NNRHA administrative offices located at 227 27th Street. Additionally, the draft Annual Action Plan is available electronically through the City and NNRHA websites.

The specific schedule for citizen participation and public awareness activities related to the development of the 2026–2027 Annual Action Plan is as follows:

- Annual Public Meeting (Virtual) – February 10, 2026
- CDBG Proposals Due – February 20, 2026
- Review Committee Meeting / Applicant Presentations – March 5, 2026
- Draft Annual Action Plan 30-Day Public Review and Comment Period – June 25, 2026 through July 26, 2026
- Virtual Public Hearing & Presentation of Draft Annual Action Plan – July 8, 2026
- City Council Meeting – Plan Approval Consideration – August 11, 2026

A summary of citizen comments received, responses provided, and any resulting changes to the Annual Action Plan will be included in the final document following the close of the public comment period and public hearing process.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper AD 1/27/2026	General Public	N/A	N/A	N/A	N/A
2	Virtual Public Meeting  2/10/2026 6:00pm	General Public	Attendance 10 people	No comments were made.	N/A	<a href="https://nnrha.net/citizen-participation-process/">https://nnrha.net/citizen-participation-process/</a>  <a href="https://www.nnva.gov/664/Publications">https://www.nnva.gov/664/Publications</a>
3	Internet Outreach	General Public	Virtual meetings, publication of Draft Document and Final version of Document will be posted to both the City's and the NNRHA's websites.	N/A	N/A	<a href="https://nnrha.net/citizen-participation-process/">https://nnrha.net/citizen-participation-process/</a> AND <a href="https://www.nnva.gov/664/Publications">https://www.nnva.gov/664/Publications</a>
4	Virtual Public Meeting  July 8, 2026 6:00pm	General Public	TBD	TBD	TBD	TBD

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,316,779.00	130,000.00	0.00	1,446,779.00	4,340,337.00	These funds support the overall goals presented in the Consolidated Plan facilitating programs including housing rehabilitation loans and grants, business loans and grants, public services offered through non-profit organizations, homeless assistance programs and other community development activities

HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	789,531.21	50,000.00	0.00	839,531.21	2,518,593.63	HOME funds are utilized to support affordable housing initiatives and address the housing needs of low- and moderate-income residents within the City of Newport News. Local HOME-funded initiatives include down payment assistance (DPA) for eligible homebuyers, owner-occupied housing rehabilitation activities, development and preservation of affordable housing units, and other housing-related programs designed to improve housing stability and neighborhood revitalization.
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**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City of Newport News will make every reasonable effort to leverage financial resources from private, state, and local entities to advance affordable housing goals and expand housing opportunities within the community. In accordance with HOME Program requirements, the City will satisfy the required 25 percent local match for HOME funds drawn down through eligible non-federal contributions identified in 24 CFR 92.220. Eligible match sources may include, but are not limited to, cash contributions from non-federal sources, donated real property, forbearance of fees, on-site and off-site infrastructure improvements, donated labor and professional services, sweat equity contributions, direct costs of supportive services for residents of HOME-assisted units, and homebuyer counseling services provided to households purchasing homes with HOME assistance. These leveraged resources support local HOME-funded initiatives such as down payment assistance, owner-occupied housing rehabilitation, affordable housing development, and neighborhood revitalization activities.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

### **Discussion**

The Newport News Redevelopment and Housing Authority (NNRHA) is participating in the U.S. Department of Housing and Urban Development (HUD) Rental Assistance Demonstration (RAD) Program and has renovated numerous complexes using this program. The RAD Program was established to help preserve and improve aging public housing communities by allowing housing authorities to convert public housing units into more stable long-term Section 8 funding platforms. This initiative addresses the ongoing challenges caused by years of declining federal operating and capital subsidies that have contributed to the deterioration of public housing properties.

To support RAD planning efforts and comprehensive property renovations, NNRHA will leverage a variety of funding sources, including local and state HOME funds, FHA financing, Federal Home Loan Bank resources, NNRHA funds, and other public housing resources. In the past, HOME Program funds assisted with the rehabilitation and preservation of public housing complexes throughout the City of Newport News as part of the RAD conversion process. These investments will help modernize housing units, improve living conditions for residents, preserve long-term affordability, and support the successful transition of the properties from the traditional public housing program to the more financially sustainable Section 8 platform.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	<p>Housing Preservation &amp; Neighborhood Revitalization</p> <p>Narrative: Preserving existing affordable housing through repairs to basic housing structures and systems, such as roofing, flooring, HVAC systems, making bathrooms friendly and entrances accessible, another repairs as deemed necessary.</p>	2025	2029	Affordable Housing	<p>CNI City-Wide</p> <p>Marshall-Ridley Choice Neighborhood Initiative (CNI)</p> <p>NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN</p> <p>TITLE 36 PLAN</p>	Preserve Existing Housing	CDBG 600,000.00	<p style="text-align: center;">Household Housing Unit Homeowner Housing Added 2</p> <p style="text-align: center;">Household Housing Unit Homeowner Housing Rehabilitated 18</p>

2	Expand Economic Development	2025	2029	Non-Housing Community Development	CNI Marshall-Ridley Choice Neighborhood Initiative (CNI)  NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN  TITLE 36 PLAN	Expand Economic Development	Funding Allocated CDBG 100,000.00  Total 100,000.00	Businesses assisted Jobs created 3 FTE
3	Homeless Intervention & Special Population Housing	2025	2029	Homeless Intervention & Special Population Housing	City-Wide	Special Needs Services  Reduce homelessness	CDBG 162,016.00  Total 162,016.00	Public service activities other than Low/Moderate Income Housing Benefit 3520 persons assisted  Homeless Person Overnight Shelter 1150 beds  Homelessness Prevention: 1000 Persons Assisted Other: 1100

4	Enhance Youth Development and Senior Initiatives	2025	2029	Enhance Youth Development and Senior Initiatives	CNI Marshall-Ridley Choice Neighborhood Initiative (CNI)  NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN  TITLE 36 PLAN	Youth Development & Senior Initiatives	CDBG 55,000.00  Total 55,000.00	Public service activities other than Low/Moderate Income Housing Benefit  1062 Persons Assisted
5	Increase Community Services programming	2025	2029	Other: Public Services	CNI Marshall-Ridley Choice Neighborhood Initiative (CNI)  NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN  TITLE 36 PLAN	Special Needs Services Reduce Homelessness	CDBG 240,408.00  Total 240,408.00	Public service activities other than Low/Moderate Income Housing Benefit  450 Persons Assisted

**Table 6 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Housing Preservation & Neighborhood Revitalization
	<b>Goal Description</b>	Preserving existing affordable housing through repairs to basic housing structures and systems, such as roofing, flooring, HVAC systems, making bathrooms handicapped friendly and entrances wheelchair accessible, and other repairs as deemed necessary.
2	<b>Goal Name</b>	Expand Economic Development
	<b>Goal Description</b>	Offering assistance and incentives to the business community to encourage business development and jobs.
3	<b>Goal Name</b>	Homeless Intervention & Special Population Housing
	<b>Goal Description</b>	Offering showering facilities to homeless and rotating overnight winter sheltering program for homeless.
4	<b>Goal Name</b>	Enhance Youth Development and Senior Initiatives
	<b>Goal Description</b>	Providing after school programs for youths and offering meals on wheels to seniors.
5	<b>Goal Name</b>	Increase Community Services programming
	<b>Goal Description</b>	Offering programming to make citizens aware of and connect to essential services.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

During the second year of the Five-Year Consolidated Plan, covering the period from July 1, 2026, through June 30, 2027, the City of Newport News will undertake the following projects and activities to address the priority needs and goals identified through the planning process.

### Projects

#	Project Name
1	HOME Downpayment Assistance
2	HOMEcare
3	CHDO
4	HOME Administration
5	HOMEvestor II
6	City of Newport News Administration
7	NNRHA Administration
8	Codes Compliance 2026
9	Special Economic Development Activities
10	Residential Repair Program Delivery
11	Special Economic Activities Delivery
12	Residential Repair Program
13	B&G Club VA Peninsula
14	Freedom Outreach Center
15	HRCAP Clean Comfort
16	HRCAP Housing Counseling
17	HRCAP Fair Housing
18	LINK of Hampton Roads
19	Menchville House Ministries
20	Peninsula Agency on Aging
21	Strategic Acquisitions
22	House of Refuge Worship
23	Transitions Family Violence Services

**Table 8 - Project Information**

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocations in the table align with the goals outlined on page two of this document. The most significant obstacle to addressing the needs of underserved populations is that the demand for services

and assistance far exceeds the availability of resources. As we planned for Program Year 2026–2027, the City received \$1,446,779.00 in available CDBG funds and program income to address these community needs. But total requests totaled \$1,704,550.05, thus limited resources have to be prioritized and stretched.

Another challenge in addressing underserved needs is that a large portion of the city’s housing stock is reaching the end of its useful life. This includes both single-family and multi-family housing units. The cost of rehabilitating, upgrading, or replacing these aging units will require the City to pursue innovative financing strategies and leverage additional funding sources.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	HOME Downpayment Assistance
	<b>Target Area</b>	NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN TITLE 36 PLAN CNI City-Wide
	<b>Goals Supported</b>	Housing Preservation & Neighborhood Revitalization
	<b>Needs Addressed</b>	Increase the supply of affordable housing
	<b>Funding</b>	HOME: \$200,000.00
	<b>Description</b>	Assist low- to moderate-income, first-time homebuyers by providing down payment and closing cost assistance. Additionally, support homeownership opportunities for Choice Neighborhoods Initiative (CNI) market-rate units under the Choice Neighborhoods Initiative program.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 8 low-to-moderate-income families will be assisted with up to \$25,000 in downpayment and closing cost assistance.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Provide downpayment assistance to low-to-moderate income first-time homebuyers.
	<b>Project Name</b>	HOMEcare

<b>2</b>	<b>Target Area</b>	NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN TITLE 36 PLAN CNI City-Wide
	<b>Goals Supported</b>	Housing Preservation & Neighborhood Revitalization
	<b>Needs Addressed</b>	Preserve Existing Housing
	<b>Funding</b>	HOME: \$100,000.21
	<b>Description</b>	Low-interest and no interest loan programs for rehabilitation of owner-occupied housing and repair or replacement of owner occupied mobile and modular homes
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Four homeowners will be assisted with up to \$25,000 in necessary repairs to their homes.
	<b>Location Description</b>	City-wide, but concentrating on the designated CNI area and the East End of the city.
	<b>Planned Activities</b>	Rehabilitate owner-occupied properties to provide safe and decent housing and preserve the affordable housing in the city.
<b>3</b>	<b>Project Name</b>	CHDO
	<b>Target Area</b>	NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN TITLE 36 PLAN CNI City-Wide
	<b>Goals Supported</b>	Housing Preservation & Neighborhood Revitalization
	<b>Needs Addressed</b>	Increase the supply of affordable housing

	<b>Funding</b>	HOME: \$300,500.00
	<b>Description</b>	Assist qualified buyers of homes built by CHDO's with up to \$75,000 of downpayment and closing cost assistance.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Authority will contribute up to \$75,000 to the CHDO for the development of four affordable single-family houses.
	<b>Location Description</b>	City wide but concentrating in the East End.
	<b>Planned Activities</b>	The Authority will contribute up to \$75,000 to the CHDO for the development of four affordable single-family houses.
4	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN TITLE 36 PLAN Marshall-Ridley Choice Neighborhood Initiative (CNI)
	<b>Goals Supported</b>	Housing Preservation & Neighborhood Revitalization
	<b>Needs Addressed</b>	Preserve Existing Housing Increase the supply of affordable housing
	<b>Funding</b>	HOME: \$83,953.00
	<b>Description</b>	Provides for HOME Program planning, project set up and execution, marketing, and monitoring costs
	<b>Target Date</b>	6/30/2027

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	N/A
5	<b>Project Name</b>	HOMEvestor II
	<b>Target Area</b>	NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN TITLE 36 PLAN CNI City-Wide
	<b>Goals Supported</b>	Housing Preservation & Neighborhood Revitalization
	<b>Needs Addressed</b>	Preserve Existing Housing
	<b>Funding</b>	HOME: \$ 155,078.00
	<b>Description</b>	Acquisition, development, rehabilitation and preservation of multi-family housing
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Up to 32 low-to moderate income families
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Rehabilitation of aging multi-family units, repair or replacement of mobile and modular home rental units

6	<b>Project Name</b>	City of Newport News Administration
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Housing Preservation & Neighborhood Revitalization
	<b>Needs Addressed</b>	Preserve Existing Housing
	<b>Funding</b>	CDBG: \$31,231.00
	<b>Description</b>	Provides for the cost of program planning, set up and execution, monitoring and reporting.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Provides the cost of program planning, set up and execution, monitoring, and reporting.
7	<b>Project Name</b>	NNRHA Administration
	<b>Target Area</b>	NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN TITLE 36 PLAN CNI City-Wide
	<b>Goals Supported</b>	Housing Preservation & Neighborhood Revitalization Expand Economic Development Homeless Intervention & Special Population Housing Increase Community Services programming Enhance Youth Development and Senior Initiatives

	<b>Needs Addressed</b>	Preserve Existing Housing Expand Economic Development Special Needs Services Increase the supply of affordable housing Reduce homelessness Youth Development & Senior Initiatives Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$251,124.00
	<b>Description</b>	Provides for administering, monitoring, setting up and executing CDBG activities and oversight of non-profit organizations.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	N/A
<b>8</b>	<b>Project Name</b>	Codes Compliance 2026
	<b>Target Area</b>	NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN TITLE 36 PLAN CNI City-Wide
	<b>Goals Supported</b>	Housing Preservation & Neighborhood Revitalization
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$100,000.00

	<b>Description</b>	Provides for the demolition of unsafe structures to remove slum and blight
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	N/A
9	<b>Project Name</b>	Special Economic Development Activities
	<b>Target Area</b>	NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN TITLE 36 PLAN CNI
	<b>Goals Supported</b>	Expand Economic Development
	<b>Needs Addressed</b>	Expand Economic Development
	<b>Funding</b>	CDBG: \$80,000.00
	<b>Description</b>	Provides loans to "for-profit" businesses to aid in the economic development of areas in the city, predominately in the southeast. Also provides micro-grants to start-up micro-businesses.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	The micro-loans are offered to residents of the city's east end, which is the lowest income section of the city and the subject of the CNI initiative.

	<b>Planned Activities</b>	Provides loans to "for-profit" businesses to aid in the economic development of areas in the city, predominately in the southeast. Also provides micro-grants to start-up micro-businesses.
<b>10</b>	<b>Project Name</b>	2026 Residential Repair Program Delivery
	<b>Target Area</b>	NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN TITLE 36 PLAN Marshall-Ridley Choice Neighborhood Initiative (CNI)
	<b>Goals Supported</b>	Housing Preservation & Neighborhood Revitalization
	<b>Needs Addressed</b>	Preserve Existing Housing
	<b>Funding</b>	CDBG: \$120,000.00
	<b>Description</b>	Provides for property inspections, evaluations, marketing, vetting for qualifying applicants, contractor and contract management, legal document production and legal filing of appropriate documents related to the deed of trust and contract with the owner-occupant, and other duties required to deliver the services to community members.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Provides property inspections, evaluations, marketing, vetting for qualifying applicants, contractor and contract management, legal document production and legal filing of appropriate documents related to the deed of trust and contract with the owner-occupant, and other duties required to deliver the services to community members.
	<b>Project Name</b>	Special Economic Development Activities – Program Delivery

11	<b>Target Area</b>	NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN TITLE 36 PLAN Marshall-Ridley Choice Neighborhood Initiative (CNI)
	<b>Goals Supported</b>	Expand Economic Development
	<b>Needs Addressed</b>	Expand Economic Development
	<b>Funding</b>	CDBG: \$20,000.00
	<b>Description</b>	Provides for administration and oversight of the Special Economic Delivery Activities undertaken by the city to support and grow the economic opportunities in the southeast section of the city,
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	N/A
12	<b>Project Name</b>	Residential Repair Program
	<b>Target Area</b>	NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN TITLE 36 PLAN Marshall-Ridley Choice Neighborhood Initiative (CNI)
	<b>Goals Supported</b>	Housing Preservation & Neighborhood Revitalization
	<b>Needs Addressed</b>	Preserve Existing Housing
	<b>Funding</b>	CDBG: \$480,000
	<b>Description</b>	Provides essential home repairs for low-to moderate-income citizens in order to preserve affordable housing, home ownership and safe and decent housing.

	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 19 low-to moderate-income households will benefit from the residential repair program.
	<b>Location Description</b>	Primarily in the southeast section of the city.
	<b>Planned Activities</b>	Repair owner-occupied homes to preserve affordable housing and preserve homeowner occupied dwellings in order to anchor and build up the neighborhood.
13	<b>Project Name</b>	Boys and Girls Club VA Peninsula
	<b>Target Area</b>	NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN TITLE 36 PLAN Marshall-Ridley Choice Neighborhood Initiative (CNI)
	<b>Goals Supported</b>	Enhance Youth Development and Senior Initiatives
	<b>Needs Addressed</b>	Youth Development & Senior Initiatives
	<b>Funding</b>	CDBG: \$50,000.00
	<b>Description</b>	Provides after school educational support, sports, mentoring, life skills and enrichment for children and youth in vulnerable communities.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	325 children in 2 clubs that are located in or near public housing.
	<b>Location Description</b>	Public housing complexes.

	<b>Planned Activities</b>	BQ's fundraisers, art and crafts, homework assistance, sports, mentoring and snacks in a kid friendly and safe environment.
<b>14</b>	<b>Project Name</b>	Freedom Outreach Center
	<b>Target Area</b>	NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN TITLE 36 PLAN Marshall-Ridley Choice Neighborhood Initiative (CNI)
	<b>Goals Supported</b>	Increase Community Services programming
	<b>Needs Addressed</b>	Special Needs Services
	<b>Funding</b>	CDBG: \$20,000.00
	<b>Description</b>	Provides support, mentoring, food, job hunting assistance, housing location help, clothing, resource referrals and other assistance to former inmates, their families and those who are at risk of incarceration.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	FOC assists approximately 260 low-mod-income individuals each year.
	<b>Location Description</b>	Southeast end of Jefferson Ave.
<b>Planned Activities</b>	FOC assists those who have paid their debt to society to get back on their feet, helps them with job finding skills, assists them in finding housing and also provides assistance and mentoring to the children of ex-offenders. They provide guidance, refer them to community resources and provide many resources directly, such as groceries, hygiene products, transportation tickets.	
<b>15</b>	<b>Project Name</b>	HRCAP Clean Comfort
	<b>Target Area</b>	City-Wide

	<b>Goals Supported</b>	Homeless Intervention & Special Population Housing Increase Community Services programming
	<b>Needs Addressed</b>	Special Needs Services
	<b>Funding</b>	CDBG: \$28,846.00
	<b>Description</b>	Provides showering facilities, and personal grooming supplies and a clean set of clothes to unhoused individuals at the Four Oaks Day Services and Training Center.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Their organization operates at the Homeless services center, so all of their clients are homeless. They offer their services 5 days per week. They enable about 4800 showers per year.
	<b>Location Description</b>	The Four Oaks Day Services and Training Center is in Newport News on Warwick Boulevard and serves homeless individuals from the surrounding cities with job and housing search assistance, clothing, meals, a place to be out of the heat, cold rain or snow during operating hours, job search research tools, such as computers, printers, and advisors, and resource referrals.
	<b>Planned Activities</b>	Showers and a clean change of clothes
16	<b>Project Name</b>	HRCAP Housing Counseling
	<b>Target Area</b>	NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN TITLE 36 PLAN Marshall-Ridley Choice Neighborhood Initiative (CNI)
	<b>Goals Supported</b>	Increase Community Services programming
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$20,000.00

	<b>Description</b>	Offers citizens classes on preparing to purchase a home, how to be a good renter, how to budget and plan your spending and saving. Also aids citizens who are facing foreclosure.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	HRCAP Housing Counseling Services serves approximately 200-300 people per year in classroom settings and one-on-one counseling.
	<b>Location Description</b>	in Southeast NN
	<b>Planned Activities</b>	Offers citizens classes on preparing to purchase a home, how to be a good renter, how to budget and plan your spending and saving. Also aids citizens who are facing foreclosure.
<b>17</b>	<b>Project Name</b>	HRCAP Fair Housing
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Increase Community Services programming
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$7,000.00
	<b>Description</b>	Provides citizens with information on Fair Housing Laws, unfair housing practices and assists with filing Fair Housing Complaints
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200
	<b>Location Description</b>	Southeast NN
	<b>Planned Activities</b>	Classes, public information sessions, one-on-one review of potential Fair Housing violations.

18	<b>Project Name</b>	LINK of Hampton Roads
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Homeless Intervention & Special Population Housing
	<b>Needs Addressed</b>	Reduce homelessness
	<b>Funding</b>	CDBG: \$28,170.00
	<b>Description</b>	Organize overnight shelter for the unhoused from October 1 to March 30 of each year.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	LINK's program provides overnight shelter for the unhoused during the coldest months of the year in our area. The number varies, but over the course of their operating period they shelter approximately 400-600 individuals and families on any given night.
	<b>Location Description</b>	Varies, different churches provide shelter on a rotating basis.
	<b>Planned Activities</b>	LINK picks up and transport unhoused individuals to churches where they are given an indoor place to sleep, an evening meal and a morning meal. The intake processes attempt to connect individuals with resources and services available to them. The overnight sheltering program runs from October 1st to March 31st.
19	<b>Project Name</b>	Menchville House Ministries
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Homeless Intervention & Special Population Housing
	<b>Needs Addressed</b>	Reduce homelessness
	<b>Funding</b>	CDBG: \$10,000.00
	<b>Description</b>	Provides temporary shelter for families with children experiencing homelessness. Food, shelter and facilities are provided as well as support for the adults and children in the family, resource referrals, assistance accessing the resources, job-search tools and help re-establishing a home once one is found.

	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	MH serves approximately 60 homeless families per year.
	<b>Location Description</b>	Midtown NN
	<b>Planned Activities</b>	N/A
20	<b>Project Name</b>	Peninsula Agency on Aging
	<b>Target Area</b>	NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN TITLE 36 PLAN Marshall-Ridley Choice Neighborhood Initiative (CNI)
	<b>Goals Supported</b>	Increase Community Services programming Enhance Youth Development and Senior Initiatives
	<b>Needs Addressed</b>	Youth Development & Senior Initiatives
	<b>Funding</b>	CDBG: \$15,000.00
	<b>Description</b>	Meals on wheels: Delivers cooked meals 5 days a week to elderly who are house-bound and low-income
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The number of clients varies from 15-22 per month
	<b>Location Description</b>	Low-income housing complexes in the City.
	<b>Planned Activities</b>	Meal delivery to the elderly and infirmed.

<b>21</b>	<b>Project Name</b>	Strategic Acquisitions
	<b>Target Area</b>	NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN TITLE 36 PLAN Marshall-Ridley Choice Neighborhood Initiative (CNI)
	<b>Goals Supported</b>	Housing Preservation & Neighborhood Revitalization
	<b>Needs Addressed</b>	Preserve Existing Housing
	<b>Funding</b>	\$140,408.00
	<b>Description</b>	Research, identify and vet properties for potential redevelopment activities.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	N/A
<b>22</b>	<b>Project Name</b>	House of Refuge Worship
	<b>Target Area</b>	CNI
	<b>Goals Supported</b>	Enhance Youth Development and Senior Initiatives
	<b>Needs Addressed</b>	Youth Development & Senior Initiatives
	<b>Funding</b>	CDBG: \$5,000.00

	<b>Description</b>	To support the House of Refuge Worship Center's Youth Leadership Development Program. The program offers youth opportunities for academic enrichment, peer counseling, adult mentorship, community service, development of conflict resolution skills and positive social interaction.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 15-30 children from low-income household in the neighborhoods surrounding the church on Ivy Avenue will participate.
	<b>Location Description</b>	The church is located in the CNI area on Ivy Avenue.
	<b>Planned Activities</b>	After school homework and study time, group and individual mentorship time, sports activities, field trips and community service projects. Participation with a step team is also planned.
<b>23</b>	<b>Project Name</b>	Transitions Family Violence Services
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Increase Community Services programming
	<b>Needs Addressed</b>	Special Needs Services
	<b>Funding</b>	CDBG: \$40,000.00
	<b>Description</b>	Provides emergency housing, safety, court navigation, counseling and relocation assistance to survivors of family violence and sex trafficking.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	650
	<b>Location Description</b>	Secure site, addresses not publically available to protect the clients.

	<b>Planned Activities</b>	Provides emergency housing, safety, court navigation, counseling and relocation assistance to survivors of family violence and sex trafficking.
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## AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Target Area	Percentage of Funds
Census Tracts 303, 304, 309	<b>15% to benefit low-to-moderate income households</b>  <b>66% to benefit low-to-moderate area</b>

### Geographic Distribution

Target Area	Percentage of Funds
<b>NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN</b>	<b>33</b>
<b>TITLE 36 PLAN</b>	<b>33</b>
<b>CHOICE NEIGHBORHOODS INITIATIVE</b>	<b>34</b>
<b>NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN</b>	
<b>MARSHALL RIDLEY CHOICE NEIGHBORHOODS INITIATIVE (CNI)</b>	
<b>CITY - WIDE</b>	

Table 9 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The City’s geographic investment priorities are informed by the Newport News Comprehensive Housing Study, which identifies significant disparities in income, housing condition, and demographic composition across census tracts. These disparities demonstrate a clear need for targeted reinvestment in areas with concentrated low- and moderate-income households, aging housing stock, and higher concentrations of minority populations experiencing long-term disinvestment.

#### Income and Minority Characteristics of Priority Census Tracts:

The three primary census tracts targeted for investment—Census Tracts 303, 304, and 309—have an average household income of approximately \$50,832, which is below the citywide median household income of approximately \$69,600. Based on HUD Low- and Moderate-Income (LMI) area data derived from the American Community Survey, these tracts meet the definition of areas with concentrations of LMI households and are therefore eligible for area-based benefit activities.

These tracts also have significant minority concentrations, with higher proportions of Black or African American residents and other minority households compared to citywide averages. This demographic pattern reflects historic disinvestment and underscores the importance of ensuring equitable distribution of Community Development Block Grant (CDBG) resources in

compliance with fair housing objectives.

**Neighborhood Revitalization Strategy Area (NRSA):**

NRSA areas are prioritized due to concentrations of low- and moderate-income households, significant minority populations, aging housing stock, and documented physical and economic distress. Many of these neighborhoods have experienced long-term disinvestment and now require targeted housing rehabilitation, infrastructure improvements, and stabilization efforts. A key component of this strategy includes CDBG-funded owner-occupied housing rehabilitation, which assists low-income homeowners—many of whom are elderly, disabled, and minority residents—with critical home repairs such as roofing, plumbing, electrical systems, and structural stabilization. These investments preserve existing affordable housing and help prevent displacement in historically underserved neighborhoods.

**Choice Neighborhoods Initiative (CNI) – Marshall-Ridley:**

The CNI area represents one of the most economically distressed and historically minority-concentrated neighborhoods in the City, with high levels of concentrated poverty and aging public housing. This area receives targeted investment to support comprehensive transformation, including replacement housing, infrastructure improvements, and supportive services. These investments are designed to address deep-rooted inequities and improve long-term housing and neighborhood outcomes.

**Title 36 / Citywide Area:**

The Title 36 and citywide allocation ensures that investments are not limited exclusively to high-poverty or minority-concentrated neighborhoods. This approach allows the City to address housing needs in additional areas experiencing moderate distress, support scattered site rehabilitation, and maintain housing quality citywide. It also ensures equitable access to housing resources across diverse neighborhoods.

All HOME funds, aside from administrative costs, are used exclusively to benefit low- to moderate-income households. These funds are directed toward eligible activities such as affordable housing development, rehabilitation, and homeownership assistance, ensuring compliance with federal program requirements and supporting the City’s broader goal of expanding and preserving affordable housing opportunities.

**Discussion**

N/A

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	1000
Non-Homeless	250
Special-Needs	100
Total	1350

**Table 10 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	30
The Production of New Units	14
Rehab of Existing Units	12
Acquisition of Existing Units	0
Total	56

**Table 11 - One Year Goals for Affordable Housing by Support Type**

### Discussion

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

#### **Actions planned during the next year to address the needs to public housing**

Each year NNRHA is required to submit a Public Housing Agency (PHA) Plan to HUD. The PHA Plan is a comprehensive guide to public housing agency policies, programs, operations, and strategies for meeting local housing needs and goals. Physical needs assessments for the properties are performed and used to enable the Authority to better assess the capital needs of its portfolio and assist in the capital planning of public housing renovations. As a result of reduced capital funding by HUD, these capital funds are inadequate in addressing the backlog of deferred maintenance.

Over the past several years, NNRHA has been focusing on repositioning some of its public housing to preserve and develop needed affordable housing units. NNRHA has already converted 408 of its public housing inventories under HUD's Rental Assistance Demonstration Program. NNRHA will be working with consultants to review the status of our public housing units and determine a plan to address their future needs.

Assuming level capital improvement funding, the Authority will continue ongoing renovations of residential units at Marshall Courts. The comprehensive improvements include exterior renovations, exterior doors, and replacement of HVAC equipment.

Staff from the HUD Richmond Field Office will be working with the Agency to explore repositioning possibilities of the remaining public housing inventory. Also, Virginia Housing is collecting information to understand the current status of public housing inventory in Virginia to assist housing authorities to find viable solutions for its housing portfolio.

#### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

NNRHA encourages public housing residents to become more engaged in activities leading to homeownership by sponsoring workshops with concentrations in money management, job training, financial literacy, personal financial planning and self-sufficiency. Also, through community partnerships, the Authority works with state and local homeownership agencies to provide public housing residents with resources needed in understanding the homeownership process such as mortgage lending and preparing for the responsibilities of homeownership.

#### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

**N/A**

#### **Discussion**

**N/A**

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The Four Oaks Day Service Center serves as a centralized access point for individuals and families experiencing homelessness, offering a wide range of basic services and housing-related assistance in one location. Operating daily from 7:00 a.m. to 5:00 p.m., with expanded hours during the winter shelter season, the Center provides consistent access to essential resources, including housing navigation, supportive services, referrals, and crisis assistance designed to promote housing stability and self-sufficiency.

In addition to direct service coordination, the City of Newport News continues to provide regional leadership by chairing the Commission on Homelessness, which consists of appointed representatives from all six jurisdictions within the Greater Virginia Peninsula Homelessness Consortium. Through this collaborative body, the City helps guide regional strategies, inform local policy development, and strengthen coordinated efforts among service provider agencies working to prevent and end homelessness across the region.

The Commission has identified several critical unmet needs within the community, including the development of additional affordable housing units, expanded shelter and supportive services for victims of domestic violence, and housing assistance for individuals with special needs. To address these priorities, the city will continue leveraging Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funding during the current program year to support housing initiatives, winter shelter program operations, and services that increase housing stability for vulnerable populations.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The Housing Crisis Hotline was established to better understand the community needs, and coordinate resources and referrals for households facing a housing crisis. The Hotline team uses community resources to divert families from homelessness whenever possible. The Hotline has served as the central point of contact for hundreds of public and privately funded resources throughout Hampton Roads and will transition to a blend of automated technology for triaging callers and sending referrals to appropriate service providers.

The Four Oaks Day Services Center provides a safe, centralized location for homeless individuals and families to access a variety of services and connect to housing opportunities through screening and assessment. Within the facility, each household can obtain basic services along with individualized case management and a variety of supportive services.

The Veteran's Affairs Medical Center provides a team of outreach case managers to specifically work with Veterans and ensure they receive all housing and services available to them.

Living Interfaith Network of Hampton Roads, Inc. (LINK) is a faith-based, non-profit, volunteer supported organization which provides direct service and advocacy to the homeless and underserved individuals and families including: 1) the terminally ill, 2) physically and mentally disabled, 3) Veterans and their families; 4) persons living with HIV/AIDS, 5) elderly, and 6) persons living in poverty.

The Foodbank of the Virginia Peninsula along with partner food pantries distribute foods effectively through collaborative efforts. Homeless individuals accessing food are also assessed and entered into HMIS for additional referrals.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Targeted funding from the Virginia Department of Housing and Community Development is primarily utilized to address urgent housing and homelessness-related needs within the City of Newport News, including homelessness prevention, emergency shelter operations, and rapid rehousing assistance. CDBG funds are strategically leveraged to maintain existing levels of emergency homeless services for families and to prevent the emergence of additional service gaps within the community's CoC system.

Current initiatives supported through these resources include shelter and supportive housing programs operated by Transitions Family Violence Services, the Living Interfaith Network (LINK) winter shelter program, and Menchville House, which provides transitional housing services for families experiencing homelessness. Whenever feasible, the city continues to support and collaborate with nonprofit organizations serving special needs populations to ensure vulnerable residents have access to comprehensive supportive services and housing stabilization resources.

Key nonprofit partners include LINK, Transitions Family Violence Services, the Hampton-Newport News Community Services Board, and the LGBT Life Center. In addition to local funding support, many community needs are addressed through CoC supportive housing grants, which are awarded annually to nonprofit agencies to provide permanent supportive housing, case management, and other stabilization services.

CDBG funding supports the operations of the Transitions Family Violence Services shelter program, which serves homeless families and children fleeing domestic violence. To protect the safety and confidentiality of residents, the shelter's physical location is not publicly disclosed. LINK also administers eviction prevention assistance through contributions from the local faith community and coordinates PORT (People Offering Resources Together), a volunteer-based temporary shelter program supported by area churches. Collectively, these initiatives provide critical emergency shelter, stabilization, and supportive services to homeless individuals and

families throughout the community.

Additionally, CDBG funding will continue to support Menchville House and its Menchville House Group Home program. This program provides transitional housing and supportive services to women and children experiencing crisis situations and homelessness, helping participants achieve greater stability and progress toward permanent housing solutions.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City of Newport News and its regional partners continue to prioritize federal funding initiatives that support chronically homeless individuals and families while strengthening services for homeless veterans through collaboration with the Virginia Department of Veterans Services and the U.S. Department of Veterans Affairs. Key initiatives include the continued utilization of Veterans Affairs Supportive Housing (VASH) vouchers throughout the region and the Supportive Services for Veteran Families (SSVF) program administered by Living Interfaith Network (LINK). In addition, the VA maintains intake hours at the Four Oaks Day Service Center, allowing homeless veterans to quickly access housing resources, supportive services, and benefits assistance.

Since 2008, member agencies of the GVPHC have collaborated to establish a coordinated and effective system for identifying, assessing, and rapidly connecting homeless individuals and families to appropriate housing through the region's Coordinated Entry process and committee meetings. All participating service providers engage in the coordinated referral system, promoting transparency, shared accountability, efficient resource utilization, and comprehensive data collection to support evidence-based service delivery and best practices across the region.

This coordinated approach has significantly reduced many of the barriers individuals and families previously encountered when seeking housing and supportive services. Improvements include more standardized eligibility criteria, the elimination of family separation based on age or gender, the removal of substance testing requirements, and the elimination of income prerequisites for program entry. Collectively, these system-wide enhancements have increased accessibility to housing resources and supportive services for the community's most vulnerable residents.

In addition, case management services throughout the provider network have become increasingly collaborative and comprehensive. Providers regularly coordinate to address the needs of highly vulnerable households, identify effective stabilization strategies, and share best practices related to housing retention and service delivery. This collaboration has strengthened

the region's collective understanding of effective intervention methods and realistic service timelines while also improving communication regarding available affordable housing opportunities. Regional providers further engage existing and prospective landlords through annual outreach initiatives designed to expand the inventory of affordable housing options available to individuals and families transitioning out of homelessness.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Several initiatives are currently in place throughout the region to assist at-risk households in maintaining stable housing and preventing homelessness, thereby reducing the additional social and financial burdens associated with housing instability. Targeted prevention funding provided through the state of Virginia is directed toward households with the greatest needs, including very low-income individuals and other priority populations identified by the community. Data collected through the Homeless Management Information System (HMIS) is utilized to inform planning decisions and guide the strategic allocation of prevention resources to maximize effectiveness and community impact.

Diversion practices have also been implemented through the Housing Crisis Hotline and at access points (service provider agencies) to identify alternative housing options, financial assistance, and supportive resources for households seeking emergency assistance. These diversion strategies are designed to help households safely avoid entering the homeless services system whenever possible.

In addition, the state of Virginia continues to implement and expand eviction reduction initiatives and legislative reforms aimed at improving existing practices related to eviction prevention. These efforts include expanding repayment plan options, extending timelines for resolving rental arrears, and increasing supportive interventions intended to reduce evictions and prevent households from becoming homeless.

The GVPHC also monitors system performance measures required by HUD, including data related to individuals and families returning to homelessness within 12- and 24-month periods. Service providers regularly review this information to better understand the underlying causes of housing instability and to improve strategies for targeting resources and interventions. Households experiencing repeated episodes of homelessness are often prioritized for more intensive case management services and alternative housing interventions designed to support

long-term housing stability and reduce future returns to homelessness.

**Discussion**

N/A

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City and Newport News Redevelopment and Housing Authority (NNRHA) will continue efforts to affirmatively further fair housing through local and regional coordination, community investment, and housing opportunity initiatives. While the regional Hampton Roads Community Housing Resource Board (HRCHRB) dissolved in 2025 due to changes in legacy staffing and limited funding resources among participating localities, the City and NNRHA remain committed to advancing fair housing principles and reducing barriers to housing choice within Newport News.

The City will continue reviewing and updating its existing Analysis of Impediments (AI) using local data, stakeholder input, and feedback from fair housing partners and HUD guidance as available. Financial barriers to homeownership continue to impact low- and moderate-income households due to rising housing costs, elevated interest rates, and limited savings for down payments. To address these challenges, the City will continue providing down payment assistance of up to \$25,000 and supporting homebuyer education programs designed to increase sustainable homeownership opportunities.

The City also continues to provide CDBG-funded housing rehabilitation assistance for income-eligible homeowners earning below 80% of Area Median Income (AMI) through grants, deferred loans, and low-interest loans that help preserve the existing housing stock and improve housing quality. Additionally, the Residential Façade Improvement Program in the Southeast Community Development District will continue offering up to \$20,000 per property for exterior improvements that support neighborhood stabilization and revitalization efforts. NNRHA will continue advancing housing development activities through the Choice Neighborhoods Initiative (CNI), including redevelopment, new construction, and infrastructure improvements that support mixed-income housing, neighborhood revitalization, and expanded homeownership opportunities. In partnership with Habitat for Humanity Peninsula and Greater Williamsburg, these efforts will support the development of high-quality, energy-efficient single-family homes that reflect the character of the Southeast community while increasing the availability of affordable housing options.

### **Discussion:**

NNRHA will continue advancing housing development activities through the Choice Neighborhoods Initiative (CNI) focused on the transformation of the former Ridley site, located between 12th and 18th Streets from Jefferson Avenue to Ivy Avenue. The Phase 2 and Phase 3 developments support the ongoing revitalization of the Southeast community by providing a

diverse mix of high-quality housing options designed to expand housing choice and promote long-term neighborhood stability.

The CNI housing plan includes 155 new rental units and 24 single-family homes for homeownership. Of the rental units, 79 units are designated with project-based rental assistance, prioritizing former Ridley Place residents to support continuity and right-to-return goals. An additional 48 units serve households earning below 60 percent of Area Median Income (AMI), while 28 units are market-rate units, supporting a balanced mixed-income community.

Legacy Landing construction is now fully completed, and all units have been successfully delivered and occupied except for ongoing lease-up activity within the market-rate component. Of the three remaining market-rate units, all continue to be actively marketed for lease. In total, 46 former Marshall-Ridley residents have exercised their right to return and are now residing in the community. This milestone reflects the successful completion of construction, relocation, and lease-up efforts associated with the broader CNI initiative and demonstrates continued commitment to housing stability for original residents while supporting long-term neighborhood revitalization.

In addition, NNRHA is planning to resume the development of additional new single-family homeownership units in a style that is consistent with the historic context of the Southeast community while also increasing the affordability and sustainability of each unit. The new home designs will mirror the character of existing neighborhood homes while incorporating modern interior features, energy-efficient construction methods, and sustainable appliances to support long-term affordability and neighborhood compatibility.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City of Newport News and the Newport News Redevelopment and Housing Authority (NNRHA) will undertake a range of coordinated actions designed to address barriers to housing stability, expand access to affordable housing, and strengthen community development outcomes. These efforts are carried out in alignment with federal requirements under 24 CFR 91.220(k) and are intended to ensure that housing and community development resources are effectively targeted to underserved populations, while also strengthening local systems and partnerships.

### **Actions planned to address obstacles to meeting underserved needs**

Address constraints in the affordable housing market, including:

- Downturn in the housing market
- Increased demand for rental housing
- Limited housing options for lower-income households, both owner-occupied and rental
- Deteriorating housing conditions, particularly within the rental housing stock

Respond to economic barriers affecting low-income households, including:

- Ongoing or recent economic downturns
- Rising poverty levels even prior to economic instability
- Limited access to employment opportunities due to transportation and housing location challenges
- Need to better connect affordable housing opportunities with areas of job growth

Address service-related barriers impacting vulnerable populations, including:

- Neighborhood conditions related to property maintenance, crime, and safety concerns
- Increased demand for housing and supportive services from a growing senior population
- Multiple and compounding barriers faced by individuals and families living in poverty
- Need for expanded access to coordinated housing and supportive services

Address resource constraints impacting service delivery, including:

- Declining federal resources from the U.S. Department of Housing and Urban Development (HUD)
- Limited availability of local funding to supplement federal housing and community development programs
- Need for more efficient leveraging and coordination of existing funding sources

### **Actions planned to foster and maintain affordable housing**

The City supports affordable housing maintenance and preservation with CDBG funding through the NNRHA's housing rehab program. The City and NNRHA are also usually supportive of LIHTC projects done by NNRHA or private developers if are to preserve or rehab an existing

affordable housing complex.

**Actions planned to reduce lead-based paint hazards**

The City will continue to implement lead-based paint hazard reduction activities in accordance with HUD regulations. This includes lead inspections, risk assessments, and abatement activities in eligible housing units built prior to 1978. Public education efforts will also be maintained to increase awareness of lead-based paint risks, particularly among families with young children. Coordination with rehabilitation programs will ensure that lead safety standards are incorporated into all applicable housing improvements.

**Actions planned to reduce the number of poverty-level families**

To reduce the number of families living in poverty in Newport News, the City and NNRHA regularly evaluate and implement a range of economic and community development strategies aimed at increasing opportunity and self-sufficiency. These efforts include support for small business financing, commercial and infrastructure development, community safety initiatives, and programs designed to economically empower residents, particularly those in public housing and other low- to moderate-income households.

The Newport News Urban Development Action Grant (NNUDAG) commercial loan program continues to provide low-interest financing to both existing businesses and new startups. A key goal of this program is to generate quality employment opportunities for individuals from low- to moderate-income households, thereby strengthening household income and promoting long-term economic stability.

The City also actively promotes its Microloan Program, which is designed to support small and emerging businesses that may have limited access to traditional financing. By assisting business stabilization and encouraging job creation, the program contributes directly to reducing unemployment and addressing poverty, particularly in the Southeast Community. It is anticipated that many Microloan recipients will be lower-income entrepreneurs seeking to expand economic opportunities.

The City, through the Economic Development Authority, also facilitates and supports a co-working space that is situated in the lower-income community, thus making it assessable for people and start-up businesses in the area. This initiative helps to foster and nurture potential new businesses and existing new businesses that will allow some residents to provide additional income for their families.

The Enterprise Zone program in the southern portion of the City remains an important tool for economic growth, offering incentives that encourage business expansion, retention, and relocation. This program supports job creation and retention, with a continued emphasis on employment opportunities for low- and moderate-income residents. Across all zones, job creation for low- and moderate-income individuals remains a central objective.

NNRHA operates the Family Investment Center (FIC), which provides educational and

vocational support services to public housing residents. The facility includes a modern computer training lab designed to build workforce skills and improve employability. In addition, the Authority's Family Self-Sufficiency (FSS) program continues to promote economic independence among Housing Choice Voucher participants by enabling participants to accrue escrow savings that can be used for homeownership, education, or other long-term financial goals.

Additionally, the Hampton Roads Community Action Program, Inc. continues to provide employment assistance and related supportive services, alongside other nonprofit partners operating within predominantly low-income areas of the City.

### **Actions planned to develop institutional structure**

To advance the goals outlined in the 5-Year Consolidated Plan, the City continues to prioritize inclusive engagement and collaboration across the broader community. Regional efforts led through the Mayors and Chairs Commission have strengthened coordination among multiple localities, nonprofit organizations, and private-sector partners to address homelessness at a systems level. This regional approach has helped align resources and funding streams across jurisdictions, improving the ability to respond collectively to housing instability and homelessness.

At the local level, the City and NNRHA are committed to further enhancing internal operations and strengthening coordination across partner agencies to improve the overall delivery of housing and community development services. Key priorities include improving data sharing systems, refining program monitoring and oversight, and streamlining administrative workflows to increase efficiency and responsiveness. Continued investment in staff training and professional development will also support stronger compliance with federal requirements and promote the use of best practices in program management and service delivery.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

To strengthen coordination between public, private, housing, and social service providers, the City partners with approximately 10 sub-recipient agencies, including those identified in the proposed projects summary, as well as organizations supported through the City's Community Support Agency Grant Program. These grant funds are designed to encourage the development of new services and the expansion of existing programs that address community needs. A key objective of this funding approach is to build and sustain broad-based community and partner support for services, enabling programs to leverage non-City resources over time. As alternative funding sources are secured, City funds can be gradually reallocated to support emerging priorities and the development of new initiatives that further strengthen the local service delivery system.

**Discussion:** N/A

# Program Specific Requirements

## AP-90 Program Specific Requirements – 91.220(I) (1,2,4)

### Introduction:

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons with low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons with low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00% 2026

#### HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used

for homebuyer activities as required in 92.254, is as follows:

The City of Newport News uses recapture provisions in all HOME mortgages and liens. Assistance is provided as a grant, soft second, deferred payment and zero interest loans.

See attached – Recapture Policy

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

HOME assistance: \$1,000 to \$14,999 - 5 year affordability period

HOME assistance: \$15,000 to \$40,000 - 10-year affordability period

HOME Assistance: Amounts over \$40,000 - 15-year affordability period

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

There are no plans for the upcoming year to refinance existing debt secured by multifamily housing.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). N/A
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)). N/A
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a). N/A