

The August 15, 2023
Board of Commissioner's
Meeting for the Newport
News Redevelopment and
Housing Authority has been
cancelled.

The next regularly scheduled
Board meeting will be held
September 19, 2023.

REPORT TO THE BOARD

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

AUGUST 2023

The mission of the Newport News Redevelopment & Housing Authority (NNRHA) is to create affordable housing, viable neighborhoods, and opportunities for self-sufficiency that enhance the quality of life for all citizens of Newport News.



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COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT

Community Development Block Grant (CDBG)

All CDBG Program Year 2023-2024 agreements have been prepared and sent to the NNRHA attorney for review. Preparation of the Consolidated Annual Performance and Action Report (CAPER) has begun.

Total Housing Rehabilitation Activity for Fiscal Year July 1, 2023 – June 30, 2024

	Emergency Repair	Open House	HOMEcare	All Programs
Projects Completed	3	0	1	4
Projects in Underwriting	9	3	1	13
Projects Pending Approval	0	1	1	2
Projects Ongoing	6	1	0	7
Projects Denied	0	0	0	0
Total	18	5	3	26

New Housing Rehabilitation Applications for June 1, 2023 – June 30, 2023	Total for July 1, 2022 – June 30, 2023
3	44

REDEVELOPMENT

NNRHA administers the Citywide, down payment assistance program for first-time homebuyers through the HOME Investment Partnerships Program (HOME). This program assists eligible first-time homebuyers in purchasing homes.

Down Payment Assistance (DPA) Fiscal Year: July 1, 2023 – June 30, 2024				
Program Year 23-24 (Completed)	Denied	Pending Additional Documentation	Current Month (Completed)	Underwriting in Process
0	0	2	0	2

During Fiscal Year 2021-2023, 33 rehabilitation projects were completed. This year's number of completed projects represents a 33% increase from last year's number of completions.

New Housing Rehabilitation Applications for July, 2023	Total for July 1, 2023 – June 30, 2024
5	5

New DPA Applications as of July 2023	Total New DPA Applications Received for July 1, 2023 – June 30, 2024
2	2

Sponsoring Partnerships & Revitalizing Communities (SPARC)

Virginia Housing recently awarded NNRHA \$2M in SPARC funding. The SPARC program allows those buyers utilizing a Virginia Housing loan product to buy down their interest rate by 1%. With the addition of SPARC funding, we are able to expand our reach and offer down payment assistance to qualified buyers. The program year for SPARC funding began July 1, 2023 and ends June 30, 2024. SPARC allocations are approved on an annual basis.

CAPITAL ACTIVITY

Marshall Courts Phase VII Demolition

Dominion Due Diligence is preparing to submit the Marshall Courts demolition application for 88 apartment units to HUD early this month. After HUD’s review and approval of the proposed demolition, NNRHA will prepare a solicitation for bids from general contractors to perform the work.

Orcutt Townhomes I

NNRHA received HUD approval of the financing plan and subsequent receipt of the RAD Conversion Commitment in late July. An Early Start Construction Agreement was executed with the general contractor to facilitate the purchase of long lead materials needed for the project.

Aqueduct Apartments Sewer Improvement Project

The sewer line repair project is progressing well. Work began on July 6th, the first phase of the projected has been completed on schedule and we anticipate remaining work to be completed by September, 2023.

**Southeastern Family Project
2351 Terminal Avenue**

The Hampton - Newport News Community Services Board is working to finalize the relocation plan for residents at this location. Matt Burton, architect for the project, has completed the plans and specifications and is preparing for the solicitation of general contractors. We anticipate that the project will begin this fall.

MARSHALL-RIDLEY RESIDENTIAL FACADE PROGRAM

The Marshall-Ridley Residential Façade Program consists of a \$2.1 million dollar grant to assist owner occupied homeowners in the Choice Neighborhood Initiative area with exterior home improvements. The grant allows for exterior improvements up to \$20,000 for each property. A total of 113 applications were received and 38 have been processed and are currently at varying stages as indicated in the chart below.

Marshall-Ridley Residential Façade Program Activity

Total Applicants	113
Financial Review	38
Inspected	25
Codes Review	25
Contract Pending	9
Contracted	17
Completed	8
Not Eligible	12

**CHOICE NEIGHBORHOOD INITIATIVE
(CNI)**

Lease-up is nearly complete at Lift and Rise and 65 families have moved into the Lift and Rise of which 23 are former Ridley residents. An additional former Ridley family will move into the community in August. There have been on-going issues at the Lift and Rise related to electrical problems, and coordination on trash pick-up. Breeden construction is working with the AC contractor and other electrical contractors to determine the cause of the electrical issues. Pennrose is working with residents to address trash issues. Two resident meetings were held July 31 and August 2nd to discuss resident issues.

Abbitt Realty continues to market the onsite retail space and reach out to potential tenants. Further buildout on the commercial space will begin this month once permits are received from the city. Buildout will provide basic finished units with HVAC and bathrooms and be ready for tenant improvements. A revised schedule is still pending. The square footage is 1,420 for the north building & 1,540 square feet for the south building.

Ridley III-R and IV-R Onsite Housing - Framing continues for the townhouses in both III-R and IV-R. The floor, elevator, stair towers and framing for the 1st floor are completed. Site work is fully underway for the site infrastructure. The construction completion for Ridley North (III-R) is planned for March 2024 and for Ridley South (IV-R) by November 2024. Ridley III-R is currently 42 days behind schedule. Ridley IV-R is tracking per the construction schedule.

The downtown project was awarded credits in July and additional pre-development work will kick-off in August. Pennrose and NNRHA will continue design and pre-development work for a closing and construction start Fall 2024.

Urban Strategies, Inc. (USI) continues to conduct outreach to Ridley residents, as well as complete needs assessments for each household. Currently, 173 former Ridley families are enrolled in case management and family supportive services with USI.

**PUBLIC AND ASSISTED HOUSING
OCCUPANCY REPORT
*Total Waiting List Applications:***

Public Housing		277
Approved/Eligible	43	
Pending	234	
Section 8		392
Approved/Eligible	86	
Pending	306	

The pending numbers for the Public Housing Program (234) and the Housing Choice Voucher Program (306) represent the total number of applications being processed for eligibility for housing assistance. Some of these families will be determined to be ineligible based on income, landlord references or criminal activity. Therefore, these numbers may fluctuate each month.

Applicants Housed in July

Public Housing Program	7
Housing Choice Voucher	8
Mod-Rehab (SRO)	<u>0</u>
Total	15

Occupancy Statistics:

Public Housing Program (of 839 units)	94%
Section 8 Program (2,895)	94%
Warwick SRO (of 88 units)	95%

Avg. # of Leasing Days (Public Housing) 7

Average Family Rent Contribution for Move-ins Last Month:

1. Public Housing	\$372.
2. Housing Choice Voucher	\$333.
3. Warwick SRO	\$0.

Cumulative Percentage of Section 8 Budget Authority Utilized June 2023 101.6%

**FAMILY INVESTMENT CENTER (FIC)
ACTIVITIES**

EMPLOYED F.I.C. PARTICIPANTS July 2023 (since 1995)	
Aqueduct	124
Ashe Manor	0
Brighton	46
Cypress	24
Dickerson	185
Harbor Homes	126
Lassiter	95
Marshall	172
Orcutt	28
Orcutt TH	10
Oyster Point	23
Pincroft	7
Ridley	383
Section 8	72
Spratley	2
Total	1,297

FAMILY SELF-SUFFICIENCY (FSS)

195 Housing Choice Voucher and Public Housing clients have completed their goal of homeownership as follows:

Housing Choice Voucher Families/FSS	69
\$6,675,318	
Public Housing Families/FSS:	56
\$5,852,540	
HCV Homeownership:	<u>70</u>
\$11,738,092	
Total	195
\$24,265,950	

Hiring Event at Marshall Court Recreation Center

Ms. Sabrina Branch, Director of Bethel Child Development Center hosted a hiring event at the Marshall Recreation Center on July 13, 2023. Three residents completed the background check, application and on-the-spot interviewing process. One resident gained employment from the event and started working on August 2, 2023.



Fun Day for Our Youth

“A healthy outside starts from inside.” NNRHA had the opportunity to collaborate with Department of Human and Urban Development for strong and healthy families and to provide the residents of Aqueduct and Marshall Courts with a Family Fun Day. There were a lot of activities and engagements for the adults and children, such as a selfie photo booth, face painting, free haircuts, line dancing, jewelry beading, painting, healthy hair care tips, mental health awareness, financial literacy, employment opportunities and more! Healthy snacks and ways to get and stay healthy were provided to residents. There were many entries for the \$50 essay contest titled, “What Does Being a Strong and Healthy Family Mean to You?”

The winners picked for the essay contest were Diamond Jones of Marshall Courts, Deyonte Sims, and Jashaun Diggs of Aqueduct. These talented residents worked extremely hard on creating their amazing

essays. They truly portrayed what a strong family means to them. The prizes ranged from \$25-\$50.



What Home Means to Me

NNRHA in partnership with VAHCDO participated in the “What home means to me” poster contest. Six winners were chosen from Newport News Redevelopment and Housing Authority very own housing authority! The categories were elementary school, middle school, and high school. From the elementary category, two of our residents came in first and third place, from the middle school category two of our residents came in second and third place, and from the high school category two our residents came in second and third place. The first-place prize was \$200, second place \$100, and third place \$50. Their entries will be forwarded to SERC for regional competition at the 2023 annual conference in Orlando, Florida.

All of the residents were from the Aqueduct community. The winners were Saniya Sutton, Neytiri Williams, Ni'zorre Williams, Seriah Madden, Teniyah Corprew, and Zavyon-Ruffin Hunt. These bright-minded individuals showcased their talents through art and did an amazing job.



COMMUNITY RESOURCES SENIOR ADULTS

Beware of Current Frauds & Scams

Peninsula Aging on Aging and Oscar Alvarez, Certified Financial Planner, partnered with Community Resources to provide an eye opening and worthwhile program for participating residents at Ashe Manor and Pincroft Apartments. Mr. Alvarez provided a 100 page resource guide, MONEY SMART for Older Adults, to every participant. He engaged with participants on the common types of elder financial exploitation. He provided information about how to recognize telephone and internet scams, charity scams, debt collection scams and various types of identity theft. Everyone learned something new and felt more empowered.



Serve the City – Big Volunteer Week

Serve the City (STC) is an amazing organization whose volunteers come monthly to Ashe Manor and Spratley House to provide social engagement opportunities to the residents. Over the years, they have built trusting relationships with residents based on their core values of humility, compassion, respect, courage, love and hope.And then there is Big Volunteer Week! This year volunteers, came to Spratley and transformed their outdoor vegetable garden. Other volunteers delivered treats to residents and played board games with those that came to the community room. Volunteers were also at Ashe Manor, that same day, delivering treats and playing board games with residents. Volunteers returned to Spratley later in the week to play Bingo, give manicures and complete simple repairs on glasses. Ashe Manor residents enjoyed volunteers later in the week as well when they returned to give manicures and play Bingo. Big volunteer week = big fun and comradery.



**Other NNRHA Controlled Multi-Family Properties
Waiting Lists as of July, 2023**

Property	Occupancy Rate	Approved/Eligible	Pending	Total
Orcutt Townhomes III	97%	1	2	3
Cypress Terrace	99%	5	19	24
Oyster Point/Brighton	98%	10	45	55
Great Oak	99%	110	245	355
Lofts on Jefferson	85.71%	3	7	10
Jefferson Brookville	94%	0	8	8
Lassiter Courts	99%	23	202	225
Spratley House	96%	6	19	25

Family Self Sufficiency (FSS)

Following is a current breakdown of the status of FSS participants in the Public Housing and Housing Choice Voucher Programs for the month of July, 2023.

Participants:	Public Housing	Housing Choice Voucher	Total
Total number in FSS Program	21	98	119
Employed	10	76	88
Currently not working	8	15	23
Attending Virginia Peninsula Comm. College	0	1	1
Enrolled in other Training Program	1	2	3
Employed and going to school	2	2	4
Participants with escrow accounts	9	52	61

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY
2023 Housing Choice and Mainstream Voucher Program Utilization Report - Actual
For the Year Ending December 31, 2023

		CY Housing Choice 2023 Annual Budget Authority		Final - 100% proration								
		\$ 26,052,256		\$ 26,052,256								
		<u>Housing Choice Voucher Funding</u>										
		\$ 1,015,975		Final - 100%								
		\$ 173,677		Final - 100%								
		<u>Mainstream Voucher Program Funding</u>										
		<u>Emergency Housing Voucher Program Funding</u>										
		2506										
		54										
		247										
		88										
		2895										
		141										
		32										
		3068										
		Total Vouchers										
Month	# of Vouchers Utilized	Lease Rate	HAP Payments to Landlords	Avg HAP	Monthly +/- Dollar Utilization	Monthly Amount of Funding Utilized	Year to Date Amount of Funding Utilized	Funding From HUD	Fraud Recovery	Other Sources Of Funds	NRHA Held Reserve Balance	HUD Held Reserve Balance
January	HCV 2751	95.0%	\$ 2,051,002.00	\$ 745.55	(41,685.00)	98.0%	\$ 2,092,687.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	159,579.00	1,583,151.72
	MS 113	80.1%	\$ 81,036.00	\$ 717.13	3,570.00	104.6%	\$ 77,466.00	\$ 77,466.00	-	-	202,264.00	1,691,973.47
	EHV 27	84.4%	\$ 26,175.00	\$ 969.44	7,740.00	142.0%	\$ 18,435.00	\$ 18,435.00	-	-	35,304.00	184,971
February	HCV 2727	94.2%	\$ 2,069,096.00	\$ 758.74	(23,591.00)	98.9%	\$ 2,092,687.00	\$ 140.00	\$ 140.00	\$ 140.00	225,995.00	1,800,787.22
	MS 115	81.6%	\$ 82,807.00	\$ 720.06	5,341.00	106.9%	\$ 77,466.00	\$ 77,466.00	-	-	29,963.00	191,576
	EHV 27	84.4%	\$ 26,175.00	\$ 969.44	7,740.00	142.0%	\$ 18,435.00	\$ 18,435.00	-	-	(29,526.00)	169,993
March	HCV 2730	94.3%	\$ 2,065,363.00	\$ 767.53	8,417.00	100.4%	\$ 2,086,946.00	\$ 285.00	\$ 285.00	\$ 285.00	217,863.00	1,935,682.97
	MS 115	81.6%	\$ 86,256.00	\$ 750.05	7,533.00	109.6%	\$ 78,723.00	\$ 78,723.00	-	-	22,430.00	198,036
	EHV 27	84.4%	\$ 24,540.00	\$ 908.89	(23,510.00)	51.1%	\$ 48,050.00	\$ 48,050.00	-	-	(6,016.00)	136,416
April	HCV 2721	94.0%	\$ 2,140,086.00	\$ 786.51	53,140.00	102.5%	\$ 2,086,946.00	\$ 951.00	\$ 951.00	\$ 951.00	165,674.00	2,176,631.72
	MS 119	84.4%	\$ 88,565.00	\$ 744.24	8,884.00	111.1%	\$ 79,681.00	\$ 79,681.00	-	-	13,546.00	203,538
	EHV 29	90.6%	\$ 26,489.00	\$ 913.41	3,931.00	117.4%	\$ 22,558.00	\$ 22,558.00	-	-	(9,947.00)	128,331
May	HCV 2726	94.2%	\$ 2,183,916.00	\$ 801.14	318,598.00	117.1%	\$ 1,865,318.00	\$ 190.00	\$ 190.00	\$ 190.00	(152,734.00)	2,533,155.47
	MS 117	83.0%	\$ 85,166.00	\$ 727.91	2,509.00	103.0%	\$ 82,657.00	\$ 82,657.00	-	-	11,037.00	212,596
	EHV 27	84.4%	\$ 27,188.00	\$ 1,006.96	(15,258.00)	64.1%	\$ 42,446.00	\$ 42,446.00	-	-	5,311.00	100,358
June	HCV 2716	93.8%	\$ 2,192,779.00	\$ 807.36	132,221.00	106.4%	\$ 2,060,558.00	\$ 2,060,558.00	-	-	(67,061.00)	2,566,416.22
	MS 123	87.2%	\$ 88,945.00	\$ 723.13	40,008.00	181.8%	\$ 48,937.00	\$ 48,937.00	-	-	(28,971.00)	247,338.00
	EHV 27	84.4%	\$ 27,459.00	\$ 1,017.00	1,284.00	104.9%	\$ 26,175.00	\$ 26,175.00	-	-	4,027.00	88,656.50
July	HCV 2738	94.6%	\$ 2,171,942.00	\$ 793.26	34,672.00	101.6%	\$ 2,137,270.00	\$ 16,163.00	\$ 16,163.00	\$ 16,163.00	(101,733.00)	2,522,964.97
	MS 122	86.5%	\$ 88,825.00	\$ 728.07	(2,236.00)	97.5%	\$ 91,061.00	\$ 91,061.00	-	-	(26,735.00)	239,956.00
	EHV 31	96.9%	\$ 29,681.00	\$ 957.45	13,518.00	183.6%	\$ 16,163.00	\$ 16,163.00	-	-	(9,491.00)	86,966.58
											\$ 15,150,665.00	\$ 2,566.00