

**NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY  
BOARD OF COMMISSIONERS REGULAR MEETING**

**August 19, 2025  
8:30 a.m.  
227-27<sup>th</sup> Street, Newport News**

1. Pledge of Allegiance to the Flag of the United States of America
2. Roll Call
3. Consider approval of minutes of regular meeting, July 15, 2025
4. Communications
5. New Business
  - a. **Public Hearing** to receive comments on the Five-Year Agency Plan and Annual Plan for 2026
  - b. Consider a resolution approving the Public Housing Agency Plans (Five Year Plan and Annual Plan for FY 2026-2030) and submission of HUD Form 50075-ST
  - c. **Public Hearing** to receive comments on the Capital Fund Program FY 2025-2029 Capital Five-Year Plan
  - d. Consider a resolution approving the Capital Fund Program for 2025-2029 (Capital 5-Year Plan)
  - e. Consider a resolution of Board of Commissioners Authorizing a Project Loan to Choice Neighborhood V LLC
  - f. R.E.D. Academy Presentation
6. Report to the Board
7. **No Closed Session**
8. Any other business to come before the Board.
  - Comments from the Public: (*Time Limit 3 Minutes*)
9. Adjournment

**Minutes of a Meeting of the  
Newport News Redevelopment and Housing Authority  
July 15, 2025**

Having duly given public notice, the Board of Commissioners of the Newport News Redevelopment and Housing Authority met at 227 27<sup>th</sup> Street, in the City of Newport News, Virginia, at 8:31 a.m. on Tuesday, July 15, 2025.

**Pledge of  
Allegiance**

Mr. Knight led the assembly in the Pledge of Allegiance to the Flag of the United States of America.

**Roll Call**

The meeting was called to order by the Chairperson, and those present were as follows:

Commissioners present: -

Dr. Lisa Wallace-Davis  
William Black  
George Knight  
Barbara Holley  
Andrea Diggs  
Alonzo R. Bell, Jr.  
Thaddeus Holloman

Also present:

Raymond H. Suttle, Jr.  
Kaufman & Canoles, P.C.  
  
Lysandra M. Shaw  
Executive Director  
  
Lisa Dessoify, Director  
Finance  
  
David Staley, Director  
Community Development  
  
Tera Lockley, Director  
Housing  
  
Kayonia M. Betts  
Executive Assistant  
  
Tricia Wilson  
City of Newport News Via ZOOM  
  
Justin Orie  
NNRHA IT Department

**Minutes of a Meeting of the  
Newport News Redevelopment and Housing Authority  
July 15, 2025**

**Approval of  
Minutes June 17,  
2025**

Commissioner Bell moved that the minutes of the regular meeting of the Board of Commissioners held on June 17, 2025 be approved. The motion was seconded by Commissioner Knight and passed with a majority vote.

**New Business**

**The Board of  
Commissioners of the  
Newport News  
Redevelopment and  
Housing Authority  
Authorizing the  
Executive Director to  
Enter Into a Contract  
with Habitat for  
Humanity Peninsula  
and Greater  
Williamsburg**

The Board was provided copies of a resolution authorizing the Executive Director to enter into a contract with Habitat for Humanity Peninsula and Greater Williamsburg. Ms. Shaw reported that the Authority administers the HOME Investment Partnerships Program on behalf of the City of Newport News. The purpose of this program is to expand the supply of affordable housing. On an annual basis, at least 15 percent of HOME funds must be set aside for specific activities to be undertaken by a special type of non-profit called a Community Housing Development Organization (CHDO). A CHDO is a private non-profit, community based organization that has staff with the capacity to develop affordable housing for the community it serves.

Habitat for Humanity has requested a total of \$300,000 in CHDO grant funds. The requested funds will be used towards the construction of four (4) single family homes located at 814, 818, 822 and 824 24<sup>th</sup> Street. Once the homes are completed, they will be sold to families who are at or below 80% of the AMI. The Authority and Habitat for Humanity executed a Development Agreement dated February 29, 2024 detailing the required development provisions that must be followed.

The requested amount represents an additional allocation for the current program year and funding for this request will be made available from program funding from both program years 2021-2022 and 2022-2023.

Board approval of \$300,000 in HOME program funding to support Habitat for Humanity's affordable housing initiatives is recommended.

Commissioner Knight made a motion to approve the resolution. Commissioner Diggs seconded the motion which passed with a unanimous vote. The resolution is attached to and made a part of these minutes.

**Report to the  
Board**

The Report to the Board for July 2025 had been provided to the Board of Commissioners. A copy of the subject report is on file in the office of the Executive Director.

Ms. Lockley reported the NNRHA Controlled Multi-Family Properties Waitlist data as follows: There are 591 Public Housing applications, 79 of which are approved leaving 512 pending applications. The Housing Choice Voucher program has 4,437 applications, of which 43 were approved with 4,394 pending. During the month of June, there were a total of 29 new applicants housed between the Public Housing, Housing Choice Voucher and Mod Rehab (SRO) programs. The Public Housing program is currently occupied at 95% and the Housing Choice Voucher program is currently at 83%. The MOD Rehab Program, which includes Warwick SRO, is 91% occupied. All of the apartment affordable housing communities are occupied at 88% on average.

Ms. Lockley also reported that the Community Resources hosted the 2025 HUD Strong Families Community Event. The event was held in the Aqueduct community on June 24, 2025 and the second event was held at Marshall Courts Recreation Center on June 25, 2025. The In-Kind Donor Luncheon was held on June 4, 2025 at the Olive Garden in Hampton.

Ms. Shaw provided an update to the Public Housing report. She noted that an INSPIRE inspection was conducted at the Oyster Point-Brighton property. The inspection, which focuses on the interior of the units, resulted in a score of 59, falling short of the passing score of 60. NNRHA plans to dispute this finding, an attempt to obtain a higher NSPIRE score. USIG, an external inspection company will be assisting with identifying some of the deficiencies before the scheduled inspections.

**Minutes of a Meeting of the  
Newport News Redevelopment and Housing Authority  
July 15, 2025**

Mr. Holloman inquired about the criteria inspectors use during inspections. Ms. Shaw clarified that inspectors prioritize the interior of units, specifically examining water heaters and the placement of smoke detectors. When Mr. Bell inquired whether this was a complete or sample inspection, Ms. Shaw confirmed it was a sample inspection. Mr. Holloman inquired about the nature of the inspections, specifically if they were random or announced. Ms. Shaw verified that all inspections are announced 30 days prior to the scheduled appointment.

Ms. Dessoffy reported that the insurance policies were renewed for the next fiscal year. In addition to the general liability and property insurance NNRHA has an abundance of insurance to include worker's comp, auto, volunteer and cyber insurance to name a few. The agency uses a broker to assess the insurance needs of the Authority and to obtain the best prices. Mr. Holloman inquired about flood insurance, Ms. Dessoffy confirmed that only Great Oak Senior Living property has flood insurance because of drainage issues.

David Staley reported that the 5-year consolidated plan is underway with the purpose of assessing community needs, establishing priorities and to set long term goals for housing and community redevelopment. The preliminary budget for 2025-2026 is currently being reviewed internally and by the City prior to allocation announcements going out to non-profit applicants. The final draft is currently being reviewed by the City. Marshall Ridley Residential Facade program is a \$2.1 million grant program to assist owner occupied homeowners in the choice neighborhood initiative area with external home improvements. The improvement grant is up to \$20,000 per property. All of the 113 applications received have been processed. There have been 72 completed cases to date and NNRHA has expended just over \$1.3 million. There is \$760K remaining which could assist another 20 to 25 facade cases.

On July 21st, the program will be reintroduced to the community. The announcement will be posted on several news outlets. Mr. Bell inquired about eligibility for the program. Mr. Staley offered several eligibility requirements that the homeowner must meet and in the event the homeowner did not meet the requirements there is an option to cure and become eligible. Ms. Shaw clarified that the facade program repairs existing structures and does not build new structures.

The demolition of Marshall Courts has begun and the Orcutt Townhomes I construction phase is complete and closing is scheduled for September 30, 2025. Three lifts have been installed and are working and all inspections have been completed. Mr. Holloman inquired about future plans for the demolition site at Marshall Courts. Mr. Staley responded that it would be green space as there were stormwater issues at the site and additional greenspace would aid in the mediation of that issue.

Facade improvements at Marshall Courts Apartments have been completed for the first phase. The renovation of the Southeastern Family project is expected to be finished by mid-July. At Ashe Manor Apartments, 12 kitchen renovations have been completed and work is ongoing.

Ms. Shaw reported that the Lift and Rise occupancy is currently at 94%. The retail space located on the ground level of the 2700 and 2800 buildings has had some interest and leasing is expected in the near future. There has been a property manager hired at the Lift & Rise property with additional maintenance staff to address and resolve the backlog of service calls more efficiently.

Ms. Shaw reported on Legacy Landing, an onsite housing development with two phases. The first phase's leasing efforts are in progress, and a grand opening has already taken place. Temporary Certificates of Occupancy have been secured for the first five (5) townhouses in IV-R, and leasing efforts are now in progress. There are 63 units in total occupied out of 115 units at Legacy Landing. A closing is anticipated in September for the final phase of CNI. Additional construction which includes the infrastructure is 88% complete, the Wellness Trail is 72% complete, and groundbreaking for the Seafood Market is anticipated for summer 2025. The retail space already stands at 100% completion. There was a meeting held with stakeholders of the community to create a name for the seafood market and to finalize some of the designs. USI continues to assist former Ridley families and focuses on sustainability. HUD mandates that we track former Ridley families for a year after the CNI grant closes.

**Minutes of a Meeting of the  
Newport News Redevelopment and Housing Authority  
July 15, 2025**

**Adjournment**

There being no other business to come before the Board, the Chairperson adjourned the meeting at 8:50am.

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Secretary-Treasurer

**ITEM NO. 4**  
**Communications**

HAMPTON ROADS  
R.E.D. ACADEMY  
LAUNCH

AUGUST  
28  
2025

Town Point Club  
Norfolk, VA  
1-4PM

More information to come

SAVE  
THE  
DATE



# R.E.D. Academy Hampton Roads

## Chapter

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### Building Equitable Futures for Hampton Roads

R.E.D. Academy is excited to expand to the Hampton Roads region, bringing our proven 20-month training and mentorship program to local developers. Since our 2021 launch in Nashville, we have cultivated a community of real estate developers dedicated to delivering high-quality, scalable affordable housing in communities and neighborhoods.

#### About R.E.D. Academy

R.E.D. Academy equips emerging real estate developers with expertise in governance, finance, policy, sustainability, and development. R.E.D. Academy Nashville has:

- Projects Funded: 15 affordable housing projects launched by R.E.D. Academy fellows.
- Development Pipeline: 900+ housing units currently in the development pipeline.

#### Our Partners

- Norfolk Redevelopment & Housing Authority and its leadership
- Newport News Redevelopment & Housing Authority and its leadership
- Baker Tilly, our strategic workshop and financial analysis partner
- Redemption Bank, providing community-centered financing
- Lincoln Ave Communities, providing strategic development expertise

#### Impact in Hampton Roads

- Enhanced Developer Capacity: Train 12–15 local fellows in key development disciplines.
- Affordable Housing: Fellows will propose at least six new projects, creating 150+ affordable homes.
- CRA Eligibility: ≥51% of units allocated to households at or below 80% AMI.
- Local Partnerships: Strengthen collaboration among Housing Authorities, CDFIs, and community leaders.

#### Ideal Developer Candidate Profile

- 1+ years of real estate, development, or construction experience
- Commitment to serving low- to moderate-income communities
- Commitment to developing affordable housing
- Ability to dedicate 5–10 hours monthly to cohort sessions and workshops
- Strong local ties to Norfolk, Newport News, or broader Hampton Roads
- Entrepreneurial mindset and collaborative spirit



## Launch Event Announcement

Save the Date coming next week! Stay tuned for details on our official kickoff at Town Point Club, Norfolk. Our launch celebration will feature:

- Ribbon-cutting with Housing Authority leadership
- Program overview and keynote remarks
- Networking with fellows, experts, and officials
- Interactive Q&A and fellowship application guidance

For questions or more information:

Dana Ammons, VP Mission Advancement

[dana.ammons@redacademy.org](mailto:dana.ammons@redacademy.org) | 229-663-1684

[www.redacademy.org](http://www.redacademy.org)

Template adaptable for future market launches.

## **ITEM NO. 5**

### **New Business**

- a. **Public Hearing** to receive comments on the Five-Year Agency Plan and Annual Plan for 2026
- b. Consider a resolution approving the Public Housing Agency Plans (Five-Year Plan and Annual Plan for FY 2026-2030) and submission of HUD Form 50075-ST
- c. **Public Hearing** to receive comments on the Capital Fund Program for FY 2025-2029 Capital Five-Year Plan
- d. Consider a resolution approving the Capital Fund Program for 2025-2029 (Capital Five-Year Plan)
- e. Consider a resolution of Board of Commissioners Authorizing a Project Loan to Choice Neighborhood V LLC
- f. R.E.D. Academy Presentation



**5a**

**PUBLIC HEARING**

**NEWPORT NEWS REDEVELOPMENT AND HOUSING  
AUTHORITY**

**Public Housing Agency Plans (Five Year Plan and  
Annual Plan for FY 2026-2030 Submission of HUD  
Form 50077-ST**

This morning a public hearing is being held to receive comments on the proposed Public Housing Agency Plan for Fiscal Year 2026-2030 and submission of HUD Form 50077-ST.

A Notice appeared in the Daily Press on Sunday, July 20, 2025 and the Tidewater Hispanic on July 17, 2025 as well as NNRHA Wilbern building, all Public Housing rental offices and the occupancy office stating the draft Five Year Plan was available for public review at the Authority's office at 227 27<sup>th</sup> Street, Newport News, Virginia during business hours. NNRHA staff met with the Resident Advisory Board on July 18, 2025 to present the draft plan.

I now open this public hearing and invite comments.



## NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

## MEMORANDUM

**DATE:** August 13, 2025

**TO:** All Members, Board of Commissioners

**FROM:** Lysandra M. Shaw, Executive Director *MS*

**SUBJECT:** Public Housing Agency (PHA) Plans

Attached for your review and approval is our proposed Five Year Agency Plan which includes the Annual Plan for FY 2026 along with the required attachments.

The public housing Agency Plan is a comprehensive guide to our policies, programs, services offered to clients, operations and plan to assist with local housing needs. There are two parts to the PHA Plan: the Five Year Plan and the Annual Plan. The Five Year Plan describes the mission and goals of the Authority. The Annual Plan is a detailed review of all Authority operations along with the Capital Fund Program priorities. The Plan is required by the Department of Housing and Urban Development.

The Plan includes comments received from residents attending the Resident Advisory Board virtual zoom meeting on July 18, 2025. A telephone call-in number was provided as well. The proposed plan covers the period 2026-2030 and includes an Annual Plan for FY 2026.

The Agency Plan includes all updated requirements for participation in the Rental Assistance Demonstration program, Choice Neighborhoods program and Housing Choice Voucher programs. After Board approval, any new elements will be referenced in our Agency Plan, Admission and Continued Occupancy Policy and the Housing Choice Voucher Administrative Plan.

We have met all public participation requirements. A notice appeared in the Daily Press on Sunday, July 20, 2025 and the Tidewater Hispanic on July 17, 2025 stating the draft Plan was available for public review. The Five Year Agency Plan was also posted on the website. In addition to the Resident Advisory Board meeting held on July 18, 2025 to discuss the contents of the Plan, a public hearing will also be held as part of the August 19, 2025 NNRHA board meeting to allow any citizen input.

The Agency Plan is due to HUD no later than October 18, 2025 which is 75 days before the end of our new fiscal year which begins January 1, 2026.

The attached resolution is recommended for approval.

Attachment

**A RESOLUTION AUTHORIZING THE NEWPORT NEWS REDEVELOPMENT AND  
HOUSING AUTHORITY TO SUBMIT HUD FORM 50075-ST, PHA PLANS (FIVE  
YEAR PLAN AND ANNUAL PLAN FOR FY 2026 – 2030 TO HUD IN ACCORDANCE  
WITH STATUTORY REGULATIONS**

**WHEREAS**, NNRHA developed a PHA Plan which includes a 5 Year Plan for Fiscal Years 2026 - 2030 and an Annual Plan for Fiscal Year 2026; and

**WHEREAS**, a notice appeared in the Daily Press, the local newspaper of general circulation on July 20, 2025 and Tidewater Hispanic on July 17, 2025 stating the place and location of the Plan for public review and comments and to announce the date, time and place for the public hearing; and

**WHEREAS**, this notice met the requirement for notifying the public and residents of the public hearing; and

**WHEREAS**, NNRHA staff met with the Resident Advisory Board on July 18, 2025 to present the draft plan; and

**WHEREAS**, a copy of the draft plan was provided to the City Manager of the City of Newport News for comments; and

**WHEREAS**, a copy of the draft plan was placed in each rental office, the occupancy office and the NNRHA main offices at the Wilbern Building for public to review; and

**WHEREAS**, the 5 Year and Annual Plan applies to all of the Authority's Asset Management Projects (AMPs); and

**WHEREAS**, a public hearing was held at the regularly scheduled Board of Commissioners Meeting of the Newport News Redevelopment and Housing Authority on August 19, 2025 to receive comments; and

**WHEREAS**, all required documents are in order:

**NOW, THEREFORE BE IT RESOLVED** by the Board of Commissioners of the Newport News Redevelopment and Housing Authority that the 5 Year Plan and Capital Grant five year funding for Fiscal Year 2026 – 2030 and the Annual Plan for Fiscal Year 2026, is hereby approved. The Executive Director is authorized and directed to forward said Agency Plan to the U. S. Department of Housing and Urban Development.

\* \* \*

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

**Applicability.** The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

PHA Information	
A.1	<p> <b>PHA Name:</b> Newport News Redevelopment and Housing Authority <b>PHA Code:</b> VA003  <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 01-01-2026  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> 799 <b>Number of Housing Choice Vouchers (HCVs)</b> 3155  <b>Total Combined Units/Vouchers</b> 3954    <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission    <b>Public Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.    1. Wilber Building – PHA Plan and PHA Plan Elements – Main Office, 227 27th Street, Newport News, VA 23607  2. NNRHA Occupancy Office – PHA Annual Plan – 2709 Jefferson Avenue, Newport News, VA 23607  3. Lassiter Courts Rental Office – PHA Annual Plan  4. Marshall Courts Rental Office – PHA Annual Plan  5. Spratley House Rental Office – PHA Annual Plan  6. Ashe Manor Rental Office – PHA Annual Plan  7. Oyster Point Rental Office – PHA Annual Plan  8. Cypress Terrace Rental Office – PHA Annual Plan  9. Pinecroft Rental Office – PHA Annual Plan  10. Brighton Rental Office – PHA Annual Plan  11. Posted on the website – www.nnrha.com  12. Each resident council president, and RAB Member, as in the past, will receive a copy of the approved PHA Plan along with a copy of the HUD approval letter. </p>

☐ **PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

## B. Plan Elements

### B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

- | Y                                   | N                                   |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Statement of Housing Needs and Strategy for Addressing Housing Needs.                  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Financial Resources.   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Rent Determination.  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Operation and Management.  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Grievance Procedures.  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Homeownership Programs.  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Community Service and Self-Sufficiency Programs.                                       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Safety and Crime Prevention.   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Pet Policy.  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Asset Management.  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Substantial Deviation.   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Significant Amendment/Modification.  |

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions:

NNRHA will comply with all provisions related to HOTMA, Housing Opportunity Through Modernization Act of 2016 and implemented through regulations finalized in 2023, with a Phased in approach. HOTMA affects public housing and Section 8 rental assistance programs. The final rule was published in Federal Register Notice 88 FR 9600.

Families who are working or residents of Newport News will have priority among the local preferences. A preference does not guarantee admission to the housing assistance programs. Preferences are used to establish the order placement on the waiting list. Every family admitted to the program must meet NNRHA's selection criteria as defined in the Occupancy and Administrative Plan.

Public Housing Complexes and Their Average Rent as of December 20, 2024

Southeast Complexes	
Marshall Courts	\$297.00
*Ashe Manor	\$336.00

Northend Complexes	
Aqueduct	\$216.00
*Pinecroft	\$352.00

\*Elderly Housing

Public Housing Complexes and the Average Income Deconcentration Analysis as of December 20, 2024

Southeast Complexes	Total Units	Average Income
*Ashe Manor	50	\$14,591
Marshall Courts	347	\$15,153
Northend Complexes		
Aqueduct	262	\$12,588
*Pinecroft	140	\$14,433
TOTAL	799	

Average Income for all families \$14,191

\*Elderly Housing Exclusion

The Established Income Range (EIR) is 85% to 115% of the PHA public housing income for the covered developments.

Complexes	Avg Income for Complex	85% Test	Average Income for All Families	115% Test
Marshall Courts	\$15,153	\$12,880	\$14,191	\$16,320
Aqueduct	\$12,588	\$10,700	\$14,191	\$16,320

Summary-This analysis was prepared with the data as of December 31, 2024. We feel that income data and characteristics are sufficiently explained by these circumstances for the covered developments and support the goals of Deconcentration of Poverty and income mixing. In addition, we will review this data annually along with the Occupancy Policy as part of the planning process to further fair housing.

**Flat Rents**

Effective January 1, 2025, we set our flat rents no lower than 80% of the Department of Housing and Urban Development established fair market rent (FMR) in their area by bedroom size. The affected families rent will change at their next income re-examination. Families still have the option of selecting the Income Based Rent, which in some cases may be lower. In addition, in some cases, the new Flat rent may be phased in by \$50 quarterly until the new rent amount is achieved.

**Payment Standards**

The Housing Choice Voucher Payment standard is used to calculate the Housing Assistance Payment (HAP) for families participating in the Section 8 program and is the maximum month assistance payment allowable. In accordance with HUD regulations. The Voucher Payment Standard, effective January 1, 2025 is set using the actual small area FMR up to 110%. The Voucher Payment Standards are now broken into bedroom size and zip codes throughout the city of Newport News.

Financial Resources: See Attachment B

**Community Service and Self-Sufficiency Programs:**

The Family Self-Sufficiency (FSS) program enrolled (19) Public Housing and (25) HCV new participants. A total of (2) participants purchased homes.

**Safety and Crime Prevention:**

The Newport News Redevelopment and Housing Authority updated their plan to include updates to the VAWA forms.

**Asset Management:**

Capital Needs Assessments (CNA) will be prepared and used as a tool to guide all capital and rehabilitation needs. Physical Needs Assessments were conducted for Aqueduct and Pinecroft Apartments in 2025 to support and prioritize future capital improvement.

The CNA review will also inform the need to consider demolition/disposition and reconstruction as a method to ensure assets are viable and meet the need of our residents.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

Submitted to the Field Office for review.



**B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

- | Y                                   | N                        |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Choice Neighborhoods Grants.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Modernization or Development.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Demolition and/or Disposition.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Designated Housing for Elderly and/or Disabled Families.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Conversion of Public Housing to Tenant-Based Assistance.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Homeownership Program under Section 32, 9 or 8(Y)  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Occupancy by Over-Income Families.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Occupancy by Police Officers.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Non-Smoking Policies.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project-Based Vouchers.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Units with Approved Vacancies for Modernization.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). |

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

**Choice Neighborhood Grants:**

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

Phase 4 - Legacy Landing II - 99% complete - 84 units - Construction projected to finish by August 2025.

Phase 5 - Downtown (CNI V) - In Design and Development - 73 units - Groundbreaking scheduled for July 2025 - 18 month project. Health & Wellness Trail- Completion projected for August 2025, Connects Pinkett's Beach to 18th Street, Encourages healthy living, walkability, and community connectivity and Links major corridors like Ivy Avenue and 16th Street.

**Modernization or Development:**

The renovations are complete for the Orcutt Townhomes and RAD conversion. The anticipated RAD closing for Orcutt Townhomes I will occur in September 2025.

**Demolition and/or Disposition:**

Marshall Courts VA003000302-A demolition plan of 88 units has been approved by HUD. Demolition will begin in July 2025. Relocation of the 88 units occurred in 2024 and 2025. To date a total of 259 apartments have been renovated.

NNRHA may consider conversion of existing developments to Project-Based Vouchers under Rental Assistance Demonstration (RAD).

**Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants):**

In 2023, NNRHA implemented the Marshall-Ridley Residential Facade Program. The program is a \$2.1 million grant funded program funded by the City to assist owner-occupied home buyers in the Choice Neighborhood Initiative area with exterior improvements. The grant allows for exterior improvements up to \$20,000 for each property. To date, 76 projects were funded from 2023. As of July 2025, additional funds are available and they are on a first come, first serve basis.

NNRHA approved the issuance of Multifamily Housing Revenue Bonds in the amount not to exceed \$16,000,000 for the construction of two multifamily residential rental housing projects with a total of 62 units. The bonds will be used for financing a portion of the costs of acquiring, constructing, and equipping the two affordable housing developments to be known as the Coile Phase I and the Coile Phase II.

**Sponsoring Partnerships & Revitalizing Communities (SPARC)**

Virginia Housing awarded NNRHA \$3 million in SPARC Funding in 2024. The SPARC program allows homebuyers utilizing a Virginia Housing loan product to buy down their interest rate by 1%. With the addition of SPARC funding, the Housing Authority is able to expand our reach and offer Down Payment Assistance to qualified buyers.

**B.3****Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

The Authority currently has 799 units of public housing located throughout the City and administers 3,155 Housing Choice Vouchers (Section 8).

Housing activities in 2024 included:

One hundred eighty eight (188) new Housing Choice Vouchers (HCV/Section 8) participants.

Ninety nine (99) new families leased a public housing unit.

The public housing lease rate for the year was 95.00%.

There were 910 public housing applications and 4,571 Section 8 applications processed in 2024.

The Authority's Maintenance Department completed 14270 work orders.

On December 31, 2024 there were 105 families on the Section 8 and Public Housing waiting lists.

NNRHA maintained 32 Emergency Housing Vouchers to assist families who are Homeless or have a higher risk of Housing Instability. This partnership is between Continuum of Care and NNRHA.

The Lift & Connect Resource Center in Newport News, VA was designated an EnVision Center demonstration site: The site aligns with the EnVision Center goal to empower households towards self-sufficiency and will provide our community with support in the four pillars: Economic Empowerment, Educational Advancement, Health and Wellness, and Character and Leadership.

Conversion of Orcutt Townhomes I (40 units from Public Housing to RAD).

Housing Development Progress

Phase 3 - Legacy Landing I - Complete - 71 units - Mixed income; 97% occupied; all 34 replacement units leased.

Neighborhood Development Progress

Critical Community Improvement - HUD Funded

2510 Jefferson Avenue - Historic Redevelopment

4 unit building fully leased as of April 2025

Restored a historic structure in the former Black business district

Includes retail and office space

Located within an Enterprise Zone and HUBZone

Legacy Landing Commercial Space

100% construction complete

Actively recruiting small business tenants to support economic growth

People Development Progress

Key Partners: Urban Strategies Inc. (USI), Newport News Public Schools (NNPS), Citizens Advisory Committee (CAC)

Case Management - 209 families engaged in intensive case management through USI, receiving personalized support for workforce training, childcare, healthcare, and education access.

Education & Youth Engagement - NNPS provides academic support and enrichment for school-aged children to enhance educational outcomes.

Resident Leadership & Voice - The CAC ensures that resident input guides key decisions and builds trust across all phases of the initiative.

Current Highlights & Strategic Outcomes

Phased Development Success - Multiple housing phases have been completed and are fully occupied, demonstrating visible progress and community impact.

Sustained Commitment to 1:1 Replacement - NNRHA remains committed to replacing all 259 original Ridley Place units through a combination of vouchers and high-quality mixed-income housing.

Resident-Centered Rehousing - The Right to Return strategy is actively underway, with former residents returning through coordinated outreach and case management.

Beyond Housing - Holistic Revitalization - Investments extend into public infrastructure, wellness amenities, commercial revitalization, and wraparound social services, reflecting a comprehensive transformation vision.

B.4	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>Attachment B-4 Pending Approval</p>
B.5	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>A list of the most recent Fiscal Year Findings - Ending June 30, 2023.</p> <p>2023-001-Low Rent Public Housing Eligibility  Two files did not contain the completed Public Housing Annual Recertification checklist. The Authority has had turnover in the staffing who perform eligibility determinations, resulting in eligibility being performed by less experienced and trained staff. The Authority did not follow the internal codes designed to ensure compliance with Eligibility requirements. This is a repeat finding-prior year 2022-001.</p> <p>See Attachment B-5 for additional findings.</p>
<p><b>Other Requirements and Certification Requirements</b></p>	
C.1	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y   N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>The information presented was generally well accepted and approved.  There were several suggestions and comments on better serving residents.</p>

C.2	<p><b>Certification by State or Local Officials.</b></p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y      N</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

C.5

**Troubled PHA.**

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y N N/A

☐ ☐ ☒

(b) If yes, please describe:

# 5-Year PHA Plan (for All PHAs)

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0226  
Expires: 09/30/2027

**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

**Applicability.** The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

PHA Information	
A.1	<p><b>PHA Name:</b> <u>Newport News Redevelopment and Housing Authority</u> <b>PHA Code:</b> <u>VA003</u></p> <p><b>PHA Plan for Fiscal Year Beginning: (MM/YYYY):</b> <u>01/2026</u>  <b>The Five-Year Period of the Plan (i.e. 2019-2023):</b> <u>2026-2030</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Public Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <ol style="list-style-type: none"> <li>1. Wilbern Building – PHA Plan and PHA Plan Elements – Main Office, 227 27th Street, Newport News, VA 23607</li> <li>2. NNRHA Occupancy Office – PHA Annual Plan – 2709 Jefferson Avenue, Newport News, VA 23607</li> <li>3. Lassiter Courts Rental Office – PHA Annual Plan</li> <li>4. Marshall Courts Rental Office – PHA Annual Plan</li> <li>5. Spratley House Rental Office – PHA Annual Plan</li> <li>6. Ashe Manor Rental Office – PHA Annual Plan</li> <li>7. Oyster Point Rental Office – PHA Annual Plan</li> <li>8. Cypress Terrace Rental Office – PHA Annual Plan</li> <li>9. Pinecroft Rental Office – PHA Annual Plan</li> <li>10. Brighton Rental Office – PHA Annual Plan</li> <li>11. Posted on the website – www.nnrha.com.</li> <li>12. Each resident council president, and RAB Member, as in the past, will receive a copy of the approved PHA Plan along with a copy of the HUD approval letter.</li> </ol>

<input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below.)					
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

<b>B. Plan Elements - Required for all PHAs completing this form.</b>	
<b>B.1</b>	<p><b>Mission.</b> State the PHA's mission for serving the needs of low-, very low-, and extremely low-income families in the PHA's jurisdiction for the next 5 years.</p> <p>The mission of the Newport News Redevelopment and 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.</p>

B.2	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next 5 years.</p> <p>Choice Neighborhood Grants:</p> <p>Marshall-Ridley Choice Neighborhoods Initiative (CNI).  Phase 4-Legacy Landing II-99% complete (84 units). Construction projected to be finish by August 2025.  Phase 5-Downtown (CNI V) - In Design and Development - 73 units -Groundbreaking scheduled for July 2025 - 18 month project.</p> <p>Health and Wellness Trail - Completion projected for August 2025.  Connects Pinkett's Beach to 18th Street. Encourages healthy living, walkability, and community connectivity and Links major corridors like Ivy Avenue and 16th Street.</p> <p>Modernization or Development:</p> <p>The renovations are complete for the Orcutt Townhomes and RAD conversions. The anticipated RAD closing for Orcutt Townhomes I will occur in September 2025.</p> <p>Demolition and/or Disposition:</p> <p>Marshall Courts VA003000302  Demolition of 88 units will begin August 2025. To date the remaining 259 units are being been renovated and facades upgraded.</p> <p>NNRHA approved the issuance of Multifamily Housing Revenue Bonds in the amount not to exceed \$16,000,000 for the construction of two properties financing a portion of the costs of acquiring, constructing, and equipping the two affordable housing developments to be known as Coile Phase I and the Coile Phase II. NNRHA will provide Project Based Vouchers for 8 units at each phase.</p> <p>With the addition of SPARC funding, the Housing Authority is able to expand our reach and offer Down Payment Assistance to qualified buyers.</p> <p>Legacy Landing Commercial Space:</p> <p>100% construction complete. Will continue to actively recruit small business tenants to support economic growth.</p> <p>Reducing turnover time for vacated public housing units (to house applicants faster).  Reducing time to renovate public housing units.  Continue to seek replacement of public housing units loss to the inventory through mixed finance development projects and RAD.  Minimizing the number of vacant units.  Maintain or increase Housing Choice Voucher lease-up rates by marketing the program to owners.  Maintain or increase payment standards which allow voucher holders to lease throughout the city of Newport News.  Continue to maintain an appropriate Housing Choice Voucher lease-up rates by effectively screening applicants.  Award Project Based Vouchers and form additional partnerships with apartment management companies.  Ensure access to affordable housing among families assisted by NNRHA regardless of required unit size  Improve REAC scores.  Affirmatively market to local non-profit agencies that assist families with disabilities.  Advertise wait list openings in newspapers including the Daily Press, Tidewater Hispanic and our website.</p>
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**B.3**

**Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

The Authority currently has 799 units of public housing located throughout the City and administers 3,155 Housing Choice Vouchers (Section 8).

Housing activities in 2024 included:

One hundred eighty eight (188) new Housing Choice Vouchers (HCV/Section 8) participants.

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Conversion of Orcutt Townhomes I (40 units from Public Housing to RAD).

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Four (4) unit building fully leased as of April 2025  
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Key Partners: Urban Strategies Inc. (USI), Newport News Public Schools (NNPS), Citizens Advisory Committee (CAC)

Case Management - 209 families engaged in intensive case management through USI, receiving personalized support for workforce training, childcare, healthcare, and education access.

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Beyond Housing - Holistic Revitalization - Investments extend into public infrastructure, wellness amenities, commercial revitalization, and wraparound social services, reflecting a comprehensive transformation vision.

**B.4**

**Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of survivors of domestic violence, dating violence, sexual assault, or stalking.

Annually, all residents and clients are provided with a copy of our VAWA policy. Also, each year NNRHA partners with Transitions Family Violence Services and Newport News Commonwealth Attorney Office - Advocate Victims Unit to hold a Domestic Violence Workshop to educate residents and staff on domestic violence and how it impacts the lives of those in the community.

At the report of violence, staff immediately works with the resident to transfer them to another property if it occurs at one of NNRHA's properties. If the violence occurs to a voucher recipient, they are issued a new voucher as soon as possible.



C.2	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y   N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>YES</p> <ol style="list-style-type: none"> <li>1. Supporting RAD initiatives to improve public housing properties.</li> <li>2. Partner with more community organizations to help provide more resident services.</li> <li>3. Increase community engagement to strengthen safety at the properties.</li> </ol>
C.3	<p><b>Certification by State or Local Officials.</b></p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y   N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p> <p>NO</p>



**PUBLIC HEARING**

**NEWPORT NEWS REDEVELOPMENT AND  
HOUSING AUTHORITY**

**Capital Fund Program FY25-FY29 Capital 5-Year  
Plan**

This morning a public hearing is being held to receive comments on the proposed Capital Fund Program (CFP) FY 2025 – FY 2029 5-Year Plan.

A Notice appeared in the Daily Press on Sunday, July 20, 2025 and at the NNRHA Wilbern building, as well as all Public Housing rental offices on Monday, July 21, 2025. NNRHA staff met with the Resident Advisory Board on July 18, 2025 to present the draft plan. A copy of the draft plan was placed in each rental office, the occupancy office and the NNRHA main office at 227 27<sup>th</sup> Street, Newport News, Virginia and is available for public examination during business hours.

I now open this public hearing and invite comments.




## NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

## MEMORANDUM

**DATE:** August 19, 2025

**TO:** All Members, Board of Commissioners

**FROM:** Lysandra M. Shaw, Executive Director 

**SUBJECT:** Capital Fund Program 5-year Plan FY 2025-2029

Attached for your review and approval is a proposed Capital Fund Program (CFP) FY 2025 – FY 2029 5-year Action Plan.

The Capital Fund Program 5-year Action Plan is a detailed review of all planned PHA capital activities over a 5-year duration. The activities address all current public housing properties and outlines plans to perform interior and exterior improvements and upgrades.

In accordance with NNRHA policy, we have met all public participation requirements. A notice appeared in the Daily Press on Sunday, July 20, 2025, and at NNRHA Wilbern building as well as all Public Housing rental offices on Monday, July 21, 2025. In addition to the Resident Advisory Board meeting held on July 18, 2025 to discuss capital improvement measures, a public hearing will also be held as part of the August 19, 2025 NNRHA Board meeting to allow citizen input.

NNRHA is seeking your approval of the CFP 5-Year Action Plan for fiscal years 2025-2029 in accordance with NNRHA and the Department of Housing and Urban Development policy. Final approval is also required by HUD.

The attached resolution is recommended for approval

**A RESOLUTION AUTHORIZING THE NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY TO SUBMIT THE FISCAL 2025 THROUGH 2029 CAPITAL FUND PROGRAM FIVE YEAR PLAN TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN ACCORDANCE WITH STATUTORY REGULATIONS**

**WHEREAS**, NNRHA developed a Capital Fund Program 5-Year Action Plan for Fiscal Years 2025 – 2029; and

**WHEREAS**, a notice appeared in the Daily Press, the local newspaper of general circulation on July 20, 2025 stating the place and location of the Capital Fund Program 5-Year Plan for fiscal years 2025 – 2029 for public review and comments and to announce the date, time and place for the public hearing; and

**WHEREAS**, this notice met the minimum 45-day requirement for notifying the public and residents of the public hearing; and

**WHEREAS**, NNRHA staff met with the Resident Advisory Board on July 18, 2025 to present the draft plan; and

**WHEREAS**, a copy of the draft plan was placed in each rental office, the occupancy office and the NNRHA main offices at the Wilbern Building for public to review; and

**WHEREAS**, the CFP 5-Year Action Plan FY 2025 – 2029 applies to all of the Authority's Public Housing Asset Management Projects (AMPs); and

**WHEREAS**, a public hearing was held at the regularly scheduled Board of Commissioners Meeting of the Newport News Redevelopment and Housing Authority on August 19, 2025 to receive comments; and

**WHEREAS**, all required documents are in order.

**NOW THEREFORE IT BE RESOLVED** by the Board of Commissioners of the Newport News Redevelopment and Housing Authority that the Capital Fund Program 5-Year Action Plan for Fiscal years 2025 – 2029 is hereby approved. The Executive Director is authorized and directed to forward said Plan to the U.S. Department of Housing and Development.

## NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

## MEMORANDUM

**DATE:** August 19, 2025

**TO:** All Members, Board of Commissioners

**FROM:** Lysandra M. Shaw, Executive Director *ms*

**SUBJECT:** Resolution of Board of Commissioners Authorizing a Project Loan to Choice Neighborhood V LLC

Board approval is needed to issue a loan to the Choice Neighborhood V Development Corporation to facilitate the construction and development of the final CNI housing phase of the Choice Neighborhood Implementation grant, which will be constructed on Washington Avenue between 28<sup>th</sup> and 29<sup>th</sup> Streets. The project consists of 73 units with a mix of 1- bedroom (14), 2- bedroom (50) and 3- bedroom (9) units.

The loan is made up of funds from the following sources:

Funding Source	Type of Financing	Use	Amount	Construction	Permanent
Choice Neighborhood Initiative Funds	Grant to NNRHA – soft loan to CNI V	Development Construction Costs	Not to exceed \$5,811,915	X	X
NNRHA – CNI Program Income	NNRHA program income – soft loan to CNI V	Development Construction Costs	Not to exceed \$2,000,000	X	X
City of Newport News Funds	Grant to NNRHA – soft loan to CNI V	Development Construction Costs – Infrastructure and Hard Costs	Not to exceed \$5,304,365	X	X

**Total** **\$13,116,280**  
**(Not to exceed)**

NNRHA – Funds from DHCD	VHTF – soft loan to CNI V	Permanent pay hard debt	\$3,000,000		X
NNRHA – Funds from DHCD	HIEE – soft loan to CNI V	Permanent pay hard debt	\$2,000,000		X

**Total** **\$5,000,000**  
**(Not to exceed)**



Please note that \$13,116,280 will be loaned to the project as construction financing and \$5,000,000 as permanent financing at closing.

The approval of the attached resolution authorizes the Executive Director to execute the loan documents and take such other actions in the furtherance of this resolution.

Approval is recommended.

**RESOLUTION OF THE  
NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY  
CHOICE NEIGHBORHOOD V-DOWNTOWN, LLC  
CHOICE NEIGHBORHOOD DOWNTOWN COMMERCIAL PARTNERS, LLC**

WHEREAS, the Newport News Redevelopment and Housing Authority (the "Authority"), was created pursuant to the Virginia Housing Authorities Law (the "Act"), Chapter 1, Title 36, Code of Virginia of 1950, as amended (the "Virginia Code"), and exist and operates as a public body corporate and politic; and

WHEREAS, the Act empowers the Authority: (a) to issue its notes or bonds in accordance with the provisions of the act for the purpose of making loans for the prevention and elimination of slum or blighted areas, for assistance in housing construction or rehabilitation by private sponsors and to refund prior obligations issued for any such purposes; (b) with the approval of the local governing body or its designee, to form corporations, partnerships, joint ventures, trusts, or any other legal entity or combination thereof, on its own behalf or with any person or public or private entity; and (c) in connection with any housing project, to transfer, convey, sell, lease or rent lands embraced in any housing project; and

WHEREAS, the City of Newport News, Virginia (the "City") and the Authority were awarded a Choice Neighborhood Initiative Grant pursuant to that Choice Neighborhood Initiative Implementation Grant Agreement dated June 27, 2019 (the "Grant Agreement") by and among the United States Department of Housing and Urban Development ("HUD"), the Authority and the City; and

WHEREAS, the Authority with consent of the City formed and created Choice Neighborhood V-Downtown LLC, a Virginia limited liability company ("Choice V LLC") and Choice Neighborhood V-Downtown Corporation, a Virginia corporation ("Choice V Development") to act as manager of Choice V LLC, to develop and construct Choice Neighborhood V-Downtown, a residential development in the southern part of the City (the "Project"); and

WHEREAS, the Authority with the consent of the City, formed and created Choice Neighborhood Downtown Commercial Partners, LLC, a Virginia limited liability company ("Choice Downtown Commercial") and Choice Neighborhood Downtown Commercial Partners Development Corporation, a Virginia corporation ("Choice Downtown Commercial Development Corporation") to act as manager of Choice Downtown Commercial, to develop and construct Choice Downtown Commercial, a commercial/retail component of the Project; and

WHEREAS, the Authority has entered into an agreement with Pennrose Holdings, LLC ("Pennrose"), for the development and construction of the Project; and

WHEREAS, the Authority, Choice V, LLC and Pennrose entered certain loan agreements for the design, development, and construction of the Project; and

WHEREAS, the parties are obtaining construction and permanent financing through Truist Bank ("Truist") and other financing sources; and

WHEREAS, Choice V, LLC will develop and construct both the residential and commercial/retail components of the Project and will enter into a master lease (the "Master Lease") and related agreements with Choice Downtown Commercial for the commercial/retail components of the Project; and

WHEREAS, the Authority is making loans to Choice V LLC in the approximate total amount of \$18,116,280 at zero interest from the following sources: (a) \$5,811,915 CNI funds; (b) \$2,000,000 NNRHA funds (c) funds from the City in the approximate amount of \$5,304,365 (d) permanent loans from DHCD in the approximate amount of \$3,000,000 at the time of permanent conversion, and (e) a permanent loan from HIEE Funds in the approximate amount of \$2,000,000. (The above loans and funding sources are collectively referred to as the "Loans"); and

WHEREAS, the financing of the Project will continue the operations of the Authority and the Project and further discharge its lawful purposes, duties and responsibilities by making additional affordable, safe and sanitary dwelling accommodations available for persons of low or moderate income who reside in the City.

NOW THEREFORE, BE IT RESOLVED BY THE NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY:

1. The recitals made in the preambles to the Resolution are hereby adopted as a part of this Resolution.
2. That the Executive Director of the Authority is hereby authorized to enter into the following documents, all subject to legal counsel review:
  - a. All loan documents with Choice V-Downtown, LLC, to affect the Loans, to include any and all documents, notes, loan agreements, deed of trusts, pledge agreements, regulatory agreements, amendments, modifications and refinancing thereof.
  - b. Any and all related and necessary documents needed to effectuate the Loans and any refinance of said Loan to include any amendments, modifications, or refinancing thereof.
  - c. All loan documents for funding of the Loans, including a Funding Agreement with the City.
3. The Executive Director shall have the authority to negotiate any further terms, conditions, and requirements for the Loan, including adjustments to loan principal, term and contract amounts.
4. The provisions of this Resolution are hereby declared to be separable, and if any section, phrase or provision of this Resolution shall be declared invalid, such invalidity shall not affect the validity of the remainder of the sections phrases and provisions of this Resolution.
5. The Authority shall perform such other acts and adopt such further resolutions as may be required to implement its undertakings hereinabove set forth.

6. This Resolution shall take effect immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;  
CERTIFICATE OF VOTES FOLLOWS]

### **CERTIFICATE OF VOTES**

The following is a record of the vote by the Newport News Redevelopment and Housing Authority (the "Authority"), on the foregoing Resolution, approved at the duly called public meeting of the Authority held on July 15, 2025:

<b>COMMISSIONERS</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Dr. Lisa Wallace-Davis, Chair				
Thaddeus Holloman, Vice Chair				
Andrea R. Diggs				
William Black				
George Knight				
Barbara Holley				
Alonzo R. Bell, Jr.				

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Secretary, Newport News Redevelopment and  
Housing Authority





# REPORT TO THE BOARD

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

## August 2025

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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## PUBLIC AND ASSISTED HOUSING OCCUPANCY REPORT

Total Waiting List Applications	
Public Housing	542
Approved/Eligible	78
Pending	464
Housing Choice Voucher	4430
Approved/Eligible	61
Pending	4369

The pending application numbers for the Public Housing Program (542) and the Housing Choice Voucher Program (4369) present the total number of applications being processed for eligibility for housing assistance. Some of these families will be determined ineligible based on income, landlord references or criminal activity. Therefore, these numbers will fluctuate each month.

New Applicants Housed	
Public Housing Program	10
Housing Choice Voucher	38
Mod-Rehab (SRO)	5
<b>Total</b>	<b>53</b>
Occupancy Statistics:	
Public Housing Program	95%
Housing Choice Voucher Program	84%
Mod-Rehab Program (Warwick SRO)	93%
Mod-Rehab (Warwick SRO)	82
Avg. # Leasing Days (PH)	27
Avg. Rent for Move-Ins (PH)	\$213
New Mod-Rehab (SRO) participants	\$146
Total Public Housing	799
Housing Choice Vouchers	2,984
Lease Rate – <b>June 2025</b>	83%

Average Family Rent Contribution for Move-ins Last Month:	
Public Housing	\$213
Housing Choice Voucher	\$280
Warwick SRO	\$146
Cumulative Percentage of Section 8 Budget Authority Utilized July 2025	62.9%

### HOMEOWNERSHIP PROGRAM

#### Since the Inception of Program

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

FSS		
Program	Number of Families	Total Cost of Homes Purchased
HCV Families	70	\$6,946,738
PH Families	56	\$5,852,540
HCV-V Home-ownership	74	\$12,629,488

In this chart the number of HCV and PH families represents past participants.

HCV-V numbers reflect current program participants.



**Other NNRHA Controlled Multi-Family Properties  
Waiting Lists as of July 2025**

<b>Property</b>	<b>Occupancy Rate</b>	<b>Approved/Eligible</b>	<b>Pending</b>	<b>Total</b>
Orcutt Townhomes I (Lease Up)	80%	2	70	72
Orcutt Townhomes III	97%	0	0	0
Cypress Terrace	82%	0	0	0
Oyster Point/Brighton	89%	6	79	85
Great Oak	95%	289	187	476
Lofts on Jefferson	93%	1	0	1
Jefferson Brookville	90%	2	30	32
Lassiter Courts	97%	4	224	228
Spratley	98%	0	38	38

## FAMILY SELF-SUFFICIENCY (FSS)

The 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 2025.

Participants	Public Housing	Housing Choice Voucher	TOTAL
<b>Total</b> number in FSS Program	42	80	<b>122</b>
Employed	22	58	<b>80</b>
Currently not working	17	17	<b>34</b>
Attending Virginia Peninsula Comm. College	0	1	<b>1</b>
Attending Christopher Newport Univ.	0	0	<b>0</b>
Enrolled in NNRHA Computer Training/GED	1	0	<b>1</b>
Enrolled in other Training Programs	1	2	<b>3</b>
Employed and going to school	1	2	<b>3</b>
Total Number of participants with escrow accounts	18	48	<b>66</b>

# **COMMUNITY RESOURCES**



## **COMMUNITY RESOURCES**

### **Community Resources • Resident Relations • Senior Residents**

#### **Resident Tenant Council Officer Dinner Meeting**

On Wednesday, July 16, 2025, a total of 27 resident council elected officers gathered at Golden Corral (305 Chatham Dr, Newport News, VA).

The officers began the evening by sharing a meal, which fostered a welcoming and collaborative atmosphere for discussions. The primary focus of the meeting was to discuss updates to the organization's bylaws.

A significant portion of the meeting was dedicated to reviewing a sample copy of the HUD bylaws. The group engaged in a preliminary discussion about potential changes and improvements to the existing bylaws, and this sample will serve as a valuable reference moving forward.

The meeting was concluded with a plan to continue to focus on this topic at the next meeting. Officers are encouraged to come prepared with comments and suggestions for a more in-depth discussion.

#### **Resident Relations • Senior Residents**

##### **CenterWell Senior Primary Care**

In July, CenterWell partnered with Ken Hodge, Benefit Plan Services, and NNRHA's Community Resources Department to provide fun, food, and valuable information about their senior primary care services to NNRHA's senior communities. CenterWell is a new option for seniors which provides a comprehensive primary care team that focuses on all aspects of health. The newest CenterWell is located at 3001 Jefferson Avenue which is very convenient to the downtown

communities. Spratley House, Ashe Manor and Pinecroft Apartments residents enjoyed Bingo, prizes, food, and CenterWell giveaways.



### **Great Oak Resident Council is Thriving!**

The Great Oak Resident Council has been active and engaged in the month of July! The board hosted a game day early in the month. Approximately 10 residents came and played cards, Jenga and other fun games. Board members provided lunch from Jimmy John's that participations raved about. The Board hopes that the word will spread and more residents will participate the next time.

There was a great turnout (approximately 25 people) for the monthly council meeting. Special guests included Lysandra Shaw, Executive Director and Tera Lockley, Director of Housing Operations who greeted the residents and answered a few questions. Peninsula Agency on Aging (PAA) was kind enough to provide blood pressure education and screenings. PAA will also be at Pinecroft Apartments on July 31, 2025 to provide blood pressure screenings while the Newport News Public Library (NNPL) is there.

### **Pinecroft Residents are Busy**

Pinecroft Resident Council and committees continue to host Bingo games every other Friday where residents can win small prizes. The Council also hosted a July 4<sup>th</sup> cookout. One of the resident committees hosts morning coffee every Thursday where residents can socialize and enjoy coffee and something sweet.





# FINANCE

	2025 Annual Budget Authority	Final 99.5% proration
<b>CY Housing Choice 2025 Annual Budget Authority</b>	<b>\$ 28,432,110</b>	
<b>Housing Choice Voucher Funding</b>	<b>\$ 28,432,110</b>	
<b>Mainstream Voucher Program Funding</b>	<b>\$ 1,288,558</b>	<b>Final - 100%</b>
<b>Emergency Housing Voucher Program Funding</b>	<b>\$ 366,362</b>	<b>Final - 100%</b>
<b>HCV Units</b>	<b>2507</b>	
VASH units	54	
CNI tenant protection	247	
Marshall tenant protection	88	
Warwick SRO - RAD2	88	
Baseline HCV count	2984	
Mainstream Vouchers	141	
Emergency Housing Vouchers	30	
<b>Total Vouchers</b>	<b>3155</b>	

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# **COMMUNITY DEVELOPMENT**



## COMMUNITY DEVELOPMENT

The 2025-2029 Five-year Consolidated Plan and the 2025 Annual Action Plan are complete. The draft has been published to the NNRHA website and the City of Newport News website. Hard copies have also been distributed to public housing sites, libraries and community centers. A virtual public meeting to discuss the plans and answer questions was held on July 24<sup>th</sup> at 6:00 p.m.

### Sponsoring Partnerships & Revitalizing Communities (SPARC)

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. SPARC allocations are approved on an annual basis. This current program year for SPARC funding began July 1, 2025, and will conclude June 30, 2026. NNRHA has expended \$380,950 of the total \$4M awarded to serve the citizens of Newport News.

### Redevelopment & Homeownership

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 a home in the City.

<b>Down Payment Assistance (DPA)</b> <b>Fiscal Year: July 1, 2025 – June 30, 2026</b>					
(Completed)	Denied	Pending Additional Documentation	Current Month (Completed)	Underwriting in Process	Withdrew
1	1	0	1	4	0

New DPA Applications July 2025	Total DPA Applications Received for July 1, 2025 – June 30, 2026
4	4

Total Housing Rehabilitation Activity for August 2025	
Residential Repair Program	Cases
Projects Completed	2
Projects in Underwriting	13
Projects Pending Approval	0
Projects Ongoing	3
Projects Ineligible	0
<b>Total</b>	<b>18</b>

<b>New Housing Rehabilitation Applications for June 1, 2025- June 30, 2025</b>	<b>Total New Housing Rehabilitation Applications Received for July 1, 2024 - June 30, 2025</b>
3	20

<b>Total Housing Rehabilitation Activity for Calendar Year January 1, 2025 – December 31, 2025</b>	
	<b>Residential Repair Program</b>
Projects Completed	8
Projects Ineligible	9
<b>Total</b>	<b>17</b>

### **MARSHALL-RIDLEY RESIDENTIAL FACADE PROGRAM**

The Marshall-Ridley Residential Facade Program is a \$2.1 million grant program 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 113 have been processed and are currently at varying stages, as indicated in the chart below.

Having completed processing of all applications received for the Residential Facade Program, the Authority will be accepting new applications beginning July 21st on a first come, first served basis until all funds have been depleted.

#### **Marshall-Ridley Residential Facade Program Activity Tracker**

Total Applicants	113
Finance Review	113
Inspected	92
Codes Review	78
Contract Pending	2
Contracted	2
Completed	72
Ineligible	37



## **CAPITAL ACTIVITY**

### **Marshall Courts – Phase VII Demolition of 88 Units**

During the week of July 7, 2025, site preparation for the demolition project for Marshall Courts began. Preparation is ongoing with the installation of security fencing, silt fencing and the mobilization of equipment for the project. All permitting has been issued to the general contractor and the anticipated start of the demolition is the week of August, 18, 2025.

### **Orcutt Townhomes I**

The construction phase of the Orcutt Townhomes I RAD project is complete. NNRHA is preparing for the final closing of the project that is scheduled for September 30, 2025.

### **Aqueduct Apartments**

The capital improvements plan for Aqueduct Apartments is currently being evaluated to prioritize needed improvements.

### **Marshall Courts Apartments Phase I**

Phase I of the Marshall Courts Apartments exterior renovation project is complete. Exterior improvements include new cement board siding, exterior trim, and painting. Electrical upgrades, roof repairs and pavement improvements were also addressed.

### **Marshall Courts Apartments Phase II**

NNRHA staff is preparing for Marshall Courts Apartments Phase II exterior renovations. The in-house cost estimate has been completed. Our Procurement Department is preparing a bid package for contractor solicitation.

### **Southeastern Family Project (2351 Terminal Ave.)**

This project is nearing completion. Final punch list items are being addressed and the Hampton Newport News Community Services Board will reoccupy the building later this month.

### **Ashe Manor**

The Ashe Manor kitchen renovation project is 50% complete. Twenty-five (25) resident kitchens have been replaced to date. The anticipated completion date for the project is September 2025. A capital improvements plan meeting was held on Tuesday, August 5, 2025, to discuss additional capital improvement needs for Ashe Manor.

### **Pinecroft Apartments**

Planned improvements for Pinecroft Apartments include evaluating the need to upgrade one (1) elevator, six (6) water chiller pumps, two (2) boilers, two (2) water cooling equipment platforms, replace water shut-off valves in all apartments that have not been replaced to date, replace VCT tiles that are missing or damaged in common areas and elevators, paint walls in common areas on the 1st floor, repair or replace building entrance doors, replace thermostats, and investigate building ground wiring issues.

# **CHOICE NEIGHBORHOOD INITIATIVE (CNI)**



## CHOICE NEIGHBORHOOD INITIATIVE (CNI)

### Lift and Rise on Jefferson

Lift & Rise on Jefferson continues to perform well, maintaining a strong occupancy rate at 94%.

### **Maintenance Update:**

Due to a recent increase in maintenance requests, the Pennrose Maintenance team has temporarily added additional staff to help address and resolve the backlog of service calls more efficiently.

The NNRHA CNI team is meeting weekly with the Pennrose Property Management (PMC) team to review and discuss the growing number of maintenance requests and concerns at Legacy Landing and Lift and Rise. During these meetings, the Pennrose PMC team presents a detailed list of outstanding maintenance issues.

### Legacy Landing -Phases – III-R and IV-R

#### **Leasing updates:**

As of August 2025, a total of 66 units has been occupied at Legacy Landing, all within Phase III-R. Of these, 30 units are occupied by returning Ridley residents through either Project-Based Vouchers (PBV) or Housing Choice Voucher (HCV) replacement units. Additionally, four (4) approved applications in Phase III-R are awaiting Housing Quality Standards (HQS) inspections, and one (1) market-rate unit currently has no leasing activity.

Phase IV-R currently has no units occupied; however, the first five (5) townhomes have received Temporary Certificates of Occupancy (TCOs) from the City of Newport News. A total of 68 applications for Phase IV-R have been approved and are pending third-party HQS inspections. In preparation, the Pennrose Property Management team is conducting thorough punch-list work on each unit to ensure they meet inspection standards and are ready

Legacy Landing Lease Up Report	Updated as of August 2025		
Category	Phase III- R 71 units	Phase IV- R 84 units	Total
Total Units Occupied	66	0	66
Applications approved and awaiting HQS inspections	4	68	72
Returning Ridley Residents (PBV+HCV Replacement Units) Occupied	30	0	30

for a successful inspection and timely occupancy.

### **Permanent Lighting Installation Update:**

- Conduit installation for Legacy Landing site lighting is underway and set to finish by July 18, 2025. If Dominion removes temporary lights by August 1, full activation of permanent lighting is expected by August 29, 2025.
- Buildings not yet issued Temporary Certificates of Occupancy (TCOs) are still undergoing final construction activities.

### **Construction Updates:**

- CNI IV-R - 99% complete
- Infrastructure: 88% complete
- Wellness Trail: 72% complete
- Seafood Market: Ground breaking slated to begin in the summer of 2025
- Retail: 100% complete
- **Phase V - Downtown Phase (28th Street and Washington Avenue)**  
The groundbreaking and financial closing for Phase V – Downtown Phase is scheduled for September 2025.
- The Development Team has submitted the site plan to the City of Newport News and is currently awaiting approval.
- Once approved, the team will proceed with final pre-construction preparations to remain on track for the scheduled start date.

**Urban Strategies, Inc.**

As of July 2025, the Urban Strategies, Inc. (USI) Newport News team has completed comprehensive assessments for 209 families as part of their continued work with the Choice Neighborhoods Initiative.

USI hosted the quarterly CNI Partner's Meeting on July 31, 2025, at the Downing-Gross Cultural Arts Center. The event brought

together all CNI partners and served as a collaborative space to discuss current challenges and barriers impacting CNI families. Partners shared insights, identified areas for improvement, and explored ways to better support residents while staying aligned with the overall goals of the initiative.