

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

**July 15, 2025
8:30 a.m.
227-27th 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, June 16, 2025
4. Communications
5. New Business
 - a. Community Housing Development Organization (CHDO) Program Agreement
 - b. Resolution of the Newport News Redevelopment and Housing Authority - Choice Neighborhood V-Downtown, LLC & Choice Neighborhood Downtown Commercial Partners, LLC
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
June 17, 2025**

Having duly given public notice, the Board of Commissioners of the Newport News Redevelopment and Housing Authority met at 227 27th Street, in the City of Newport News, Virginia, at 8:31 a.m. on Tuesday, June 17, 2025.

**Pledge of
Allegiance**

Mr. Holloman 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

Valarie Ellis, Director
Administrative Services

Lisa Dessoffy, Director
Finance

David Staley, Director
Community Development

Tera Lockley, Director
Housing

Kayonia M. Betts
Executive Assistant

Tricia Wilson
City of Newport News

Bennett Keene, Summer Intern
City of Newport News

Jackson Martingayle
Summer Associate, Kaufman & Canoles

Justin Orie
NNRHA IT Department

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
June 17, 2025**

Approval of Minutes May 20, 2025	Commissioner Bell moved that the minutes of the regular meeting of the Board of Commissioners held on May 20, 2025 be approved. The motion was seconded by Commissioner Knight and passed with a majority vote and one abstention.
Communications	The following communications were presented to the Board and reviewed by the Executive Director. The ribbon-cutting ceremony for Legacy Landing was held on Thursday, June 5, 2025. This momentous occasion was attended by a large crowd, including the newly settled residents of Legacy Landing and numerous City personnel. The Executive Director had the distinct honor of speaking, warmly welcoming the residents to their new homes and expressing gratitude for the collaborative efforts that brought the project to fruition. Also speaking at the event was Vice Mayor Bethany, whose insightful remarks underscored the City's commitment to providing quality housing and fostering community growth. Several other key contributors to the Legacy Landing development also shared their perspectives, offering details on the project's journey from conception to completion and emphasizing the positive impact it will have on the community. The overall sentiment of the ceremony was one of celebration and optimism, marking a new chapter for the residents and the City.
New Business	
The Board of Commissioners of the Newport News Redevelopment and Housing Authority Authorizing the Charge Off Of Tenants' Accounts Receivable	<p>The Board was provided copies of a resolution authorizing the charge offs of tenants' accounts receivable. There are 25 accounts recommended for charge-off action with a total dollar value of \$24,777.51 for the period of October 1, 2024 – April 30, 2025. The average amount per vacated account is \$991.10. Recoveries from previously charged-off accounts are \$48,096.90 for the 12 months ending April 30, 2025. In December 2024, the Board approved charge-offs for May 1 – September, 2024 in the amount of \$89,433.32. This reduces the Authority's actual loss to \$66,113.93 this fiscal year representing 3.2% of anticipated rents. NNRHA budgets 2% of the net rental revenue as a collection loss.</p> <p>Ms. Shaw reported that the percentage of anticipated rents has continually decreased and is optimistic that it will stabilize.</p> <p>Adoption of the attached resolution authorizing the charge-off in the total amount of \$24,777.51 for the seven-month period ending April 30, 2025 is recommended.</p> <p>Commissioner Knight made a motion to approve the resolution, as modified. Commissioner Black seconded the motion which passed with a unanimous vote. The resolution is attached to and made a part of these minutes.</p>

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
June 17, 2025**

**Report to the
Board**

The Report to the Board for May 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 611 Public Housing applications, 87 of which are approved leaving 524 pending applications. The Housing Choice Voucher program has 4,541 applications, of which 43 were approved with 4,475 pending. During the month of May, there were a total of 30 new applicants housed between the Public Housing, Housing Choice Voucher and Mod Rehab (SRO) programs. The Public Housing program is currently occupied at 94% and the Housing Choice Voucher program is currently at 84%. The MOD Rehab Program, which includes Warwick SRO, is 95% occupied. All of the apartment affordable housing communities are occupied at 89% on average.

Ms. Lockley also reported that the Community Resources partnered with the Virginia Peninsula Foodbank and the Newport News Police Department to deliver perishable food, fruits and vegetables to every household in the Pinecroft community during the elevator outage. Additionally, there were 10 residents that were awarded scholarships at the Newport News Redevelopment and Housing Authority's 2025 Scholarship Banquet and computer training was provided to the senior residents.

Ms. Dessoify reported that two weeks ago, Payscan was successfully implemented. Staff are currently addressing some workflow issues that have arisen since implementation. Lisa extended her gratitude to the finance and IT departments for their dedicated efforts throughout the process. Additionally, she acknowledged Ms. Ellis for her 26 years of service to the Authority, in anticipation of her upcoming retirement.

Ms. Ellis reported that open enrollment season began on June 6, 2025 and employees who finished their enrollment by a specified date would be entered into a raffle. Ms. Ellis also thanked the Board for their support of the Authority as well as her colleagues for always being supportive and working as a team.

David Staley reported that 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 external home improvements. The improvement grant is up to \$20,000 per property. So far there have been 70 completed cases to date and NNRHA has expended just over \$1.3 million. The community is appreciative and the hope is to be able to assist another 20 families with this grant. On July 21st, the program will be reintroduced to the community. The announcement will be posted on several news outlets. Ms. Shaw complimented the facade improvements that are being done to the Marshall Courts Apartments and urged everyone to go see it.

Ms. Shaw reported that the Lift and Rise occupancy is currently at 94%. Marketing for the retail space located on the ground level of the 2700 and 2800 buildings is being revamped to appeal to business owners and should be leased soon. The City is still offering incentives for business owners who are interested in leasing the retail space.

Ms. Shaw also reported that there were 50 former Ridley residents who applied to live at Legacy Landing. Of those 50 residents, 30 residents were approved. As of June 4, 2025, the leasing process for CNI Phase III-R of the Legacy Landing project, which includes 71 units, is underway with 62 of those units currently occupied. The second Phase which is CNI Phase IV-R is 99% complete. Additional construction which includes the infrastructure is 97% complete, the Wellness Trail is 72% complete, and groundbreaking for the Seafood Market is anticipated for summer 2025, while the retail space already stands at 100% completion. The timeline for Phase V – Downtown Phase anticipated ground breaking and final closing is set for August 2025. NNRHA is currently working with WRT, the designer for the on-site housing at Legacy Landing to design the homeownership units that will be on the perimeter of the site. The Authority will also include some of the CAC community committee members to lend their design ideas as well.

Ms. Ellis received a heartfelt send-off from her colleagues, who unanimously praised her contributions and wished her well in retirement. Ms. Shaw initiated the congratulations, acknowledging Ms. Ellis's significant support to the Authority. Mr.

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
June 17, 2025**

Holloman and Mr. Bell echoed these sentiments, commending her stellar career. Mr. Black offered a poignant reflection, highlighting Ms. Ellis's unique position as the last remaining original staff member and the comfort he found in their shared history. Mr. Knight applauded her consistent teamwork, while Ms. Holley, Ms. Diggs, and Dr. Davis collectively extended their congratulations and well wishes. Finally, Mr. Suttle recounted his long history of collaboration with Ms. Ellis, recognizing her invaluable contributions and expressing his personal pleasure in having worked alongside her.

Closed Session

Vice Chairman Holloman moved to enter the Board into a closed session for the purpose of discussion of personnel matters consistent with Virginia Code 2.2-3711 (A) (1). Commissioner Bell seconded the motion which passed with a unanimous vote.

Coming out of closed session Vice Chairman Holloman made a motion to certify that only public business matters lawfully exempted from open meeting requirements by Virginia Law and only those matters as identified in the motion were discussed in the closed meeting today.

Commissioner Holloman requested approval of the resolution certifying adherence to the Virginia Freedom of Information Act. Commissioner Knight made a motion to approve the resolution. The motion was seconded by Mr. Bell, and passed with a unanimous vote.

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
June 17, 2025**

Adjournment

There being no other business to come before the Board, the Chairperson adjourned the meeting at 9:31am.

Secretary-Treasurer

ITEM NO. 4
Communications

ITEM NO. 5

New Business

- a. Community Housing Development Organization (CHDO) Program
- b. Resolution of the Newport News Redevelopment and Housing Authority - Choice Neighborhood V-Downtown, LLC & Choice Neighborhood Downtown Commercial Partners, LLC


5a

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

MEMORANDUM

DATE: July 15, 2025

TO: All Members, Board of Commissioners

FROM: Lysandra M. Shaw, Executive Director 

SUBJECT: HOME Investment Partnerships Program (HOME) - Community Housing Development Organization (CHDO) Grant Contract/Program Agreement between Newport News Redevelopment and Housing Authority & Habitat for Humanity Peninsula and Greater Williamsburg

The Authority administers the HOME Investment Partnerships Program (HOME) on behalf of the City of Newport News. The purpose of this program is to expand the supply of affordable housing and to strengthen the ability of the locality and nonprofit organizations to design and implement strategies for providing decent, safe, and 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 nonprofit called a Community Housing Development Organization (CHDO). A CHDO is a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves.

Habitat for Humanity Peninsula and Greater Williamsburg (Habitat for Humanity) is a CHDO that partners with the Authority to construct new single-family homes for purchase by eligible home buyers whose household income does not exceed 80% of the Area Median Income (AMI). Habitat for Humanity, meets the prerequisites for CHDO funding.

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 24th 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.

**RESOLUTION 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**

WHEREAS, the Newport News Redevelopment and Housing Authority (the Authority) administers the HOME Investment Partnerships Program on behalf of the City of Newport News; and

WHEREAS, the HOME Investment Partnerships Program, approved by City Council as part of the Consolidated Housing and Community Development Plan for PY 2020-2024, provides funds to assist certified Community Housing Development Organizations (CHDOs) in the provision of new housing and/or rehabilitation of existing structures for low to moderate income families; and

WHEREAS, Habitat for Humanity Peninsula and Greater Williamsburg, which is a certified CHDO, has requested HOME program funds totaling \$300,000 for the construction of four (4) single family homes for low-to-moderate income families in the City of Newport News; and

WHEREAS, CHDO funds earmarked for both program years 2021-2022 and 2022-2023 will be used; and

WHEREAS, this request from Habitat for Humanity Peninsula and Greater Williamsburg has been reviewed by the City and the Authority and it has been determined that this CHDO meets all of the prerequisites for the receipt and use of this assistance.


NOW THEREFORE, BE IT RESOLVED that this request for CHDO assistance is hereby approved and the Executive Director is authorized to enter into a CHDO Grant Contract/Program Agreement with Habitat for Humanity Peninsula and Greater Williamsburg to provide CHDO set-aside funds to this organization in a total amount not to exceed \$300,000, it being understood that such agreement shall be subject to review by the Authority's legal counsel.

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

MEMORANDUM

DATE: July 15, 2025

TO: Members, Board of Commissioners

FROM: Lysandra M. Shaw, Executive Director 

SUBJECT: Resolution Of the Newport News Redevelopment and Housing Authority -
Choice Neighborhood V-Downtown, LLC & Choice Neighborhood
Downtown Commercial Partners, LLC

Please see the attached resolution to approve the above referenced items. This is recommended for your approval to facilitate Phase V of the Choice Neighborhood Initiative development.

**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 financing agreements with Choice Downtown Commercial for the commercial/retail components of the Project; and

WHEREAS, the Authority is making a loan to Choice V in the approximate total amount of \$13,116,280 from the following sources: (a) CNI (not to exceed \$5,811,915), (b) NNRHA (not to exceed \$2,000,000) at an annual interest rate of ____% for term of _____ years and (c) funds from the City in the approximate amount not to exceed \$5,304,365 at an annual interest rate of ____% for term of _____ years. (The above loans 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 Loans to include any amendments, modifications, or refinancing thereof.
3. The Executive Director shall have the authority to negotiate any further terms, conditions, and requirements for the Loans.
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:

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

Secretary, Newport News Redevelopment and
Housing Authority



REPORT TO THE BOARD

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

July 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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BOARD OF COMMISSIONERS

Lisa Wallace-Davis – Chairperson
Thaddeus Holloman – Vice Chairman

William Black
George Knight
Barbara Holley
Andrea R. Diggs
Alonzo R. Bell, Jr.
Raymond Suttle, Jr., Attorney

STAFF

Lysandra M. Shaw, Executive Director
Secretary-Treasurer
Kayonia M. Betts, Assistant Secretary-Treasurer

Valarie Ellis, Director of Administrative Services
Tera Lockley, Director of Housing Operations
Lisa Dessofoy, Director of Finance
David Staley, Director of Community Development

PUBLIC AND ASSISTED HOUSING OCCUPANCY REPORT

Total Waiting List Applications	
Public Housing	591
Approved/Eligible	79
Pending	512
Housing Choice Voucher	4437
Approved/Eligible	43
Pending	4394

The pending application numbers for the Public Housing Program (512) and the Housing Choice Voucher Program (4394) 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	9
Housing Choice Voucher	17
Mod-Rehab (SRO)	3
Total	29
Occupancy Statistics:	
Public Housing Program	95%
Housing Choice Voucher Program	83%
Mod-Rehab Program (Warwick SRO)	91%
Mod-Rehab (Warwick SRO)	84
Avg. # Leasing Days (PH)	30
Avg. Rent for Move-Ins (PH)	\$249
New Mod-Rehab (SRO) participants	\$318
Total Public Housing	799
Housing Choice Vouchers	2,984
Lease Rate – June 2025	83%

Average Family Rent Contribution for Move-ins Last Month:	
Public Housing	\$249
Housing Choice Voucher	\$314
Warwick SRO	\$318
Cumulative Percentage of Section 8 Budget Authority Utilized June 2025	100.4%

HOMEOWNERSHIP PROGRAM

Since the Inception of Program

198 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	69	\$6,675,318
PH Families	56	\$5,852,540
HCV-V Home-ownership	73	\$12,377,488

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 June 2025**

Property	Occupancy Rate	Approved/Eligible	Pending	Total
Orcutt Townhomes I (Lease Up)	73%	3	70	73
Orcutt Townhomes III	93%	1	0	1
Cypress Terrace	82%	0	0	0
Oyster Point/Brighton	89%	6	79	85
Great Oak	97%	289	187	476
Lofts on Jefferson	86%	0	0	0
Jefferson Brookville	80%	1	30	31
Lassiter Courts	92%	0	226	226
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 May 2025.

Participants	Public Housing	Housing Choice Voucher	TOTAL
Total number in FSS Program	44	86	130
Employed	24	59	83
Currently not working	17	20	37
Attending Virginia Peninsula Comm. College	0	1	1
Attending Christopher Newport Univ.	0	0	0
Enrolled in NNRHA Computer Training/GED	1	0	1
Enrolled in other Training Programs	1	2	3
Employed and going to school	1	4	5
Total Number of participants with escrow accounts	18	58	76

COMMUNITY RESOURCES

COMMUNITY RESOURCES

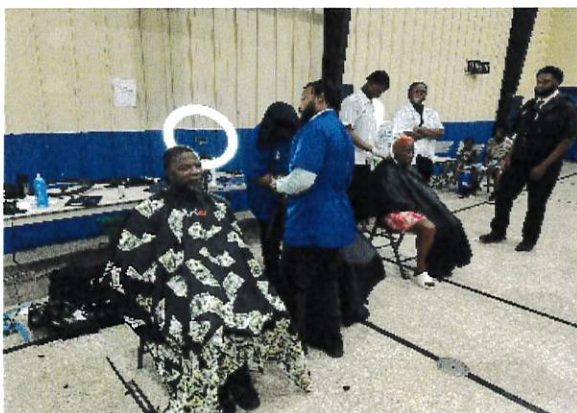
Newport News Redevelopment and Housing Authority

2025 HUD Strong Families Community Event

The 2025 HUD Summer Fun Initiative held at Aqueduct Apartments Gym on June 24th and Marshall Courts Rec Center on June 25th attracted a large turnout and provided residents with engaging activities, workshops, and opportunities for community bonding. Attendees enjoyed various recreational options, educational programs, and healthy snacks, fostering a strong sense of community spirit. Residents were also given the opportunity to shop for free in NNRHA's Clothes Closet.

NNRHA extends our deepest gratitude to the generous donors, The Fresh Market, Pepsi, and Walmart for their support. The success of these events would also not have been possible without the vital contributions of the incredible vendors: Bayport Credit Union, Beauty Boutique Hair Care Specialist/Kendra L. Reed, Bluebird Gap Farm, Ketchmore Kids, Mental Health Resolutions LLC, Newport News Department of Human Services, Parents in Action, Tomorrow's Image Elite Barbershops & Academy, Virginia Peninsula Community College, and Volunteers of America.

Thank you to everyone who contributed to making this initiative a success!



In-Kind Donor Luncheon on June 4, 2025 at Olive Garden

NNRHA is delighted to share the success of our In-Kind Donor Luncheon, which took place on Wednesday, June 4, 2025. This special event brought together NNRHA's ROSS Service Coordinators and esteemed partner companies to celebrate the vital contributions of the donors and strengthen our community partnerships.

Held at Olive Garden in Hampton, Virginia, the luncheon provided a wonderful opportunity for engagement and collaboration among all stakeholders dedicated to enhancing the lives of those NNRHA serves. Guests enjoyed a delicious meal and the event truly underscored the crucial role that in-kind donations play in improving the quality of life for individuals and families in our community.

The agency extends its heartfelt thanks to Olive Garden and everyone who joined and helped to make this event so meaningful.



Personal Care Assistant Training

On Friday, June 13, 2025 a resident from Aqueduct and Marshall Courts Apartments successfully completed their Personal Care Assistant (PCA) certification training.

Allegiance Home Care's administrator conducted the training, providing both residents with essential skills and knowledge to offer quality care. This included instruction on personal hygiene, safe mobility, basic nutrition, effective communication, infection control, proper documentation, and understanding client rights and confidentiality.

After completing the training, both residents were hired as PCAs with Allegiance Home Care. They are now actively using their skills to support elderly and disabled clients in maintaining comfort, dignity, and independence.

NNRHA sincerely thanks Allegiance Home Care for their continued partnership and commitment to empowering our residents through valuable training and employment opportunities.

FINANCE

CY Housing Choice 2025 Annual Budget Authority	\$ 28,432,110	Final 98.5% projection
Housing Choice Voucher Funding	\$ 28,432,110	
Malstream Voucher Program Funding	\$ 1,288,558	Final: 100%
Emergency Housing Voucher Program Funding	\$ 366,362	Final: 100%
HCV Units	2507	
VASH units	54	
CNI tenant protection	247	
Marshall tenant protection	88	
Marwick SRO - RAD2	88	
Baseline HCV count	2894	
Mainstream Vouchers	141	
Emergency Housing Vouchers	30	
Total Vouchers	3155	

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		Other Sources Of Funds	NRRHA Held Reserve Balance	HUD Held Reserve Balance
								From HUD	Fraud Recovery			
January	HCV 2523 MS 127 EHV 28	\$84.6% \$90.1% \$93.3%	\$2,425,539.00 \$114,128.00 \$27,159.00	\$961.37 \$898.65 \$969.96	181,935.00 14,966.00 6,266.00	108.1% 115.1% 130.0%	108.1% 115.1% 130.0%	\$2,243,604.00 \$99,172.00 \$20,893.00		\$	(1,389,918.00) (127,966.00) 30,323.00	3,941,199.60 7,776.60 89,226.17
February	HCV 2536 MS 128 EHV 28	\$85.0% \$90.8% \$93.3%	\$2,477,626.00 \$108,725.00 \$28,836.00	\$976.98 \$845.41 \$922.71	148,397.00 9,563.00 3,853.00	106.4% 108.6% 117.5%	107.2% 112.4% 123.6%	\$2,329,239.00 \$98,172.00 \$21,983.00		\$	(1,638,306.00) (137,618.00) 26,470.00	3,934,404.00 (11,376.50) 97,248.84
March	HCV 2539 MS 128 EHV 28	\$85.1% \$90.8% \$93.3%	\$2,463,281.00 \$106,356.00 \$26,072.00	\$970.18 \$830.91 \$931.14	141,451.00 4,459.00 21,642.00	106.1% 104.4% 588.5%	106.8% 108.6% 167.1%	\$2,321,830.00 \$101,897.00 \$4,430.00		\$	(1,679,766.00) (141,997.00) 4,828.00	3,891,111.40 (17,699.60) 122,824.60
April	HCV 2555 MS 127 EHV 28	\$85.6% \$90.1% \$93.3%	\$2,316,747.00 \$102,127.00 \$26,522.00	\$906.75 \$804.15 \$947.21	(2,902.00) 230.00 (6,986.00)	99.9% 100.2% 79.2%	105.1% 107.3% 130.7%	\$2,319,849.00 \$101,897.00 \$33,508.00		\$	(1,676,864.00) (142,207.00) 11,814.00	3,834,297.60 (24,023.60) 119,323.60
May	HCV 2567 MS 126 EHV 28	\$86.7% \$89.4% \$93.3%	\$2,422,533.00 \$99,847.00 \$28,492.00	\$947.41 \$792.44 \$946.14	88,666.00 (11,779.00) (11,716.00)	103.8% 89.4% 69.3%	104.8% 103.4% 111.0%	\$2,333,677.00 \$111,626.00 \$38,208.00		\$	(1,766,710.00) (130,428.00) 23,530.00	3,778,924.00 48,711.60 111,907.68
June	HCV 2597 MS 123 EHV 28	\$86.0% \$87.2% \$93.3%	\$2,366,333.00 \$102,034.00 \$34,276.00	\$933.52 \$829.64 \$1,224.14	8,826.00 (8,866.00) 17,504.00	100.4% 92.0% 204.4%	104.1% 101.4% 122.5%	\$2,359,607.00 \$110,900.00 \$16,772.00		\$	(1,774,536.00) (121,662.00) 6,026.00	3,910,204.75 40,940.60 126,927.66
			\$15,273,633.00					\$14,667,964.00		\$		

COMMUNITY DEVELOPMENT

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The Five-year Consolidated Plan and the Annual Action Plan process is still underway. The preliminary budget for 2025-2026 has been devised and will be reviewed internally and with the City prior to allocation announcements going to the non-profit applicants. The 30-day public review and comment period will commence in June.

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, 2024, and will conclude June 30, 2025. NNRHA has expended \$4,885.070 of the total \$5.5M 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.

Down Payment Assistance (DPA) Fiscal Year: July 1, 2024 – June 30, 2025					
Approved and Closed	Denied	Pending Additional Documentation	Current Month (Completed)	Underwriting in Process	Withdrew
5	4	4	0	9	1

New DPA Applications June 30, 2025	Total DPA Applications Received for July 1, 2024 – June 30, 2025
3	23

Total Housing Rehabilitation Activity for June 30, 2025	
	Residential Repair Program
Projects Completed	1
Projects in Underwriting	13
Projects Pending Approval	1
Projects Ongoing	3
Projects Ineligible	3
Total	21

New Housing Rehabilitation Applications for January 1, 2025- June 30, 2025	Total New Housing Rehabilitation Applications Received for July 1, 2024 - June 30, 2025
3	38

Total Housing Rehabilitation Activity for Fiscal Year July 1, 2024 – June 30, 2025	
	Residential Repair Program
Projects carried over from Previous Fiscal Year	9
Projects Completed	18
Projects Ineligible	17
Total	44

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.

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

The demolition project for Marshall Courts Phase VII is scheduled to begin the week of July 7, 2025. This project has a seven-month timeframe for completion.

Orcutt Townhomes I

Installation of the last accessible lift system was finalized on Thursday, June 26, 2025 at Orcutt Townhomes I. We are awaiting the final inspection from Virginia Housing which will complete the construction phase of this project.

Aqueduct Apartments

The re-pavement project at Aqueduct Apartments was completed on Friday, June 27, 2025.

DJG Architects has provided a scope of work and specifications for the window replacement project at Aqueduct Apartments. NNRHA staff is reviewing plans and specifications for the project.

Marshall Courts Apartments

The first phase of the Marshall Courts facade improvement project is nearing completion. Final inspections are anticipated for mid-July 2025.

Southeastern Family Project (2351 Terminal Ave.)

Renovation work is nearing completion with final inspections and punch list items being addressed. The project is projected to be completed in mid-July 2025.

Ashe Manor

The Ashe Manor kitchens renovation project is underway. To date, 12 kitchens have been completed.

Pinecroft Apartments

Capital improvements for Pinecroft Apartments are being evaluated by DJG Architects and NNRHA staff. Items being addressed include elevators, HVAC systems, and common area improvements.

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%.

Personnel Update:

A new permanent Property Manager is scheduled to begin on July 9th. The individual brings a wealth of knowledge and experience, and is held in high regard by the Pennrose Property Management team. They are expected to be a valuable addition to the community. To support a smooth transition, the current temporary staff member will remain onsite for the next 30 days to assist during the onboarding process.

Maintenance Update:

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

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

Leasing updates:

As of July 2025, lease-up at Legacy Landing is progressing steadily. In Phase III-R, which consists of 71 units, 63 have been occupied to date. Of those, 30 are occupied by returning Ridley residents utilizing Project-Based Vouchers (PBV) or Housing Choice Voucher (HCV) replacement units. Additionally, there are 5 unoccupied market-rate units in this phase, and 3 approved applications are awaiting Housing Quality Standards (HQS) inspections.

Lease-up for Phase IV-R, which includes 84 units, has begun; 15 applications have already been approved and units are currently pending Housing Quality Standards (HQS) inspections. In preparation for lease-up, the first five townhomes (Buildings K through P) have received Temporary Certificates of Occupancy (TCOs) from the City of Newport News.

Legacy Landing Lease Up Report	Updated as of July 2025		
Category	Phase III- R 71 units	Phase IV- R 84 units	Total
Total Units Occupied	63	0	63
Applications from General Public	350	0	350
Applications from Former Ridley Residents	50	0	50
Applications approved and awaiting HQS inspections	3	15	18
Market rates unoccupied – IIIR Phase	5	0	5
Returning Ridley Residents			
Returning (PBV + HCV Replacement Units) Occupied	30	0	30

Before any move-ins occur, each unit will undergo a detailed walk-through by the Property Management team to identify and document any outstanding punch list items. Once all walk-throughs are completed and necessary corrections have been made, HQS inspections (third party inspections) will be scheduled to ensure the units meet all required standards prior to resident occupancy.

Permanent Lighting Installation Update:

Installation of conduit bases for the permanent site lighting at the Legacy Landing development is currently underway and is scheduled for completion by July 18, 2025. If all temporary Dominion lights are removed by August 1, 2025 as expected, the installation and full activation of the permanent lights is anticipated to be completed by August 29, 2025.

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 are scheduled for August 2026. The Development Team has submitted the site plan to the City of Newport News and is currently awaiting approval.

Urban Strategies, Inc.

As of June 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.

In partnership with Newport News Public Schools (NNPS), USI will host a resident meeting on July 10 from 5:30 PM to 7:30 PM at the Downing-Gross Cultural Arts Center. The event will also celebrate and honor CNI seniors who graduated this year, recognizing their achievements and contributions to the community.

ITEM NO. 7

No Closed Session

ITEM NO. 8
Other Business