

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

**November 18, 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, October 21, 2025
4. Communications
5. New Business
 - a. Report on Examination of Financial Statements for the Year Ended December 31, 2024
 - b. Consider a resolution of the Newport News Redevelopment and Housing Authority Authorizing the Borrowing and Lending of Loans to Choice Neighborhood III-R, LLC - VHTF Loan, HIEE Loan and NHTF Loan
 - c. Consider a resolution of the Newport News Redevelopment and Housing Authority Authorizing the Opening of a Bank Account at JP Morgan Chase
6. Report to the Board
7. Closed session in accordance with the Virginia Freedom of Information Act, Code of Virginia, Section 2.2-3711 (A) (1)
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
October 21, 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 8:30 a.m. on Tuesday, October 21, 2025.

Pledge of Allegiance

Mr. Black 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 Vice Chairman, and those present were as follows:

Commissioners present: -

Thaddeus Holloman
George Knight
William Black
Barbara Holley
Andrea Diggs
Alonzo Bell

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

Felicia Simmons, Director
Administrative Services

Kayonia M. Betts
Executive Assistant

Doug Sbertoli
Williams Mullen Via ZOOM

Tricia Wilson
City of Newport News

Justin Orie
NNRHA IT Department

Y'Hoshua Weekes
City of Newport News

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
October 21, 2025**

**Approval of
Minutes August
19, 2025**

Commissioner Black moved that the minutes of the regular meeting of the Board of Commissioners held on August 19, 2025 be approved. The motion was seconded by Commissioner Holley and passed with a majority vote.

Communications

Ms. Shaw provided an update on the latest funding from the National Association of Housing and Redevelopment Officials (NAHRO) for Housing Authorities. While the initial projection for NNRHA HAP payments and administrative costs was only secured until November 15, 2025, a subsequent communication indicates these funds are now secured through December.

Delays are expected for Community Development project payments due to staffing shortages during the shutdown.

Mr. Holloman asked about a contingency plan, to which Ms. Shaw responded that a meeting with the Directors has been scheduled to discuss. Ms. Diggs and Mr. Bell inquired about an update to residents and landlords regarding the potential payment delays. Ms. Shaw assured the board that all involved parties would be notified as we get closer to funding cut-offs.

New Business

**The Board of
Commissioners of the
Newport News
Redevelopment and
Housing Authority
Supplement to April
15th Inducement
Resolution Evidencing
the Intent to Issue
Multifamily Housing
Revenue Bonds for the
Stuart Gardens Phase I**

Stuart Gardens Housing Partners, LP applied to the Newport News Redevelopment and Housing Authority (NNRHA) for the issuance of multifamily housing revenue bonds not to exceed \$45,000,000 for Phase I of the project. The proceeds from the sale of these bonds would be used to finance the acquisition, rehabilitation, and equipping of 252 affordable housing units, comprising 59 1-2 story apartment buildings located on a 21.15-acre lot, with certain common area improvements. This portion of the project is currently known as Stuart Gardens Phase I.

It is important to note that all fees and costs related to this bond issue will be the Borrower's responsibility and neither NNRHA nor its Board will be liable in any way for this debt.

As you may recall, during the April 15th NNRHA Board of Commissioners meeting, the Board postponed providing a favorable recommendation that City Council provide governing body approval for the project because the City had not yet extended its support for the project. Stuart Gardens representatives have worked closely with the City and NNRHA to gain support for the project.

Approval of the attached resolution is recommended.

The Board was addressed by the developer's attorney, Douglas Sbertoli of Williams Mullen. NNRHA attorney Ray Suttle also provided some history and background on the Stuart Gardens project. Mr. Sbertoli answered questions from the Board.

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

**The Board of
Commissioners of the
Newport News
Redevelopment and
Housing Authority
Supplement to April
15th Inducement
Resolution Evidencing
the Intent to Issue
Multifamily Housing
Revenue Bonds for the
Stuart Gardens Phase II**

Stuart Gardens II Housing Partners, LP applied to the Newport News Redevelopment and Housing Authority (NNRHA) for the issuance of multifamily housing revenue bonds not to exceed \$48,000,000 for Phase II of the project. The proceeds from the sale of these bonds would be used to finance the acquisition, rehabilitation, and equipping of 239 units, comprising 50 1-2 story apartment buildings located on a 18.98-acre lot, along with certain common area improvements. This portion of the project is currently known as Stuart Gardens Phase II.

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
October 21, 2025**

It is important to note that all fees and costs related to this bond issue will be the Borrower's responsibility and neither NNRHA nor its Board will be liable in any way for this debt.

As you may recall, during the April 15th NNRHA Board of Commissioners meeting, the Board postponed providing a favorable recommendation that City Council provide governing body approval for the project because the City had not yet extended its support for the project. Stuart Gardens representatives have worked closely with the City and NNRHA to gain support for the project.

Approval of the attached resolution is recommended.

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

**The Board of
Commissioners of the
Newport News
Redevelopment and
Housing Authority
Authorizing
Amendments to the
Admissions &
Continued Occupancy
Policy and Housing
Choice Voucher
Administrative Plan for
VAWA Act Updates for
2022**

The Violence Against Women Act (VAWA) has been reauthorized and amended as of March 15, 2022. The VAWA Act maintains protections for public housing and project-based Housing Choice Voucher (HCV) tenants, Housing Choice Voucher Program clients, HOME Investment Partnership program and Low Income Housing Tax Credit properties. This Act was revised in 2022 however, HUD has just released the forms related to the Act. This prompted NNRHA to do an update to the Admissions and Continued Occupancy Policy (ACOP) to include economic and technological abuse.

Approval of the attached resolution is recommended.

Commissioner Diggs made a motion to approve the resolution. Commissioner Bell 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**

Ms. Lockley reported the NNRHA Controlled Multi-Family Properties Waitlist data as follows: There are 451 Public Housing applications, 76 of which are approved leaving 375 pending applications. The Housing Choice Voucher program has 4,335 applications, of which 82 were approved with 4,253 pending. During the month of June, there were a total of 36 new applicants housed between the Public Housing, Housing Choice Voucher and Mod Rehab (SRO) programs. The Public Housing program is currently occupied at 93% and the Housing Choice Voucher program is currently at 83%. The MOD Rehab Program, which includes Warwick SRO, is 97% occupied. All of the apartment affordable housing communities are occupied at 92% on average.

Ms. Lockley also reported that the Community Resources successfully hosted a Back to School event at Marshall Courts and Aqueduct Apartments, providing residents with free haircuts, school supplies, and refreshments. Additionally, flu vaccine clinics were held at Spratley House, Ashe Manor, Great Oak, and Pinecroft Apartments. The Peninsula Agency on Aging and Southeastern VA. Health Systems offered these vaccines to both seniors and NNRHA staff. Ms. Shaw reported on the HCV team's achievements, noting a significant reduction in past due recertifications, which are now at 65, down from the 1500 reported last year. Ms. Shaw also clarified that the current 83% occupancy status is a direct result of program management outcomes, specifically as participants no longer met eligibility requirements. Reoccupancy is currently underway.

Ms. Dessoiffy reported on the financial statements, noting that the unaudited statements were submitted to HUD on September 30, 2025. Review of the statements has been delayed due to the government shutdown, but they are expected to be reviewed once the government reopens. The audit report is scheduled for presentation by Gabby Miller, partner at Clifton Larsen Allen auditing firm at the November Board meeting. The calendar year 2026 Public Housing Operating Subsidy Budget is scheduled for submission to HUD. This report is required for funding starting in January of 2026. Properties that are included in this report are Marshall Courts, Ashe Manor, Aqueduct and Pinecroft Apartments.

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
October 21, 2025**

Ms. Simmons reported that Administrative Services is currently working to transition from Google to Microsoft Office operating systems. This initiative aims to modernize technology and security while also reducing costs. The migration is expected to be completed on November 15, 2025. Additionally, the Authority is upgrading its phone system and working to enhance network capabilities. Administrative Services is also working to enhance NNRHA's social media platform to better engage with the community by sharing upcoming events and community based activities. The Authority is also researching available funding sources to purchase additional AED's and offer First Aid and CPR training to NNRHA employees. This training will equip employees with essential skills to respond effectively in emergency situations and further strengthen our workplace safety efforts. Lastly, the Authority is in the pre-implementation phase of the Yardi Market Place, a procurement tool which will automate and simplify purchasing of maintenance, repair and operating supplies. It will also enhance and provide access to multiple supplier catalogs, streamline purchasing workflows and improve spending controls. Yardi will provide training to NNRHA employees.

Mr. Staley reported the 2025-2029 Five-year Consolidated Plan and 2025 Annual Action Plan are complete. The City of Newport News receives HUD Grant funds (CDBG and HOME) to address community needs. The 5-year Plan assesses needs, establishes priorities, and sets long-term goals. The \$2.1 million Marshall Ridley Residential Facade grant program assists owner-occupied homeowners in the Choice Neighborhood Initiative area with up to \$20,000 for exterior improvements. At the time of this report, 76 of 113 received applications are complete, with 4 recent completions. The remaining \$363,000, which can complete an additional 18 projects, led to re-introducing the program to the Southeast community and receiving 50 new applications. Demolition for Marshall Courts Phase VII is progressing after asbestos abatement, with several buildings between 34th and 35th Streets already down; the project should finish within seven months. Marshall Courts Apartments Phase II planning is underway; NNRHA is preparing a bid package after an in-house cost estimate for upcoming exterior renovations. NNRHA is finalizing legal documents for the Orcutt Townhomes I RAD closing later this month with Klien Hornig attorneys. At Aqueduct Apartments, DJG Architects and NNRHA staff are developing plans and specifications for a comprehensive, phased renovation, evaluating the budget, timeline, and scope. The Southeastern Family Project at 2351 Terminal Avenue was completed and turned over to the Hampton-Newport News Community Services Board on September 18, 2025. Ashe Manor completed its kitchen renovation on September 26, 2025, and a new hot water tank proposal was approved. At Pinecroft Apartments, staff are preparing a scope of work for needed improvements, followed by an in-house write-up and contractor solicitation. Roof evaluations for Ashe Manor, Lassiter Courts maintenance building, Wilbern office building, and Pinecroft Apartments, completed by RBA Architects, are now in the bid package preparation phase.

Ms. Shaw reported that the Lift & Rise on Jefferson has 2 vacancies-one Project Based Voucher (PBV) and one market rate have been rented and are awaiting compliance approval. The 2800 building currently has eight (8) vacancies (four PBV, two Tax Credit, and two market-rate). All PBV referrals have been approved by compliance, and the units are currently being prepared for occupancy. Gretal Garcia has joined Lift and Rise as the new Assistant Property Manager. A new Maintenance Supervisor is expected to start at the end of the month. As of September 2025, Legacy Landing has a total of 87 units occupied across Phase III-R and Phase IV-R. Phase III-R, with 71 units, has 70 units currently occupied, while Phase IV-R, with 84 units, has 17 units occupied. The Downtown Phase closing has been delayed and is anticipated to close in November 2025. Document preparation and reviews are still underway. As part of their ongoing efforts with the Choice Neighborhoods Initiative, USI completed comprehensive assessments for 211 families and continues to help them through the development of the CNI housing phases.

No Closed Session

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
October 21, 2025**

Adjournment

There being no other business to come before the Board, the Chairperson adjourned the meeting at 9:02am.

Secretary-Treasurer

ITEM NO. 4
Communications
(No communications for November 2025)

ITEM NO. 5

New Business

- a. Report on Examination of Financial Statements for the Year Ended December 31, 2024
- b. Consider a resolution of the Newport News Redevelopment and Housing Authority Authorizing the Borrowing and Lending of Loans to Choice Neighborhood III-R, LLC - VHTF Loan, HIEE Loan and NHTF Loan
- c. Consider a resolution of the Newport News Redevelopment and Housing Authority Authorizing the Opening of a Bank Account at JP Morgan Chase

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY**MEMORANDUM**

DATE: November 7, 2025

TO: All Members, Board of Commissioners

FROM: Lysandra M. Shaw, Executive Director 

SUBJECT: Report on Examination of Financial Statements for the Year Ended December 31, 2024

Attached is a copy of the Financial Statements and Report of Independent Auditor prepared by the accounting firm of CliftonLarsenAllen LLP for the Authority's year ending December 31, 2024.

I am pleased to advise you that this is an unmodified opinion for the financial statements. For the Housing Voucher Cluster Federal awards, the opinion is qualified due to identified material weaknesses and significant deficiencies.

There were six programmatic findings related to the Housing Choice Voucher Program Cluster related to HQS QC Inspections, HQS Enforcement, Eligibility, HQS Biennial Inspections, reasonable rent calculations, and Waitlist for New Tenants.

Significant deficiencies in internal control over compliance, material weakness and material noncompliance (Modified Opinion) were noted in the programs. Required documentation to support the eligibility determinations, inspections and rent determinations were not maintained in several of the tenant files reviewed.

Gaby Miller, a Principal in the firm, will attend our Board meeting to do a brief presentation and respond to any questions you may have about the audit.

In the meantime, if there are any questions, please contact me or Lisa Dessofoy.



Board of Commissioners
Newport News Redevelopment and Housing Authority
Newport News, Virginia

We have audited the financial statements of the business-type activities, the aggregate discretely presented component units and the fiduciary fund of Newport News Redevelopment and Housing Authority (the Authority) as of and for the eighteen-month period ended December 31, 2024 (except for Lower Jefferson Avenue, LLC, Choice Neighborhood I, LLC, Choice Neighborhood II, LLC, Carrier Point Commercial Partners, LLC, Choice Neighborhood Commercial Partners, LLC, Choice Neighborhood III, LLC and Choice Neighborhood IV, LLC, which are presented as of and for the twenty-four month period ended December 31, 2024), and have issued our report thereon dated September 29, 2025. We have previously communicated to you information about our responsibilities under auditing standards generally accepted in the United States of America, *Government Auditing Standards*, and Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), as well as certain information related to the planned scope and timing of our audit in our statement of work dated April 17, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant audit findings or issues

Qualitative aspects of accounting practices

Accounting policies

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Newport News Redevelopment and Housing Authority are described in Note 1 to the financial statements.

As described in Note 1, the Authority changed accounting policies related to changes in reporting entities by adopting Statement of Governmental Accounting Standards Board (GASB Statement) No. 100, *Accounting Changes and Error Corrections* in 2024. Accordingly, the cumulative effect of the accounting change as of the beginning of the year is reported in the statement of revenues, expenses and changes in net position.

We noted no transactions entered into by the entity during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate(s) affecting the financial statements was (were):

- Management's estimate of the depreciation is based on useful lives of capitalized assets on a straight-line basis. We evaluated the methods, assumptions, and data used to develop the depreciation and related disclosures in determining that it is reasonable in relation to the financial statements taken as a whole.

- Management's estimate of the allowance for doubtful accounts is based on historical write-off amounts and the amounts owed by vacated and delinquent tenants. We evaluated the methods, assumptions, and data used to develop the allowance and related disclosures in determining that it is reasonable in relation to the financial statements taken as a whole.
- Management's estimate of Postemployment Benefits Other than Pension (OPEB) is based on a third-party valuation performed by an Actuary. We the methods, assumptions, and data used to develop the OPEB liability and related disclosures in determining that it is reasonable in relation to the financial statements taken as a whole.

Financial statement disclosures

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. There were no particularly sensitive financial statement disclosures.

The financial statement disclosures are neutral, consistent, and clear.

Significant unusual transactions

We identified no significant unusual transactions.

Difficulties encountered in performing the audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Uncorrected misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The attached schedule summarizes uncorrected misstatements of the financial statements. Management has determined that their effects are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Corrected misstatements

Management did not identify and we did not notify them of any financial statement misstatements detected as a result of audit procedures.

Disagreements with management

For purposes of this communication, a disagreement with management is a disagreement on a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. No such disagreements arose during our audit.

Management representations

We have requested certain representations from management that are included in the attached management representation letter dated September 29, 2025September 29, 2025.

Management consultations with other independent accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the entity's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants. We were informed by management that there were no consultations with other accountants.

Significant issues discussed with management prior to engagement

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to engagement as the entity's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our engagement.

Audits of group financial statements

We noted the following matters related to the group audit that we consider to be significant to the responsibilities of those charged with governance of the group.

- Significant discrepancies were identified between the financial amounts reported by the Authority and those presented in the independently audited financial statements of the component units. These variances necessitated a comprehensive reexamination of numerous transactions within the component units and required substantial effort to reconcile the two sets of reports.

Quality of component auditor's work

There were no instances in which our evaluation of the work of a component auditor gave rise to a concern about the quality of that auditor's work.

Limitations on the group audit

There were no restrictions on our access to information of components or other limitations on the group audit.

Required supplementary information

With respect to the required supplementary information (RSI) accompanying the financial statements, we made certain inquiries of management about the methods of preparing the RSI, including whether the RSI has been measured and presented in accordance with prescribed guidelines, whether the methods of measurement and preparation have been changed from the prior period and the reasons for any such changes, and whether there were any significant assumptions or interpretations underlying the measurement or presentation of the RSI. We compared the RSI for consistency with management's responses to the foregoing inquiries, the basic financial statements, and other knowledge obtained during the audit of the basic financial statements. Because these limited procedures do not provide sufficient evidence, we did not express an opinion or provide any assurance on the RSI.

Supplementary information in relation to the financial statements as a whole

With respect to the schedule of expenditures of federal awards (SEFA) accompanying the financial statements, on which we were engaged to report in relation to the financial statements as a whole, we made certain inquiries of management and evaluated the form, content, and methods of preparing the SEFA to determine that the SEFA complies with the requirements of the Uniform Guidance, the method of preparing it has not changed from the prior period or the reasons for such changes, and the SEFA is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the SEFA to the underlying accounting records used to prepare the financial statements or to the financial statements themselves. We have issued our report thereon dated September 29, 2025.

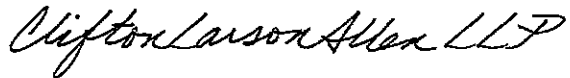
With respect to the Combining Program Financial Schedules, Combining Discretely Presented Component Units Financial Schedules and Financial Data Schedule (collectively, the supplementary information) accompanying the financial statements, on which we were engaged to report in relation to the financial statements as a whole, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period or the reasons for such changes, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves. We have issued our report thereon dated September 29, 2025.

Other information included in annual reports

Other information (financial or nonfinancial information other than the financial statements and our auditors' report thereon) is being included in your annual report and is comprised of the Statement and Certification of Capital Fund Program Costs, Statement of Capital Fund Program Costs and the Federal Financial Report. Our responsibility for other information included in your annual report does not extend beyond the financial information identified in our opinion on the financial statements. We have no responsibility for determining whether such other information is properly stated and do not have an obligation to perform any procedures to corroborate other information contained in your annual report. We are required by professional standards to read the other information included in your annual report and consider whether a material inconsistency exists between the other information and the financial statements because the credibility of the financial statements and our auditors' report thereon may be undermined by material inconsistencies between the audited financial statements and other information. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report. Our auditors' report on the financial statements includes a separate section, "Other Information," which states we do not express an opinion or any form of assurance on the other information included in the annual report. We did not identify any material inconsistencies between the other information and the audited financial statements.

* * *

This communication is intended solely for the information and use of the Board of Commissioners and management of Newport News Redevelopment and Housing Authority and is not intended to be, and should not be, used by anyone other than these specified parties.

A handwritten signature in black ink that reads "CliftonLarsonAllen LLP". The signature is written in a cursive, flowing style.


CliftonLarsonAllen LLP

Arlington, Virginia
September 29, 2025

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY**MEMORANDUM**

DATE: November 18, 2025

TO: All Members, Board of Commissioners

FROM: Lysandra M. Shaw, Executive Director 

SUBJECT: Resolution of Board of Commissioners Authorizing Execution of Permanent Financing documents to Choice Neighborhood III-R LLC

On October 18, 2022, the NNRHA Board of Commissioners authorized the Executive Director to execute loan documents to facilitate the construction and development of the CNI onsite housing phase of Choice Neighborhood Implementation grant, which was constructed north of 16th street on the former Ridley Place site.

Further authorization is needed to allow the Executive Director to execute documents to convert the current construction loan to permanent financing.

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

- Virginia Housing Trust Fund ("VHTF") in the original principal amount of \$700,000
- Housing Innovative in Energy Efficiency ("HIEE") in the original amount of \$2,000,000
- National Housing Trust Fund ("NHTF") in the original principal amount of \$700,000

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
AUTHORIZING THE BORROWING AND LENDING OF LOANS TO
CHOICE NEIGHBORHOOD III-R, LLC**

**VHTF LOAN
HIEE LOAN
NHTF LOAN**

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 is now existing and operating 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 corporation, 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 has engaged Pennrose Holdings, LLC and its affiliates ("Pennrose") regarding the development of affordable housing on land already owned by the Authority and to implement the development, the following entities were organized: (a) Choice Neighborhood III-R LLC, a Virginia limited liability company (the "Borrower"), as the ownership vehicle for the development, and (b) Choice Neighborhood III-R Development Corporation, a Virginia corporation (the "Managing Member") as the managing member of the Borrower; and

WHEREAS, the Borrower has constructed an 71 unit multi family housing development consisting of 4 residential buildings consisting of 58 low-income units and 13 market rate units and other improvements as part of the Marshall Ridley Choice Neighborhood Initiative (the "Project"); and

WHEREAS, the construction loan with Sentara Health is being converted to permanent financing and the Authority is providing additional financing to Borrower; and

WHEREAS, the Authority is obtaining financing from Virginia Department of Housing and Community Development ("DHCD") through various sources as set forth herein; and

WHEREAS, the Authority will obtain funds from DHCD under the following loan programs set forth below and in turn will loan those funds to Borrower (the "Sponsor Loans") on the terms set forth below:

- (1) Virginia Housing Trust Fund ("VHTF") in the original principal amount of \$700,000 at 3% interest per annum with a maturity of 29 years and 11 months to be secured by a deed of trust by the Borrower on the Property to be in 2nd lien position (the "VHTF Loan").
- (2) Housing Innovative in Energy Efficiency ("HIEE") in the original amount of \$2,000,000 at 0% interest per annum with a maturity of 29 years and 11 months to be secured by a deed of trust by Borrower on the Property to be in 3rd lien position (the "HIEE Loan").
- (3) National Housing Trust Fund ("NHTF") in the original principal amount of \$700,000 at 3% interest per annum with a maturity of 29 years and 11 months to be secured by a deed of trust by Borrower on the Property to be in 4th lien position (the "NHTF Loan").

WHEREAS, the financing of the permanent financing of the Project, as proposed by the Borrower, will continue the operations of the Authority 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. That an of the Chairman, Vice-Chairman or Executive Director, either of whom may act, be and is hereby authorized to finalize negotiations and enter into the following documents and transactions, all subject to legal counsel review:
 - a. As Borrowers from DHCD, any and all notes, loan agreements, deeds of trust and any related documents in connection with the VHTF Loan, HIEE Loan and NHTF Loan.
 - b. As lender to Borrower, any and all notes, loan agreements, deeds of trust and any related documents in connection with the Sponsor Loans to be funded by the VHTF Loan, HIEE Loan and NHTF Loan.
2. Any actions taken by the Authority prior to the date hereof in relation to the Project are hereby ratified and affirmed. The provisions of this Resolution are hereby declared to be separable, and if any section, phrase or provisions of the Resolution shall be declared invalid, such invalidity shall not affect the validity of the remainder of the sections, phrases and provisions of this Resolution.
3. The Authority shall perform such other acts and adopt such further resolutions as may be required to implement its undertakings hereinabove set forth.
4. This Resolution shall take effect immediately upon its adoption.

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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 electronic public meeting of the Authority held on November 18, 2025, after the holding of a public hearing thereon, at which public hearing and meeting a quorum of the Authority was present electronically:


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

Secretary, Newport News Redevelopment and
Housing Authority



NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

MEMORANDUM

DATE: November 4, 2025
TO: Members, Board of Commissioners
FROM: Lysandra M. Shaw, Executive Director 
SUBJECT: Establish bank account at JP Morgan Chase

Attached is a resolution authorizing the opening of a bank account at JP Morgan Chase for the Newport News Redevelopment and Housing Authority to pay Cigna dental claims.

On July 1, 2025, NNRHA transitioned to Cigna Dental; we had previously been with Delta Dental. We were able to realize savings on our medical premiums if we combined both medical insurance and dental insurance with Cigna.

Cigna requires NNRHA to establish a demand deposit account also known as a CATALYST sub-account with ("Catalyst Account") JPMorgan Chase Bank, N.A. (the "Bank"), as part of the Company's welfare benefit plan administered by Cigna (the "Plan"). The Catalyst Account will be utilized by Cigna as the depository/funding account for the payment of benefits under the Plan.

Attached is the bank document to be signed by the Chair, Vice-Chair and Executive Director.

Adoption of this resolution is recommended.

Attachment

LMS/LKD

**A RESOLUTION OF THE
NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY
AUTHORIZING THE OPENING OF A BANK ACCOUNT AT JP MORGAN CHASE**

WHEREAS, there has been presented to the Board of Commissioners of the Newport News Redevelopment and Housing Authority and attached hereto the bank document to establish a bank account at JP Morgan Chase to process payment of dental benefits under the Plan; and

WHEREAS, it is in the best interest of the Authority to establish the account at JP Morgan Chase to process reimbursement of dental claims:

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Newport News Redevelopment and Housing Authority that the Executive Director be authorized to open a bank account at JP Morgan Chase to process payment of dental benefits under the Authority's dental plan.



REPORT TO THE BOARD

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

November 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	385
Approved/Eligible	64
Pending	321
Housing Choice Voucher	4270
Approved/Eligible	80
Pending	4190

The pending application numbers for the Public Housing Program (451) and the Housing Choice Voucher Program (4335) 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	12
Housing Choice Voucher	19
Mod-Rehab (SRO)	2
Total	33
Occupancy Statistics:	
Public Housing Program	94%
Housing Choice Voucher Program	83%
Mod-Rehab Program (Warwick SRO)	99%
Mod-Rehab (Warwick SRO)	87
Avg. # Leasing Days (PH)	24
Avg. Rent for Move-Ins (PH)	\$451
New Mod-Rehab (SRO) participants	\$157
Total Public Housing	799
Housing Choice Vouchers	2,984
Lease Rate – October 2025	83%

Average Family Rent Contribution for Move-ins Last Month:	
Public Housing	\$451
Housing Choice Voucher	\$389
Warwick SRO	\$157
Cumulative Percentage of Section 8 Budget Authority Utilized October 2025	97.3%

HOMEOWNERSHIP PROGRAM

Since the Inception of the 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 September 2025**

Property	Occupancy Rate	Approved/Eligible	Pending	Total
Orcutt Townhomes I (Lease Up)	100%	0	357	357
Orcutt Townhomes III	97%	0	0	0
Cypress Terrace	82%	0	0	0
Oyster Point/Brighton	90%	6	79	85
Great Oak	99%	289	179	468
Lofts on Jefferson	93%	1	0	1
Jefferson Brookville	92%	0	24	24
Lassiter Courts	87%	1	202	203
Spratley	94%	3	35	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 September 2025.

Participants	Public Housing	Housing Choice Voucher	TOTAL
Total number in FSS Program	44	94	138
Employed	28	62	90
Currently not working	12	18	30
Attending Virginia Peninsula Comm. College	0	2	2
Attending Christopher Newport Univ.	0	0	0
Enrolled in NNRHA Computer Training/GED	0	3	3
Enrolled in other Training Programs	1	5	6
Employed and going to school	3	4	7
Total Number of participants with escrow accounts	22	45	67

COMMUNITY RESOURCES

COMMUNITY RESOURCES

Community Resources • Resident Relations • Senior Residents

Stand Strong: Stop Domestic Violence Awareness Event

The Newport News Redevelopment and Housing Authority (NNRHA) Community Resources hosted “Stand Strong: Stop Domestic Violence”—a powerful two-day initiative dedicated to raising awareness, fostering healing, and inspiring action against domestic abuse.

Residents attended four impactful sessions to show support, share stories, and stand in solidarity with those affected. Each event featured refreshments and door prizes, creating a welcoming and supportive environment for all attendees.

Representatives from the City of Newport News Domestic Violence Unit and Transitions Family Violence Services delivered compelling presentations filled with vital resources, expert insights, and personal testimonies. Their messages highlighted the importance of early intervention, trauma-informed care, and the transformative power of community support in helping survivors rebuild their lives.

NNRHA extends heartfelt thanks to our guest speakers and attendees. Your dedication and compassion are helping shape a safer, more empathetic future for our community.



If you or someone you know is experiencing domestic violence, please call 1-800-799-7233—help is available, and you are not alone.

Community Resources • Senior Relations

Peninsula SALT Council Sponsors 28th Senior Safety Summit

Empowering Seniors for a Safe and Resilient Future was the theme for this year's summit. Ten (10) resident council board members from NNRHA's senior communities attended this "electric" gathering.

Attendees browsed the large vendor area where resource agencies provided invaluable senior related information. They had the opportunity to actively participate and interact with others in their community. Invaluable up-to-date information was shared by speakers about safety related issues, including protecting themselves from identity theft, fraud and scammers. Jason Miyares, Virginia Attorney General; Chief Drew of NNPD; and Jason Thomasson, US Postal Service Inspector were featured speakers along with several others.

Finally, they enjoyed a boxed lunch and then participated in a lively chair exercise session. Senior board members agreed that they felt energized and excited from the experience.



Flu Vaccine Clinics at Senior Buildings

The final two flu vaccination clinics in the series sponsored by Peninsula Agency on Aging (PAA) and Southeastern Va. Health Systems took place at Great Oak Apts. on October 9th and Pinecroft Apartments on October 15th.

A total of 21 vaccines was given at the at the two properties this month with a grand total of 39 vaccines were given at all four sites over the past 2 months.

Financial Wellness & Credit Empowerment Events

On October 28th and 29th, the NNRHA Family Self-Sufficiency (Public Housing) Program successfully hosted back-to-back exclusive financial wellness events focused on credit education and long-term financial stability.

These sessions delivered high-impact, results-driven guidance, providing participants with immediate, actionable steps to build or rebuild their credit and strengthen their financial future. Key learning areas included:

- The purpose and importance of credit
- The five factors that determine a credit score
- Proven strategies to actively improve and protect credit health

Participants received light refreshments, giveaways, and professional educational toolkits to reinforce learning and support follow-through beyond the event.

This initiative directly advances our mission of empowering families toward financial independence and self-sufficiency.



FINANCE

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

CY Housing Choice 2025 Annual Budget Authority										\$ 28,432,110					
Housing Choice Voucher Funding										\$ 28,432,110					
Mainstream Voucher Program Funding										\$ 1,288,558					
Emergency Housing Voucher Program Funding										\$ 366,352					
HCV Units										2507					
VASH units										54					
CNI tenant protection										247					
Marshall tenant protection										88					
Warwick SRO - RAD2										88					
Baseline HCV count										2954					
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	Other Sources Of Funds		Funding From HUD	Fraud Recovery	NRRHA Held Reserve Balance	HUD Held Reserve Balance		
January	HCV	2523	84.6%	\$ 2,425,539.00	\$ 961.37	\$ 181,935.00	108.1%	108.1%	\$ 2,243,604.00	\$			3,846,646.00		
	MS	127	90.1%	\$ 114,128.00	\$ 898.66	\$ 14,956.00	115.1%	115.1%	\$ 99,172.00	\$			3,941,199.50		
	EHV	28	93.3%	\$ 27,159.00	\$ 969.98	\$ 6,266.00	130.0%	130.0%	\$ 20,893.00	\$			(17,776.50)		
February	HCV	2536	85.0%	\$ 2,477,626.00	\$ 976.98	\$ 148,387.00	106.4%	107.2%	\$ 2,329,239.00	\$			3,934,404.00		
	MS	128	90.8%	\$ 108,725.00	\$ 849.41	\$ 9,453.00	109.6%	112.4%	\$ 99,172.00	\$			(11,376.50)		
	EHV	28	93.3%	\$ 25,836.00	\$ 922.71	\$ 3,853.00	117.5%	123.6%	\$ 21,983.00	\$			97,248.94		
March	HCV	2539	85.1%	\$ 2,453,291.00	\$ 970.16	\$ 141,451.00	106.1%	106.8%	\$ 2,321,830.00	\$			3,891,111.40		
	MS	128	90.8%	\$ 106,356.00	\$ 830.91	\$ 4,459.00	104.4%	108.6%	\$ 101,897.00	\$			(17,699.50)		
	EHV	28	93.3%	\$ 26,072.00	\$ 931.14	\$ 21,642.00	588.5%	167.1%	\$ 4,430.00	\$			122,824.50		
April	HCV	2555	85.6%	\$ 2,316,747.00	\$ 906.76	\$ (2,902.00)	99.9%	105.1%	\$ 2,319,649.00	\$			3,834,297.90		
	MS	127	90.1%	\$ 102,127.00	\$ 804.15	\$ 230.00	100.2%	107.3%	\$ 101,897.00	\$			(24,023.50)		
	EHV	28	93.3%	\$ 26,522.00	\$ 947.21	\$ (6,896.00)	79.2%	130.7%	\$ 33,508.00	\$			119,323.50		
May	HCV	2557	85.7%	\$ 2,422,533.00	\$ 947.41	\$ 88,856.00	103.8%	104.8%	\$ 2,333,677.00	\$			3,778,924.00		
	MS	126	89.4%	\$ 99,847.00	\$ 792.44	\$ (11,779.00)	89.4%	103.4%	\$ 111,626.00	\$			48,711.50		
	EHV	28	93.3%	\$ 26,492.00	\$ 946.14	\$ (11,716.00)	69.3%	111.0%	\$ 38,208.00	\$			111,907.68		
June	HCV	2537	85.0%	\$ 2,368,333.00	\$ 933.52	\$ 8,826.00	100.4%	104.1%	\$ 2,359,507.00	\$			3,910,204.75		
	MS	123	87.2%	\$ 102,034.00	\$ 928.54	\$ (9,866.00)	92.0%	101.4%	\$ 110,900.00	\$			(20,940.50)		
	EHV	28	93.3%	\$ 34,276.00	\$ 1,224.14	\$ 17,504.00	204.4%	122.5%	\$ 16,772.00	\$			125,927.66		
July	HCV	2517	84.3%	\$ 2,304,553.00	\$ 915.60	\$ (1,359,093.00)	62.9%	95.5%	\$3,963,646.00	\$	1,570.50	\$ 1,570.50	2,737,346.50		
	MS	124	87.9%	\$ 105,062.00	\$ 847.44	\$ 912.00	100.9%	101.3%	\$104,170.00	\$			39,899.60		
	EHV	28	93.3%	\$ 29,296.00	\$ 902.11	\$ 4,734.00	123.1%	122.6%	\$ 20,525.00	\$			136,194.75		
August	HCV	2464	83.2%	\$ 2,375,620.00	\$ 955.37	\$ 9,348.00	100.4%	96.1%	\$2,368,272.00	\$			2,861,862.25		
	MS	122	86.5%	\$ 107,467.00	\$ 861.04	\$ 5,450.00	105.3%	101.8%	\$102,037.00	\$			40,599.150		
	EHV	26	86.7%	\$ 24,455.00	\$ 940.58	\$ (3,065.00)	88.8%	117.5%	\$ 27,540.00	\$			139,446.83		
September	HCV	2491	83.5%	\$ 2,316,564.00	\$ 929.98	\$ (201,557.00)	92.0%	95.6%	\$2,518,141.00	\$			2,834,609.00		
	MS	122	86.5%	\$ 105,244.00	\$ 870.85	\$ 4,207.00	104.1%	102.0%	\$102,037.00	\$			42,063.50		
	EHV	26	88.7%	\$ 23,355.00	\$ 821.35	\$ (2,417.00)	90.8%	114.2%	\$ 26,372.00	\$			143,866.91		
October	HCV	2496	83.6%	\$ 2,319,213.00	\$ 929.17	\$ (63,452.00)	97.3%	95.8%	\$2,392,695.00	\$			2,821,186.00		
	MS	121	85.8%	\$ 107,210.00	\$ 866.03	\$ 3,135.00	103.0%	102.1%	\$ 104,075.00	\$			41,137.50		
	EHV	26	86.7%	\$ 22,940.00	\$ 882.31	\$ (42,472.00)	36.1%	95.4%	\$ 65,412.00	\$			109,247.00		
										\$ 25,112,235.00		\$ 1,570.50		\$ 1,570.50	

ADMINISTRATIVE SERVICES

ADMINISTRATIVE SERVICES

Microsoft Conversion

The administrative division has been working on the transition from the Google platform to Microsoft 365 for the agency. This conversion will streamline operations, enhance security, and improve collaboration across all departments by utilizing the full suite of Microsoft tools. The move ensures better integration with existing systems, provides stronger compliance capabilities, and supports the agency's long-term technology strategy. Implementation will be carefully phased to minimize disruption and provide staff with the necessary training and resources to ensure a smooth transition. As it stands the migration will be complete effective November 15, 2025.

Social Media

The Administrative Services Department is currently updating and enhancing the agency's social media platforms to strengthen communication and community engagement. These improvements will allow us to share timely information, highlight programs and services, and promote upcoming activities and initiatives. By leveraging social media more effectively, the department aims to increase visibility, connect with a broader audience, and ensure the community remains informed and engaged with the work of the Authority. In just the last 30 days, visits to the NNRHA Facebook page have increased by 29 % and visits to the LinkedIn page have increased by 51.4%. An NNRHA Instagram page was created to increase visibility on that platform as well.

Yardi Platform

The Housing Authority currently utilizes **Yardi**, a comprehensive real estate and property management platform that supports several key operational functions across the organization. The Authority is currently in the pre-implementation phase for **Yardi Marketplace**. This enhancement will provide access to multiple supplier catalogs, streamline purchasing workflows, and improve spending controls and tracking—from purchase order to payment—resulting in significant time savings and greater operational efficiency. The Pilot Go Live date will occur on December 19, 2025 where a select group will practice placing orders in the Yardi Train database. This will allow for feedback and the identification of any issues prior to a full-scale rollout, ensuring a smoother transition to the final launch. Extensive training will be provided free of charge, by Yardi to ensure staff are fully equipped to utilize the new system effectively.

COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT

The NNRHA Community Development team focused on refining projections for upcoming initiatives, ensuring alignment with organizational priorities and the needs of the community. The team also compiled and analyzed data to produce a comprehensive report on the previous year's accomplishments, highlighting key successes and outcomes. Additionally, significant preparations were undertaken to facilitate the timely distribution of funds to non-profit partners upon HUD's release of the 2025–2026 HOME and Community Development Block Grant (CDBG) funding to the City, supporting the continuation of critical community programs and services.

The Consolidated Annual Performance and Evaluation Report (CAPER) has been completed and will be submitted to HUD through the IDIS system for review. The 15-day public review and comment period has concluded. Next, HUD will review the report and provide feedback or approval, after which the findings will be used to guide planning and program implementation for the upcoming year.

Sponsoring Partnerships & Revitalizing Communities (SPARC) and Down Payment Assistance (DPA)

The SPARC program provides eligible purchasers utilizing a Virginia Housing loan product with a 1% reduction in their mortgage interest rate. Through the availability of SPARC funding, NNRHA is able to broaden its capacity to deliver Down Payment Assistance to qualified applicants. SPARC allocations are approved on an annual basis, with the current program year extending from July 1, 2025, through June 30, 2026. As of this reporting period, NNRHA has expended \$815,526 of the total \$4,000,000 allocation in support of homeownership opportunities for residents of Newport News.

Redevelopment & Homeownership

NNRHA administers the Citywide Down Payment Assistance Program for first-time homebuyers through the HOME Investment Partnerships Program (HOME). The program provides financial assistance to eligible first-time homebuyers to support the purchase of a home within the City of Newport News.

Down Payment Assistance (DPA) Fiscal Year: July 1, 2025 – June 30, 2026					
(Completed)	Denied	Pending Additional Documentation	Current Month (Completed)	Underwriting in Process	Withdrew
4	1	3	4	4	1

New DPA Applications October 2025	Total DPA Applications Received for July 1, 2025 – June 30, 2026
4	15

Total Housing Rehabilitation Activity for September 2025	
Residential Repair Program	Cases
Projects Completed	2
Projects in Underwriting	14
Projects Pending Approval	6
Projects Ongoing	2
Projects Ineligible	0
Total	24

New Housing Rehabilitation Applications for October 1, 2025- October 31, 2025	Total New Housing Rehabilitation Applications Received for January 1, 2025 - December 31, 2025
3	25

Total Housing Rehabilitation Activity for Calendar Year January 1, 2025 – December 31, 2025	
Projects Completed	15
Projects Ineligible	9
Total	24

Marshall-Ridley Residential Facade Program

As of October 31, 2025, the Marshall-Ridley Residential Façade Program has made significant progress. The first round, which included 113 applicants, has been fully reviewed, resulting in 76 completed projects and 37 deemed ineligible. The second round, opened on July 21, 2025, has received 50 applications and is currently in progress, with 27 under administrative review, 18 under finance review, 12 inspected, 11 under codes review, 3 pending contract execution, 8 contracted, and 11 determined ineligible. To date, the program has spent \$1,506,102.34, leaving a remaining balance of \$605,897.66, which is sufficient to complete the final phase of the program.

Marshall-Ridley Residential Facade Program Activity Tracker

	First Round – Completed	Second Round (7/21/25)
Total Applicants	113	50
Administrative Review	0	27
Finance Review	113	18
Inspected	92	12
Codes Review	78	11
Contract Pending	0	3
Contracted	0	8
Completed	76	0
Ineligible	37	11

CAPITAL ACTIVITY

Marshall Courts – Phase VII Demolition of 88 Units

The demolition of Marshall Courts Phase VII is approaching the halfway mark, with 7 of the 13 buildings successfully demolished. Debris removal is ongoing and follows closely behind each demolition. The project is progressing on schedule and is expected to be completed around the beginning of the new year. This phase is critical in preparing the site for future redevelopment and ensuring the safety and efficiency of the demolition process.

Marshall Courts Apartments – Phase II

The Procurement Department is actively preparing a bid package for Phase II of Marshall Courts. This phase will focus on a variety of exterior repairs and façade improvements, which are designed to improve the appearance and durability of the buildings. Once bids are received and reviewed, the selected contractor will begin work according to the approved schedule, contributing to the ongoing revitalization of the Marshall Courts community.

Aqueduct Apartments

On October 16, 2025, the NNRHA Community Development team met with DJG Architects to discuss the scope of work for a multi-phase renovation of Aqueduct Apartments. The architects subsequently submitted their proposal on October 24, 2025. This proposal is currently under executive review to determine next steps, which will include project prioritization, budgeting, and scheduling. The renovation is anticipated to enhance the overall livability of the apartments and extend the life of the property.

Ashe Manor

The hot water tank replacement project at Ashe Manor has been successfully completed. The installation passed the city inspection on October 23, 2025, ensuring compliance with all safety and building standards. This upgrade enhances the quality of service for residents and supports the ongoing maintenance of building systems.

Pinecroft Apartments

An in-house estimate for improvements at Pinecroft Apartments has been prepared and is currently under executive review to determine the best path forward. In the meantime, the maintenance team continues to address more urgent issues at the property, ensuring resident needs are met while planning for longer-term improvements.

Roof Projects

A pre-bid walkthrough for all roof repair and replacement projects at NNRHA housing developments is scheduled for Wednesday, November 12, 2025. This walkthrough will allow potential bidders to visit each site, take measurements, photographs, and ask questions to clarify project requirements. Following this, all bidders must adhere to procurement procedures to submit their formal proposals. These roof projects are a key part of maintaining the structural integrity of NNRHA properties and protecting the investment in existing housing stock.

CHOICE NEIGHBORHOOD INITIATIVE (CNI)

CHOICE NEIGHBORHOOD INITIATIVE (CNI)

Lift and Rise on Jefferson

Leasing Update:

Leasing activity at Lift and Rise on Jefferson continues to demonstrate strong demand and steady progress. The 2700 Building has reached 96% occupancy, with only a few remaining units available. The 2800 Building is currently 90% leased, with several applications in process.

Maintenance Update:

The City of Newport News Codes Compliance Inspectors are scheduled for a re-inspection on October 13, 2025.

Retail Space:

The 2800 Jefferson Avenue retail space is nearing finalization of a lease agreement with a new tenant. This tenant will be making construction updates to the space to accommodate their specific business needs. Once the lease is signed, additional details about the business will be shared.

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

Leasing updates:

As of November 2025, Legacy Landing has a total of 155 units across Phases III-R and IV-R, with 99 units currently occupied. Phase III-R is fully leased with all 71 units occupied, while Phase IV-R has 28 units leased, and 33 additional applications are approved and awaiting HQS inspections. Among the occupied units, 42 are returning Ridley residents residing in PBV and HCV replacement units, with 30 in Phase III-R and 12 in Phase IV-R.

Legacy Landing - Homeownership Single Family Lots

The design criteria are still under review with the design group, WRT. They will produce 5–6 design options, which will then be reviewed in a discussion with the City of Newport News Planning Department for their input. Following this, feedback will be gathered from our

Legacy Landing Lease Up Report	Updated as of November 2025		
Category	Phase III- R 71 units	Phase IV- R 84 units	Total
Total Units Occupied	71	28	99
Applications approved and awaiting HQS inspections	0	33	33
Returning Ridley Residents (PBV+HCV Replacement Units) Occupied	30	10	40

Community Partners - Citizen Advisory Committee (CAC).

Construction Updates:

- CNI IV-R - 99% complete
- Infrastructure: 93% complete
- Wellness Trail: 90% complete
- Retail: 100% complete

Phase V - Downtown Phase (28th Street and Washington Avenue)

CNI-V Design and Development Phase:

The groundbreaking and financial closing for Phase V – Downtown Phase is now scheduled for November 2025. The subdivision plan was approved by the City of Newport News in September 2025. The subdivision plat had a minor error, which has been corrected by the Engineering Team and resubmitted to the City of Newport News for recordation. With these approvals in place, the Development Team is preparing to initiate construction activities. The team will next focus on obtaining all remaining permits to ensure a smooth and timely project launch.

Urban Strategies, Inc.

USI Inc. has currently assessed 210 families and continues proactive outreach to connect with additional households in the community. Through these efforts, USI provides a wide range of family support services, including resources for housing stability, educational opportunities, health and wellness programs, and access to social services.

Event Update:

On October 30, 2025, USI hosted a Trunk or Treat event at Brooks Crossing for CNI families. The event brought together partners, community members, and residents to provide a fun, safe, and engaging experience for children and families in the neighborhood. Families enjoyed decorated trunks, games, and seasonal treats, while the event also offered an opportunity for neighbors to connect and strengthen community relationships

ITEM NO. 7

Closed Session

DR. DAVIS READ:

I move the Board enter into a Closed Session for the purposes of:

Discussion of personnel matters consistent with Virginia Code 2.2-3711 (A)
(1)

DR. DAVIS READ

I make a motion to certify that:

- 1. 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.**
- 2. I request approval of the resolution certifying adherence to the Virginia Freedom of Information Act.**

ITEM NO. 8

**RESOLUTION OF THE NEWPORT NEWS REDEVELOPMENT AND HOUSING
AUTHORITY CERTIFYING TO A CLOSED MEETING IN CONFORMITY WITH
VIRGINIA LAW**

WHEREAS, the Newport News Redevelopment and Housing Authority Board of Commissioners convened a closed meeting on November 18, 2025 pursuant to an affirmative recorded vote in accordance with the provisions of The Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3711 Code of Virginia requires a certification by this Authority that such closed meeting was conducted in conformity with Virginia law:

NOW, THEREFORE, BE IT RESOLVED that the Newport News Redevelopment and Housing Authority Board of Commissioners certifies that, to the best of each member's knowledge:

1. Only public business matters lawfully exempted from open meeting requirements by Virginia Law were discussed in the closed meeting to which this certification resolution applies; and
2. Only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Board of Commissioners of the Newport News Redevelopment and Housing Authority.

AYES

VOTE

NAYS

Any departure from the requirements of said Act are hereby described:

* * * *

ITEM NO. 9
Other Business